

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 30th NOVEMBER 2009 AT 6.15 P.M.

PRESENT: Councillors: L Elson (Chairman)
M Chapman S Gazzard
M Mitchell D Nicholas
I Stewart J Taylor
R Turner

APOLOGIES: Councillors M Ackland, K Harper, S Sutton and B Walker

80. MINUTES

The minutes of the meeting held on 16th November 2009 were approved and signed as a correct record.

81. MATTERS ARISING

(i) Traffic Calming Cushions at St Johns Road, Exmouth

Concerns had been raised by the Committee as two sets of cushions had been placed outside Bassett's Farm Primary School next to a layby and traffic was avoiding the speed cushions by veering into the layby. East Area Highways Management had advised that the designers of the scheme were investigating the matter with a view to putting in additional cushions and also looking into the material that was used to construct the cushions.

(ii) Moorfield Road – Proposal to introduce parking restrictions

Notification had been received from East Area Highways Management that Cllr. Brenda Taylor had agreed to fund the Traffic Regulation Order (TRO) from her community budget and this would therefore progress but could take some months to complete. It would initially be an experimental TRO in order to gauge the effectiveness, before possibly making it permanent. It had been suggested that the Local Community Police patrol the area on a trial basis but this was not thought necessary as the experimental TRO would effectively be a trial.

(iii) Solar Panels

Information from the Planning Portal website on Solar Panels (including Standalone Panels) was distributed to all members.

82. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	09/2125/TRE	3 Truro Drive <u>Mrs Sarah Pool</u> 1 x Eucalyptus: Remove front stem and reduce remaining tree back to 3 metres above ground level. 1 x Eucalyptus: Reduce by 2 metres and re-shape. 2 x Monterey Cypress: Fell. 1 x Cypress: Fell. 1 x Birch: Remove leaning stem.	<u>APPLICATION WITHDRAWN</u>		
LIMIT	18.12.09				

83. To consider the Planning Applications for consultation set out below.

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	09/2262/FUL	35 Little Meadow Mr A Healey Construction and repositioning of replacement garage		None	NO OBJECTION
LIMIT	03.12.09				
PLAN No:	09/0340/MFUL	Land at Marcus Road Mr R V Evans Construction of 11no. detached dwellings with associated access	Cllr. T Cope would like to see affordable units on this site. There are issues surrounding sewerage and traffic. Note: Councillor L Elson declared a personal interest as Mrs Evans is Vice Chairman of Exmouth & District Community Transport Group of which Cllr. Elson is Treasurer.	Natural England objects to this application as the risk to protected species has not at this moment in time been adequately assessed in respect of badger and reptiles.	NO OBJECTION subject to the conditions of an updated wildlife report.
LIMIT	07.12.09				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	09/2098/FUL	Land adjoining 1 Lime Grove Mr G Hay Erection of single dwelling		None	NO OBJECTION
LIMIT	11.12.09				
WARD	Halsdon				
PLAN No:	09/2124/FUL	5 Littlemead Lane Mrs J Thompson Construction of rear conservatory		None	NO OBJECTION
LIMIT	04.12.09				
PLAN No:	09/2276/FUL	14 Mount Pleasant Avenue Eagle Investments Change of use of existing launderette to ground floor flat		None	NO OBJECTION
LIMIT	04.12.09				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	09/2292/MFUL	Dennesdene Farm, Marley Road FWS Carter & Sons Ltd Construction of 12 dwellings including access road and parking areas and associated changes to levels to accommodate footpath link	Cyclepath Exmouth request that any proposed footpaths are not seen as a substitute for the footpath/cyclepath which will go through the completed Valley Park directly to the Spider's Lane junction.	4 x Representations It was noted that the Dennesdene Campaign Group had not been consulted on this proposal.	NO OBJECTION subject to: - • the development not affecting or encroaching onto Valley Park • no infringement on the proposed footpath/cyclepath.
LIMIT	09.12.09				
WARD	Littleham				
PLAN No:	09/2227/FUL	Tawny Bank, Maer Lane Mr M Jobson First floor rear extension		1 x Representation a resident from 11a Foxholes Hill feels that the proposed new roof is too high and a large proportion of the proposed extension is made up of large glazed windows which will result in overlooking and loss of privacy.	NO OBJECTION
LIMIT	01.12.09				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	09/2192/MFUL	14 Cyprus Road Mr G Turton Demolition of existing redundant student accommodation and construction of 40 bed residential care home	Cllr. K Harper states his concerns in respect of the provision of 6 parking spaces when the recommendation in the East Devon Local Plan is 1 space per 4 bedrooms and 0.15 spaces per employee. There will be pressure on on-street parking, particularly as there is a large housing development planned opposite. The proposed building is more than 25% of the plot and will overlook and overshadow neighbouring property. Design and character of the proposed home is not in-keeping with the area. Natural England have no objection as they feel that the proposal will not have a significant effect on any protected species.	<u>17 x Representations</u>	OBJECTION on the following grounds: - <ul style="list-style-type: none"> • does not comply with the Design Statement for the Avenues • inadequate access for emergency vehicles • overdevelopment / overbearing • bulk and height of the building • creating loss of amenity to adjoining properties • inadequate parking provision • inadequate sewerage infrastructure to cope with large development.
LIMIT	03.12.09				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	09/2185/FUL	52 Park Road Mr & Mrs P Crofts Construction of single storey rear extension		None	NO OBJECTION
LIMIT	01.12.09				
PLAN No:	09/2152/LBC	Top Flat rear of 14 The Beacon Mrs V Warby Installation of 2 rooflights in rear elevation		<u>The Civic Exmouth Society</u> states this property is listed building within a Conservation Area and has about the only unadulterated rear elevation of the whole of the Beacon. They cannot subscribe to any alteration of this beautiful elevation of a building.	OBJECTION as considered out of keeping with the Conservation Area.
LIMIT	03.12.09				
PLAN No:	09/2316/FUL	38 Morton Road The Ashgrove Care Company Change of use from residential (C7 use) to additional rest home accommodation (D1 use) and replacement single storey rear extension		None	NO OBJECTION subject to confirmation regarding adequate bin storage.
LIMIT	10.12.09				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	09/1882/LBC	<u>DEFERRED FROM MEETING 16th NOVEMBER 2009</u> 17a Chapel Hill Miss H Western Fascia sign	<u>Town Manager</u> comments that clearly this business needs an appropriate sign to advertise its presence to passing trade. It is difficult to comment on the actual proposal without knowing what the advice was from EDDC. However the new design is much more subtle in nature than the current one and is felt to be more acceptable to the environment in which the business is operating. <u>DCC Highways</u> does not wish to comment.	<u>1 x Representation</u> from the Exmouth Society who feel that the colour is still inappropriate and the sign is too large for the building. <u>Conservation Officer – Stephen Guy</u> has not provided his report yet but wishes to state that he has written to the applicant requesting that the sign be amended so that it is a least half the depth. As it currently stands he would have to recommend refusal.	OBJECTION to current sign as still considered too large. In principle the Committee would accept a sign half the depth incorporating the revised design.
LIMIT	26.11.09				
PLAN No:	09/1940/COU	Curves, Pound Lane Mr J Laska Change of use to hand car wash and café (A3) and installation of decking area	<u>Cllr. G Chamberlain</u> has no problem with this.	None	NO OBJECTION
LIMIT	02.12.09				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	09/2261/FUL	11 Meadow View Road Mr T Browne Construction of single storey extension to front elevation		None	NO OBJECTION
LIMIT	03.12.09				It was noted that there was encroachment into the garage area and would this warrant change of use.
PLAN No:	09/2278/FUL	2 Duke of Cornwall Close Miss Rachel Wieck Construction of new porch		None	NO OBJECTION
LIMIT	10.12.09				

84. ITEMS FOR CONSIDERATION

1. Proposed planning application for the extension of Liverton Business park for employment use

Copy letter dated 13th November 2009 (previously circulated) from Clinton Devon Estates with details of a proposal to extend Liverton Business Park to provide important new employment space for Exmouth.
Any feedback was welcomed before 4th December 2009.

RESOLVED and fully SUPPORTED.

85. ITEMS FOR INFORMATION

The following items were noted: -

1. Location: 38 Halsdon Road, Exmouth EX8 1SR

Complaint: Large building in rear garden has been repositioned

Copy letter dated 10th November 2009 to Mr Tombs from EDDC, Enforcement Officer which referred to the alleged repositioning of a large outbuilding in the rear garden. It was felt that due to the height of the shed, its relocation required formal planning permission.

2. Exmouth: 4 Cyprus Road – Advertisement Signs and Flags

Copy letter dated 13th November 2009 to Persimmon Homes from EDDC, Enforcement Officer in connection with the continued display of advertisement hoardings and flag poles at the development site at 4 Cyprus Road. The boards and flags must meet specific criteria. If not, then retrospective advertisement consent should be applied for.

3. Notification of potentially exempt works on trees at 72 Ivydale, Exmouth EX8 4JX

Copy letter dated 13th November 2009 to Mrs L Daniels from Arboricultural Officer in connection with various works to 3 trees at 72 Ivydale. The works in question were considered to be exempt from the normal requirement to seek consent from the Council and there was a duty under Section 198(6) of the Town & Country Planning Act 1990 to plant replacement trees when trees were removed under this exemption. It would be considered advantageous to retain a standing portion of both the dead Oak tree and decayed Ash tree because of the niche habitat it provided to invertebrates and fungi.

4. The Role of Councillors in Planning Propriety and Good Practice

Following the training session run for the Council by Trevor Roberts Associates, copies of the presentation slides were attached. These dealt with a wide range of issues relevant to Councillors, both District & Town/Parish and could be useful as an aide memoire. Of particular value was a list of material and non-material planning grounds, which was regularly asked for.

86. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
09/1995/TRE 34 Sherwood Drive (Rear)	Approved	Approved	03.11.09
09/1658/FUL 10 Oakleigh Road	No Objection	Conditional Approval	04.11.09

09/1840/FUL 16 Jubilee Drive	No Objection	Conditional Approval	05.11.09
09/1914/ADV 4-6 Rolle Street	Conditional Approval	Conditional Approval	05.11.09
09/1943/FUL 9 Sarltdown Road	No Objection	Conditional Approval	05.11.09
09/1830/FUL 57 Exeter Road	No Objection	Refused	09.11.09
09/1503/FUL 42a St Andrews Road	Objection	Conditional Approval	17.11.09
09/1845/LBC 7 Albion Terrace	No Objection	Conditional Approval	17.11.09
09/1933/FUL Fernihurst Care Centre 19 Douglas Avenue	No Objection	Conditional Approval	17.11.09

Please note that all Decisions received from East Devon District Council are available for inspection in the office.

NOTE: It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote (in respect of any of the above matters) was on the basis that the views expressed were preliminary, taking account of the information presently made available to the Town Council. The District Councillors reserved their final views on the applications until they were in full possession of all the relevant arguments for and against.

The meeting closed at 7.03pm

SIGNED: DATED: