



## EXMOUTH TOWN COUNCIL

Tel: Exmouth (01395) 276167  
Fax: Exmouth (01395) 276168  
E-mail: [townclerk@exmouth.gov.uk](mailto:townclerk@exmouth.gov.uk)  
Web site: [www.exmouth.gov.uk](http://www.exmouth.gov.uk)

Town Hall  
St Andrews Road  
Exmouth  
Devon  
EX8 1AW

**This Meeting is open to the Public and Press**

**To: Members of the Exmouth Town Council Planning Committee, other members of Exmouth Town Council for information & The Press**

Dear Councillor

A Meeting of the Exmouth Town Council Planning Committee, to which you are summoned, will be held in the Council Chamber, Town Hall, Exmouth on **MONDAY 22<sup>nd</sup> DECEMBER 2014 at 6.00pm** to consider the matters detailed on the Agenda below.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Lisa Bowman'.

**Lisa Bowman**  
**TOWN CLERK**

### **A G E N D A**

#### **1. Apologies for absence.**

##### **PUBLIC SPEAKING**

- Representations will be taken ahead of each discussion by Councillors on each application.
- Members of the public wishing to make an oral representation on an application should make themselves known to the clerk on arrival, 15 minutes before the meeting begins.
- Representations may be up to 3 minutes.
- Speakers must begin, within their representation, by stating their name and interest in the application, and whether they are supporting or objecting to the application.
- Speakers must endeavour to avoid repeating themselves or earlier comments by others.
- The Chairman, at their absolute discretion, may limit the number of speakers or ask for members of the public wishing to make similar points to choose one speaker to represent them all. This is to enable the business of the meeting to be carried out in a timely way and allow representations on other applications to be heard.

#### **2. Minutes of meeting held on 8<sup>th</sup> December 2014 - To confirm the minutes (copies attached).**

#### **3. Declarations of Pecuniary Interest and Dispensations – Members to declare any interests they may have on the agenda and agree any dispensations to stay.**

#### **4. Urgent Business - To consider any items which, in the opinion of the Chairman, should be dealt with as a matter of urgency.**

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

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	14/2900/FUL	76 Halsdon Avenue <b>Mr Richard Tate</b> Single storey rear extension incorporating flue, enlarged dormer on the north east elevation and insertion of rooflights on south elevation (revised proposal to approved application 14/1493/FUL to include pitched roof)			
<b>LIMIT</b>	01.01.15				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/1958/FUL	Sunny Slope Bicton Villas <b>Mr R Burford</b> Conversion of existing house into 2 no dwellings including construction of 2 storey extension  <b><u>Amended Plans</u></b> Amended plans showing reduced size of extension			
<b>LIMIT</b>	22.12.14				
<b>PLAN No:</b>	14/2928/FUL	6 Portland Avenue <b>Bridgette Denner</b> Construction of single storey side and rear extension to ground floor flat			
<b>LIMIT</b>	02.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	14/2881/FUL	The Grove Esplanade <b>Young And Co Brewery Plc</b> Removal of existing balustrades and replacement with clear glazed balustrade on stainless steel posts to a height of 150cm			
<b>LIMIT</b>	26.12.14				
<b>PLAN No:</b>	14/2944/COU	41A Rolle Street <b>Ms S Pryke (Breathing Space)</b> Change of use of first floor and second floors to residential use			
<b>LIMIT</b>	02.01.15				
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	14/2855/FUL	18 Bradham Lane <b>Mr &amp; Mrs S &amp; C Robertson</b> Construction of rear extension			
<b>LIMIT</b>	25.12.14				
<b>PLAN No:</b>	14/2880/FUL	44 Bradham Lane <b>Mrs K Rodwell</b> Single story side extension			
<b>LIMIT</b>	25.12.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>PLAN No:</b>	14/2841/FUL	131 Salterton Road <b>Mrs Sarah De-Ville</b> Demolition of existing rear extensions and garage and replace with two storey rear extension and detached garage			
<b>LIMIT</b>	30.12.14				
<b>PLAN No:</b>	14/2791/FUL	9 Burnside <b>Mr Michael Graham</b> Demolition of existing garage and construction of two-storey side extension incorporating front and rear dormer windows.  <b><u>Amended plans</u></b> These amendments relate to Additional site layout plan			
<b>LIMIT</b>	24.12.14				

## 6 ITEM FOR INFORMATION

### (i) Changes to Planning Guidance

Ed Freeman The Service Lead for Planning has written to advise us of some recent changes in government guidance on planning and the use of planning obligation.

*As you will be aware we have been using planning obligations (otherwise known as S106 agreements and Unilateral Undertakings) to secure financial contributions from developments of new dwellings across the district to fund infrastructure such as open space and sport/recreation facilities. Sadly changes in government guidance mean that it will no longer be possible to collect these contributions on residential developments of less than 10 units in Exmouth, Honiton, Seaton and Sidmouth and less than 6 units in the rest of the district. Education contributions are similarly affected. The government have introduced this change to reduce the financial burden of these obligations on small scale developments in order to encourage them to come forward. The different thresholds are intended to differentiate between “urban” and “rural” areas.*

*The result of this change in guidance is that small scale developments will no longer be mitigating the impacts that they place on local infrastructure, however the presumption is that permission will still be granted regardless of this if the development is acceptable in all other respects. Clearly this will result in a significant loss of funding for infrastructure in your communities while developments that place additional demands on infrastructure will continue to be built. Unfortunately there is nothing that can be done about this change since our strong objections that were voiced during the consultation on this matter have not been heard.*

*Contributions towards mitigating the impact of development on the Exe Estuary and Pebblebed Heaths can still be secured as these are protected under EU legislation.*

*In terms of current applications therefore you should note that any that are supported by an undertaking to make a contribution towards open space facilities will now have to be amended by the applicants to remove this provision. We do not intend to re-consult on these changes since we do not have the power to oppose them.*

*Please note that this is a change to national guidance which is impacting on all other local planning authorities in the same way as us and has nothing to do with our local plan position. There is however a wider implication of this change in guidance on the new Local Plan because we had proposed that all new residential developments should contribute towards the provision of affordable housing through a policy in the new plan. The same thresholds detailed above apply to affordable housing as well and so this approach will no longer be possible and the proposed policy will need to be reviewed. The implications of this are currently being considered. I am sorry to be reporting such disappointing news but hope that this information is helpful.*

## 7 EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/2675/FUL 188 Withycombe Village Road	No Objection	Conditional Approval
14/2385/LBC 14 The Beacon	No Objection	Conditional Approval
14/2631/FUL 13 Caroline Close	No Objection	Approval
14/2657/FUL The Clipper 33-34 The Strand	Objection	Approval

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

## 8 DEVON COUNTY COUNCIL – PLANNING DECISION

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
DCC/3716/2014 Camperdown Terrace	No Objection	Conditional Approval