

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 17<sup>th</sup> FEBRUARY 2014 AT 6.00P.M.

**PRESENT:** Councillors: L Elson (Chairman)

I Brownbill	M Chapman
T Dumper	S Gazzard
A Greenhalgh	S MacQueen
B Toye	R Turner

**APOLOGIES:** Councillors: J Taylor, C Nicholas

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#### **PUBLIC SPEAKING TIME**

The meeting was adjourned for Mr George Savage to speak against planning application 14/0168/FUL, 4 Morven Drive.

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**Note:** The application stated above was discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

#### **P14/025. MINUTES**

The Minutes of the meeting held on 3<sup>rd</sup> February 2014 were approved and signed as a correct record.

#### **P14/026. MATTERS ARISING**

##### **Premier Inn**

Councillor S Gazzard reported that the graffiti had been cleaned off the hoardings along Bath Road. East Devon District Council are considering adding artworks to the boards. The Town Clerk reported that today he had forwarded an enquiry from a local artist to EDDC. Councillor S McQueen suggested artworks by local children could be displayed.

##### **Upper Lovering Working Party**

Councillor M Chapman reported that she had today received a letter from EDDC which referred to the parishes of Lympstone and Woodbury rather than Lympstone and Brixington. The Town Clerk will write to EDDC Planning Department to clarify this.

#### **P14/026. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

None.

#### **P14/027. URGENT BUSINESS**

- (i) **13/2649/FUL - 10 Cyprus Road – Construction of detached dwelling and garage, formation of new access**

##### **AMENDED PLANS**

Amended elevation details and additional street elevation

**RESOLVED - No objection**

**P14/028. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Brixington</b>				
<b>PLAN No:</b>	13/2501/TRE	43 Sherwood Drive <b>Mr R Holden</b> T1, Ash - Pollard at approximately 12m height.		<p><b>2 x letters of support</b> from neighbouring properties who were both concerned about the possibility of falling branches and the fact that there had been recent tree falls in the area.</p> <p><b>Tree Officer’s report</b> – this was an 18 metre mature native Ash which made a significant contribution to the amenity and character of the area. The tree had many pruning interventions resulting in a number of features, such as lifebelt formations and a weathered Inonotus hispidus bracket associated with veteran trees.</p> <p>There was a lack of detailed supporting arboricultural information relating to the condition of the tree and what had been provided does not justify the entire removal of the entire live tree crown. The proposed pollarding of this tree at 12 metres should on this basis be <b>refused</b>.</p> <p>Lesser works to reduce the overall height of the tree from 18 metres down to a minimum height of 16 metres plus crown reduction of dominant laterals growing to the south west by up to 2 metres be <b>approved</b>.</p> <p><b>Recommendation – Split decision.</b></p>	<p><b>CONDITIONAL APPROVAL</b> <b>Agreed with Tree Officer’s recommendation of a Split decision.</b></p> <p><b>The Planning Committee wished to note their appreciation of the hard work by the tree officers over the last few days following the storms.</b></p>
<b>LIMIT</b>	10.03.14				

**P14/029. To consider the Planning Applications for consultation set out below**

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	14/0235/FUL	182 Hulham Road <b>Mr Alan Cheung</b> Demolition of existing single storey rear lean-to and construction of part single storey, part two storey rear extension incorporating velux roof light, additional first floor level window and installation of array of solar panels on south elevation		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	24.02.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0168/FUL	<p>4 Morven Drive  <b>Mr Paul Locke</b>  Construction of first floor extension over garage to incorporate front and rear dormer windows</p> <p><b>Mr G Savage had spoken against this application in the Public Forum.</b></p>	<p><b>Cllr. P Stott</b> stated that the proposal would be over development of the site and overlook the neighbour's house in Crossingfield Drive as it was too close and could also block light from their bedroom. A precedent could be set within the close. There may be an issue of drainage of surface water as the slope goes towards the next door neighbours property. Issues of parking in the cul - de - sac.</p>	<p><b>4 x Reps</b> – the proposal would be a very unattractive overbearing wedge shaped extension and affect the privacy of the bedroom and garden of 16 Crossingfields Drive and diminish the natural light of a neighbouring bungalow. It was totally out of character with surrounding properties, squashed in with no side entrance and would give a terracing effect and ruin the street scene. Concern about excavation and building over the party wall between garages. The loss of the garage would add to the acute shortage of parking. Drainage concerns as the main sewer could run under the extension.</p>	
<b>LIMIT</b>	18.02.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0168/FUL	<b><u>ADDENDUM</u></b> 4 Morven Drive <b>Mr Paul Locke</b> Construction of first floor extension over garage to incorporate front and rear dormer windows and <b><u>Amended Plan</u></b> Retention of window – revision to drawings L(10) and L(12)	<b>NOTE: Plans L10 Rev.A &amp; L12 Rev.A</b> replace L10 & L12 in the original application which vastly alters the ground floor usage.	As above	<b>OBJECTION on the grounds of:</b>  <b>Not in keeping with streetscene</b> <b>Overbearing on area</b> <b>Overlooking neighbouring properties</b> <b>Issues with surface water</b>
<b>LIMIT</b>	18.02.14				
<b>PLAN No:</b>	14/0148/FUL	Elmfield House 19 Littlemead Lane <b>Eyres Development Ltd</b> Conversion of existing detached garage and storage into residential dwelling (amendments to Planning Permission 13/1141/FUL to incorporate extension to north west elevation)		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	18.02.14				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/0213/FUL	26 Foxholes Hill <b>Mr Norman Cameron</b> Installation of garden fence		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	20.02.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0226/FUL	14 Colvin Close <b>Mr Jake Fisher</b> Construction of rear extension incorporating dormer windows and construction of dormer windows to existing bungalow roof.		<i>1 x Rep letter - objection on the grounds of insufficient detail in the drawings. The fence would be overpowering &amp; effect sunlight &amp; natural light in their gardens</i>	<b>NO OBJECTION</b>
<b>LIMIT</b>	24.02.14				
<b>PLAN No:</b>	14/0158/FUL	Car Park Maer Road <b>Mr I Stuart</b> Installation of 2 no metal storage containers to house Exmouth Land Train.		<b>2 x Reps</b> – objected to the industrial look of the containers within an area of wildlife and natural beauty. It was an inappropriate site and would cause congestion amongst cars, children and dogs that are present within the car park.	<b>NO OBJECTION</b>  <b>Recommendation to EDDC that the containers be sited sympathetically and camouflaged with cladding or paint.</b>
<b>LIMIT</b>	20.02.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0214/FUL	Land Adjacent To Inchcoulter Cottage 15 Isca Road <b>Singleton &amp; Manning</b> Construction of detached bungalow		<b>7 x Reprs</b> – overdevelopment of the area and the site. The provision of a parking area down the narrow lane would create a danger if the vehicle were to reverse out and may encroach on ground that is currently used to allow larger vehicles to access Isca Rd. The sewer system was inadequate for a further new dwelling – 4 dwellings using same 4” pipe. The windows at the rear of the bungalow would overlook the upper floors of Inchcoulter Apartments.	<b>OBJECTION on the grounds of:</b>  <b>Overdevelopment of site</b> <b>Out of keeping with existing streetscene</b> <b>Does not match Avenues design statement</b> <b>Concern regarding size of sewerage pipes</b>  <b>Recommendation that South West Water be asked to comment re drainage</b>
<b>LIMIT</b>	20.02.14				
<b>PLAN No:</b>	14/0203/LBC	<b><u>ADDENDUM</u></b>  Castle Cottages Castle Lane <b>Mr A Smith</b> Replacement thatch roof with water reed thatch		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	03.03.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	13/1651/FUL	<p>Bicton Street Auction Rooms Bicton Street <b>Mr M Spencer-Thomas</b> Demolition of existing building and construction of 4 town houses <b><u>Amended Plans</u></b> Significant changes to original submission - reduction in height and 'improvements' to design</p>	<p><b>Town Council</b> had no objection subject to highways being in agreement with cars exiting across the pavement from the garages. <b>Note:</b> the garages had been omitted from the amended plans. <b>Devon County Archaeologist</b> was against the previous 3 storey houses and requested 2 storey, in keeping with Bicton Street. <b>Conservation Officer</b> was against demolition and the design of the previous application – no update has been provided on amended plans.</p>	<b>1 x letter of support.</b>	<p><b>NO OBJECTION</b></p> <p><b>Concern that there was no parking provision</b></p> <p><b>Recommendation that South West Water be asked to comment re drainage</b></p>
<b>LIMIT</b>	18.02.14				



		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0090/LBC	3 Henrietta Road <b>Mr A Jones &amp; Mrs J Jones</b> Demolition of existing chimney and construction of new chimney		None	<b>NO OBJECTION</b>  <b>Request that EDDC Conservation Officer should look at this urgently as the existing stack is in danger of falling</b>
<b>LIMIT</b>	24.02.14				
<b>PLAN No:</b>	14/0125/FUL	Apartment 27 Imperial Road <b>Mr Peter Riggs</b> Construction of sun room extension to rear of first floor apartment and installation of window in north east gable elevation.		<b>1 x Rep</b> – Concerned over loss of light in bedroom & the existing sewage system was already inadequate.	<b>OBJECTION on the grounds of:</b>  <b>Overlooking</b> <b>Loss of light</b> <b>Loss of amenity through overshadowing of neighbours</b>  <b>Request that EDDC building Control check fire regulations in regard to this proposal</b>
<b>LIMIT</b>	18.02.14				
<b>PLAN No:</b>	14/0153/FUL	1A Withycombe Road <b>Mr James Dibley</b> Construction of single storey extension.		None	<b>NO OBJECTION</b>  <b>Subject to no adverse effect on drainage and compliance with Environment agency comments</b>
<b>LIMIT</b>	19.02.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	14/0196/FUL	24 Avondale Road <b>Mr And Mrs Philip Macefield</b> Construction of two storey rear extension.		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	19.02.14				
<b>PLAN No:</b>	14/0290/FUL	21 Forton Road <b>Mr C Vass</b> Construction of replacement conservatory		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	28.02.14				
<b>PLAN No:</b>	14/0260/FUL	<b><u>ADDENDUM</u></b> Tesco Salterton Road <b>Tesco Stores Ltd</b> Construction of detached retail kiosk (class A1)		None	<b>OBJECTION on the grounds of: Original permission for supermarket, not additional retail units, sets precedent for out of town shopping complex</b>  <b>There was concern over the poor state of the external areas of the supermarket, which should be drawn to the attention of Tesco and the Planning Enforcement Officer</b>
<b>LIMIT</b>	03.03.14				

**P14/029. ITEMS FOR INFORMATION**

**(i) Planning Decisions – Conditional Approval**

The Town Clerk provided an analysis of three previous planning decisions taken by Exmouth Town Council and EDDC. The Committee discussed the conditions applied by EDDC when granting approval, in order that members had a better understanding of how their objections were taken into account.

Councillor S Gazzard noted that it was useful to receive such reports as provided by the Town Clerk and it was agreed that they should be provided in future as appropriate.

**P14/30. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>	<b>DATE OF EDDC DECISION</b>
<b>13/1819/MOUT Land off Queens Drive</b>	<b>Objection</b>	<b>Conditional Approval</b>	<b>25.01.14</b>
13/2592/FUL Devon Cliffs Holiday Centre, Sandy Bay	No Objection	Conditional Approval	30.01.14
13/2670/LBC 62 Bicton Street	No Objection	Approval	06.02.14
13/2303/VAR 18 St Andrews Road	No Objection	Conditional Approval	04.02.14
13/2577/FUL Heavitree Arms High Street	No Objection	Conditional Approval	28.01.14

*Please note that all Decisions received from East Devon District Council are available on request 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 19.00**

SIGNED:.....DATED:.....