

## 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> MARCH 2014 AT 6.00P.M.

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

I Brownbill	M Chapman
T Dumper	S Gazzard
S MacQueen	C Nicholas
B Taylor	J Taylor
R Turner	

**APOLOGIES:** Councillors A Greenhalgh & B Toye

The Chairman welcomed back Councillor John Taylor who, after having a stroke last year, was looking well and Sue Cody who had been away from work recovering from an operation.

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#### **PUBLIC SPEAKING TIME**

Ron Roberts spoke against application 14/0273/ADV Former Elizabeth Hall (Premier Inn) Esplanade.

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

#### **P14/039. MINUTES**

The Minutes of the meeting held on 3rd March 2014 were approved and signed as a correct record.

#### **P14/040. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

All the Councillors declared a personal interest in respect of planning application 14/0438/FUL 24 Richmond Road as the property was previously owned by Councillor Malcolm Mitchell.

#### **P14/041. URGENT BUSINESS**

##### **Halsdon Ward**

**14/0168/FUL - 4 Morven Drive** – original application was the construction of first floor extension over garage to incorporate front and rear dormer windows

**Amended Plans** – now received with a target date of 27<sup>th</sup> March which related to front supporting pillar removed, rear dormer removed, bedroom window obscure glazed.

**3 x Reps who wish to further object to these amendments** – the velux type windows would still intrude on the privacy of the neighbouring and nearby properties. The size of the extension was overbearing and overdevelopment and did not fit in with the Streetscene.

**RESOLVED: Objection on the same grounds as before:-**

- **Not in keeping with streetscene**
- **Overbearing on area**
- **Overlooking neighbouring properties**
- **Issues with surface water**

**P14/042. 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>Town</b>				
<b>PLAN No:</b>	14/0273/ADV	<p>Former Elizabeth Hall (Premier Inn) Esplanade  <b>Mrs Sarah Simpson</b>                      Display of 5no. internally illuminated fascia signs and 1no. double-sided totum signs (4.5m high) to hotel approved under planning permission 13/0494/MFUL</p> <p><b>Ron Roberts spoke against the application during the Public Forum</b></p>	<p><b>Conservation Officer</b> had no comment to make.  <b>Environmental Health</b> did not anticipate any problems.</p>	<p><b>17 x Reps</b> –The scale &amp; number of signs &amp; floodlights was excessive &amp; out of keeping for the edge of a Conservation Area and Exmouth’s seafront. It would set a precedent and lead to other similar applications. Concern regarding the impact on the amenity of the area &amp; light pollution. The volume of signs would be a distraction to drivers. The signs were excessive, obtrusive and garish and not all the signs need to be illuminated. The high double sided totem sign in size and design was totally out of keeping with the rest of the seafront and would impose itself on the every point in the bay, almost eclipsing the present beach lights.  <b>Exmouth Civic Society</b>                      H5 on Plantation walk was unnecessary &amp; an intrusion to the pedestrian park which was within a Conservation area. H7 shined directly into Imperial Hotel grounds and therefore served no purpose. The totem pole was out of keeping &amp; they suggested a traditional pole and swing sign as an alternative as found at the Bath House.</p>	<p><b>REFUSAL on the grounds of:-</b></p> <ul style="list-style-type: none"> <li>• <b>Amount of signs and floodlights are excessive (particularly H3 &amp; H7) which would create sign clutter in the area.</b></li> <li>• <b>Totem sign out of keeping with the Streetscene &amp; could cause confusion to motorists and pedestrians at the nearby pedestrian crossing &amp; be a danger.</b></li> <li>• <b>Light pollution due to the volume of uplighters.</b></li> </ul> <p><b>The Committee had no objection to the illuminated sign in the car park at the rear to provide light &amp; security.</b></p>
<b>LIMIT</b>	03.04.14				

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	14/0261/ADV	Tesco Salterton Road <b>Tesco Stores Ltd</b> Display of 3no internally illuminated fascia signs and 4no non illuminated signs to retails kiosk	<b>Environmental Health</b> does not anticipate any problems.	None	<b>APPROVAL</b>
<b>LIMIT</b>	03.04.14				
<b>PLAN No:</b>	14/0190/TRE	Land to The West of St Johns Road <b>Eagle Investments Ltd</b> Track 1, Mixed tree species: Clear branches overhanging track to a height of approximately 3 metres. T1, Oak: Remove low branch over field.		<b>Tree Officer's report</b> – the proposed pruning was very minor and the work within the young woodland would provide reasonable clearance of the track. The trees were not readily seen from public viewpoints and therefore the work would not be detrimental to the amenity of the area. The work on the Oak should be limited to the lowest single branch located over the track. <b>Recommendation for approval.</b> <b>2 x Reps</b> – who were concerned about disturbance of wildlife within the area and see the removal of overhanging branches as unnecessary as the trail seems unused.	<b>APPROVAL in accordance with the Tree Officer's report.</b>
<b>LIMIT</b>	19.03.14				

**P14/043. 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>Brixington</b>				
<b>PLAN No:</b>	14/0310/FUL	8 Chestnut Close <b>Mr Alan Chanter</b> Construction of detached garage.		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	18.03.14				
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	14/0582/FUL	14 Springfield Road <b>Mr Clive Paul</b> Construction of dormer window to front elevation		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	25.03.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0636/FUL	<b><u>ADDENDUM</u></b> Land Adjacent To 16 Keats Close <b>Mr A Dix</b> Construction of attached two-storey dwelling.		<b>4 x Reps</b> – the proposed dwelling would overshadow and overlook the gardens and homes of neighbouring properties. The addition of an extra house would add to the off street parking problems. Would spoil the look of a well thought out estate.	<b>OBJECTION on the grounds of:-</b> • <b>Overlooking</b> • <b>Out of context with the Streetscene.</b>
<b>LIMIT</b>	31.03.14				
<b>PLAN No:</b>	14/0561/FUL	<b><u>ADDENDUM</u></b> 188 Hulham Road <b>Mr Peter Sheridan</b> Construction of first floor extension incorporating raising of ridge height, roof lights to side elevations, single storey rear extension and side porch and construction of front boundary wall		None	<b>OBJECTION on the grounds of:-</b> • <b>Overlooking of neighbouring properties.</b> • <b>Out of keeping with the Streetscene.</b>
<b>LIMIT</b>	31.03.14				
<b>PLAN No:</b>	14/0639/FUL	<b><u>ADDENDUM</u></b> 19 Bapton Lane <b>Mr &amp; Mrs Jones</b> Construction of single storey rear extension and conservatory and construction of dormer windows to rear		<b>1 x Rep</b> – The extension would be totally out of character with the area and overdeveloped for the size of the property. It would overlook the back garden and main bedroom of No: 1 Bapton Close.	<b>OBJECTION on the grounds of:-</b> • <b>Overlooking of neighbouring &amp; adjacent properties.</b> • <b>Out of keeping with the Streetscene.</b>
<b>LIMIT</b>	31.03.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/0240/LBC	1 Castle Cottages Castle Lane <b>Mr M Allen</b> Replacement thatch roof with water reed thatch		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	28.03.14				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	14/0490/FUL	45 Halsdon Road <b>Roach &amp; Coles Builders</b> Sub-division of dwelling to create two dwellings.	<b>Environment Agency</b> had no objection to this proposal providing development proceeds in accordance with the submitted flood risk assessment.	<b>The Exmouth Society</b> – had no objection in principle but requested that consideration be given to providing an off street parking space for Unit 1. <b>1 x Rep</b> – lodged today with EDDC but not scanned in.	<b>NO OBJECTION</b>  <b>Note: SWW to be satisfied that the foul water drainage was sufficient for 2 properties. Provision of an off street parking space for unit 1 preferable.</b>
<b>LIMIT</b>	18.03.14				
<b>PLAN No:</b>	14/0451/FUL	Divers House Clinton Square <b>Mr John Trigger</b> Replacement of flat roof with glazed lean-to roof to utility room		None	<b>NO OBJECTION</b>  <b>The Committee ask if EDDC could make a speedy decision as the current roof was leaking badly.</b>
<b>LIMIT</b>	24.03.14				

		<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>	14/0473/FUL	24 Chichester Close <b>Mr &amp; Mrs Dinneen</b> Increase in height of garage roof to facilitate conversion to additional bedroom		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	25.03.14				
<b>PLAN No:</b>	14/0485/FUL	4 Grenville Road <b>Mr Arnold</b> Removal of existing conservatory and construction of single storey rear extension incorporating external steps and balustrading		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	18.03.14				
<b>PLAN No:</b>	14/0524/FUL	124 Ashleigh Road <b>Mr C Clark</b> Construction of lower ground floor and ground floor rear extensions to provide double garage, bedroom/study and living room incorporating balcony.		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	20.03.14				
<b>PLAN No:</b>	14/0438/FUL	24 Richmond Road <b>Orcombe Developments Ltd</b> Demolition of existing bungalow and construction of replacement chalet bungalow		None	<b>NO OBJECTION</b>
<b>LIMIT</b>	26.03.14				

## **P14/044. ITEMS FOR CONSIDERATION**

- 1. Devon County Council Street Cafe Licence Application  
Bites Cafe, 26 Chapel Street, Exmouth, EX8 1HW  
Applicant: Mr Leigh Milton**

A copy of the application and plan was attached.

The committee had been asked to respond by 22<sup>nd</sup> March 2014.

It was commented during the discussion that the number of table and chairs was not specified in the application.

**RESOLVED:- The Committee had no objection to the seating area directly in front of the window. There was concern that the far seating area may overlap the entrance to the car park. The Committee made a suggestion that a barrier should be provided at the end of the seating area to keep the alleyway clear as there could be possible difficulty for pushchairs and wheelchairs to negotiate seating near the thoroughfare.**

## **P14/045. ITEMS FOR INFORMATION**

- 1. APPEAL DECISION – The Planning Inspectorate  
Appeal Ref: APP/U1105/A/13/2209250  
Land at rear of 6 Portland Avenue, EX8 2BS  
Construction of detached bungalow  
Planning Application Ref: 13/1399/FUL**

The above appeal was allowed and planning conditional permission was granted in accordance with the terms of application ref 13/1399/FUL.

The Town Council OBJECTED to the application on the 12<sup>th</sup> August 2013 on the grounds of:-

- Overdevelopment of the site.
- Lack of access for emergency vehicles.
- Not in keeping with the Avenues Design Statement.
- Identified parking space had previously been allocated to support a proposal for 10 units.
- Refuse collection point too far from bungalow.

Conditions applied by the Planning Inspectorate included:-

- The south-western facing rooflights hereby permitted shall be obscurely glazed and shall be non- or partly-openable in accordance with details previously approved in writing by the Local Planning Authority. Once inserted the rooflights shall not be altered or replaced.
- The dwelling hereby permitted shall not be occupied until the car parking facilities shown on approved Drawing No 04-13-101 have been provided. Thereafter the parking spaces shall only be used for the parking of cars, and for no other purpose.
- The development hereby permitted shall be carried out in accordance with the following approved plans: The OS location plan and Drawing Nos 04-13-101, 102 & 103.



**P14/046. 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>
14/0126/FUL 25 Rowstone Close	No Objection	Approval	26.02.14
14/0153/FUL 1A Withycombe Road	No Objection	Approval	26.02.14
14/0176/FUL 63 Halsdon Avenue	No Objection	Approval	26.02.14
14/0180/FUL 42 Anson Road	No Objection	Approval	26.02.14
13/2114/FUL 16 Cranford Avenue	No Objection	Conditional Approval	28.02.14
13/2798/MRES Land North of Liverton Business Park	No Objection	Conditional Approval	28.02.14
13/2649/FUL 10 Cyprus Road	No Objection	Conditional Approval	01.03.14
14/0196/FUL 24 Avondale Road	No Objection	Approval	06.03.14
14/0226/FUL 14 Colvin Close	No Objection	Approval	06.03.14
14/0290/FUL 21 Forton Road	No Objection	Approval	06.03.14

*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 18.48**

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