

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 14th APRIL 2014 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

M Chapman	T Dumper
S Gazzard	A Greenhalgh
S MacQueen	M Mitchell
C Nicholas	B Toye
R Turner	

APOLOGIES: Councillor J Taylor who was to be represented by Councillor M Mitchell.

P14/055. MINUTES

The Minutes of the meeting held on 31st March 2014 were approved and signed as a correct record.

P14/056. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in respect of planning applications 14/0652/FUL 13 Hazeldene Gardens as a near neighbour.

14/0224/OUT 6 Sarlsgate Road as the applicant had supported Hospiscare for which she was the administrator for.

Councillor Sandy MacQueen declared a personal interest in respect of planning application 14/0224/OUT 6 Sarlsgate Road as a near neighbour also Councillor Malcolm Mitchell declared a personal interest as he knew the applicant.

P14/057. URGENT BUSINESS

None

P14/058. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Town				
PLAN No:	14/0619/ADV	Natwest 11 Rolle Street The Royal Bank Of Scotland Group Display of 2 no. internally illuminated fascia signs, 2 no. internally illuminated hanging signs and 4 no. non-illuminated signs.		The Highway Authority had visited the site and the proposal was for similar signs already on the frontage of these premises and on frontages of other shops in the area.	APPROVAL on the condition that the signs were not illuminated outside of trading hours.
LIMIT	06.05.14				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
PLAN No:	14/0273/ADV	<p><u>ADDENDUM</u></p> <p>Former Elizabeth Hall (Premier Inn) Esplanade Mrs Sarah Simpson Display of 5no. internally illuminated fascia signs and 1no. double-sided totem signs (4.5m high) to hotel approved under planning permission 13/0494/MFUL</p>		<p>The Highway Authority – did not believe the position of the Totem sign would distract drivers or pedestrians whilst using the zebra crossing. They had added an advisory note on the proposed floodlighting to request that the light source should not be directly visible to drivers of vehicles using the public highway.</p>	<p>SPLIT DECISION</p> <p>Approve signs H2, H5 & H6</p> <p>Refuse Totem sign, H3 & H7 by reason of their siting and illumination, the Totem Sign when combined with other signage proposed for the building, Signs H3, H7 and the Totem Sign would lead to an excessive amount of advertising material, out of keeping with the character and appearance of the building and its prominent location along the seafront, to the detriment of the visual amenities of this part of the seafront, contrary to the provisions of Policy D8 (Applications for Display of Advertisements) of the East Devon Local Plan.</p>
LIMIT	03.04.14				

P14/059. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	14/0766/FUL	32 Hulham Road Mr Peter Payne Demolition of existing conservatory and construction of single storey rear extension. Extensions and alterations to roof to create additional living accommodation, including construction of dormers on front and rear elevations.		None	No Objection The Committee requested that EDDC commented on the publicity signage representing companies that had been involved in renovation of the property on the wall which was leading to sign clutter and had been present for “more than” temporary sign permission would allow.
LIMIT	18.04.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0793/FUL	224 Exeter Road Mr And Mrs D Carson Construction of side and rear extension to form granny annex.		None	No Objection
LIMIT	21.04.14				
PLAN No:	14/0652/FUL	13 Hazeldene Gardens Mr & Mrs Horne Construction of enlarged front porch incorporating roof over existing garage. <u>Amended Plans</u> Addition of garden shed	Note: Councillor L Elson had already previously declared a personal interest as a near neighbour and abstained from the decision.	None	No Objection to the amended plans
LIMIT	17.04.14				
WARD	Littleham				
PLAN No:	14/0789/FUL	9C Portland Avenue Mr William Prendergast Construction of single storey extension and loft conversion incorporating dormer windows.	The Highway Authority did not wish to comment.	None	No Objection
LIMIT	21.04.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0224/OUT	6 Sarltdown Road Mr M Martineau Construction of detached dwelling (Outline application with matters of appearance, layout, scale, landscaping and access reserved)	Note: Councillors L Elson, S MacQueen & Malcolm Mitchell had already previously declared a personal interest. Cllr M Williamson the site was cramped and unusual. There was insufficient space without compromising both amenity of proposed and host dwelling as set out in The Avenues Design Statement. The proposal would be to the detriment of the neighbouring properties & character of the Avenues. If deemed acceptable he would wish to see robust landscaping to retain the “green” character. Cllr T Wood – supported Cllr Williamson’s comments. The Highway Authority Standing advice.	1 x Rep – an objection from the owners of the property behind the proposal who stated that they felt they would lose complete privacy and also that the site was not big enough for a detached dwelling.	Objection on the grounds of: <ul style="list-style-type: none"> • Insufficient space on the site • Adversely compromises the amenities of residents of the neighbouring properties. • Out of Character and not in keeping with the adopted Avenues Design Statement.
LIMIT	22.04.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0833/FUL	24 Littleham Road Mr And Mrs Archer Demolition of existing garage and construction of extension incorporating replacement garage and utility room.	The Highway Authority gave Standing advice.	None	No Objection
LIMIT	25.04.14				
PLAN No:	14/0840/FUL	<u>ADDENDUM</u> 24 Littleham Road Mr And Mrs Archer Construction of two storey dwelling with detached garage and provision of new vehicular access and driveway. (Separate application to the one above).	The Highway Authority gave Standing advice.	None	No Objection
LIMIT	25.04.14				
PLAN No:	14/0588/FUL	6 Portland Avenue Bridgette Denner Provision of additional basement level to unit 10 (revisions to planning permission 13/0504/FUL).	The Highway Authority did not wish to comment.	None	No Objection
LIMIT	24.04.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	14/0689/FUL	23 Chapel Street Boots Optician Installation of 3no air conditioning units	Environmental Health – requested that the applicants supply a combined noise rating level to EDDC prior to the development in order to protect the amenity of local residents.	None	Objection on the grounds of insufficient detail provided in respect of the combined noise rating level of the units. Response deferred until a comprehensive report was received.
LIMIT	15.04.14				
WARD	Withycombe Raleigh				
PLAN No:	14/0593/FUL	7 Evett Close Mrs J Buckmaster Construction of conservatory extension to side elevation	The Highway Authority did not wish to comment.	None	No Objection
LIMIT	15.04.14				

P14/060. ITEM FOR INFORMATION

(i) 40 The Strand

Following the Committees concerns regarding the dilapidated state of the listed building that contained the takeaway, the Conservation Officer had advised that they are about to receive Listed Building Consent and Advert Consent applications for the above property. He said assuming the works applied for were approved the owner of the property would then be in a position to carry out the repairs to the building. They were also seeking alternative signage and internal works to separate the commercial premises from the accommodation above.

Noted by the Committee.

The members also raised concerns regarding the condition and safety of the vacant listed building formally known as Thomas Tucker.

RESOLVED : a letter be sent to EDDC's Conservation Officer in respect of the bad condition of Thomas Tucker and the concern for public safety.

Councillor S Gazzard reported back to the Committee following the consultation for a Devon County Council Street Cafe license application for Costa Coffee. Highways had sent a response to the Committee's comments to state that the tables and chairs were of a design that they would allow. The barriers would not be allowed to be secured to the highway and they do not allow cafés to place litter bins on the public highway. No issues had been reported to them about problems associated with carrying hot drinks since the licence had been in place which was June 2009. If any issues with this or any other pavement cafés arose in the future they should be logged and reported to DCC Highways Service team either on-line or by phoning their call centre.

Noted by the Committee, however the Chairman expressed disappointment at the response from Highways, especially as street furniture was blowing around the previous weekend. The Chairman asked for members to log any future incidents with Devon County Highways.

P14/061. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
13/2364/FUL Land North of Main Cottage Old Bystock Drive	Objection	Refusal	26.03.14
14/0490/FUL 45 Halsdon Road	No Objection	Conditional Approval	26.03.14
14/0451/FUL Divers House Clinton Square	No Objection	Approval	28.03.14
14/0524/FUL 124 Ashleigh Road	No Objection	Approval	28.03.14

14/0343/FUL Beach Hotel Victoria Road	No Objection	Approval	01.04.14
13/0297/MOUT Land adjacent to Buckingham Close (Plumb Park)	Objection	Conditional Approval	02.04.14
14/0582/FUL 14 Springfield Road	No Objection	Approval	03.04.14
14/0260/FUL Tesco Salterton Rd	Objection	Approval	04.04.14

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 18.40

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