

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 28th APRIL 2014 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

| | |
|-------------|--------------|
| I Brownbill | M Chapman |
| S Gazzard | A Greenhalgh |
| S MacQueen | C Nicholas |
| B Toye | R Turner |
| E Wragg | |

APOLOGIES: Councillors J Taylor, B Taylor and T Dumper

P14/062. MINUTES

The Minutes of the meeting held on 14th April 2014 were approved and signed as a correct record.

P14/063. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor B Toye declared a person interest in respect of planning application 14/0800/FUL 10 Essington Close as the applicant is a personal friend.

Councillor S Gazzard declared a person interest in respect of planning application 14/0821/LBC 22 Montpellier Road as he knows the applicant and used to work with him.

P14/064. URGENT BUSINESS

- (i) **14/0423/FUL - 70 Foxholes Hill – Littleham Ward**
Construction of single storey extension incorporating roof balcony and external steel staircase
Amended Plan

To 'set back sun terrace balcony' – possibly in response to the neighbour who objected on the grounds that it would overlook his patio.

RESOLVED: No Objection to the amended plans

- (ii) **14/0051/TRE – Knappe Cross (Rear of Ivydale) Brixington Lane – Brixington Ward**
T10, Monterey Pine – Fell

The Town Council gave approval on the 3rd March 2014 for the tree to be felled, however to date EDDC had not issued a decision notice to the applicant. Councillor M Chapman also confirmed that EDDC had agreed to lift the TPO on the tree.

RESOLVED: Clerk to contact EDDC to find out why they had not issued a decision notice to the applicant.

P14/065. To Determine Applications under Delegated Powers.

| | | APPLICATIONS FOR DETERMINATION | COMMENTS | STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS | DECISION |
|-----------------|-------------------|---|-----------------------------------|--|--|
| WARD | Brixington | | | | |
| PLAN No: | 14/0738/TRE | 17 Evergreen Close Mr John Burdett T1 - Ash - fell. | | Tree Officer's Report – This was a tall thin Ash which had a large section from an adjacent tree leaning on it. The bottom of the tree was a decayed sited below an old basal wound. The tree had been exposed to weather by the loss of a large beech tree nearby in recent storms and so was likely to fail. The loss of this tree would not have an impact on the amenity of the woodland as the owner, over recent years had undertaken much planting that would mitigate the loss of the tree over the long term. Recommendation for Approval. | Approval in accordance with the Tree Officer's report |
| LIMIT | 15.05.14 | | | | |
| WARD | Halsdon | | | | |
| PLAN No: | 14/0694/ADV | 190B Exeter Road Mr Gary Taylor Display of 1no externally illuminated totem sign | Highways had no objection. | None | Approval on the condition that the totem was not illuminated outside trading hours. |
| LIMIT | 14.05.14 | | | | |

| | | APPLICATIONS FOR DETERMINATION | COMMENTS | STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS | DECISION |
|-----------------|-------------|--|----------------------------------|--|---|
| WARD | Town | | | | |
| PLAN No: | 14/0688/ADV | 23 Chapel Street County Contractors Display of 1no internally illuminated fascia sign and 1no internally illuminated hanging sign | Highways had no objection | None | Approval on condition the internal illumination of the fascia sign & hanging sign was to be switched off outside of trading hours. |
| LIMIT | 14.05.14 | | | | |

P14/066. To consider the Planning Applications for consultation set out below

| | | PROPOSED DEVELOPMENT | COMMENTS | REPRESENTATIONS | OBJ/NO OBJ |
|-----------------|-------------------|---|---|------------------------|---|
| WARD | Brixington | | | | |
| PLAN No: | 14/0915/FUL | 98 Brixington Lane Mr Colin Price Construction of single storey side extension. | | None | No Objection |
| LIMIT | 06.05.14 | | | | |
| WARD | Halsdon | | | | |
| PLAN No: | 14/0800/FUL | 10 Essington Close Mr Tim Othen Construction of outbuilding for use as artist's studio | Note: Cllr B Toye had previously declared a personal interest and abstained from the vote. | None | No Objection subject to the outbuilding not being used as a separate dwelling. |
| LIMIT | 02.05.14 | | | | |
| WARD | Littleham | | | | |
| PLAN No: | 14/0710/FUL | 32 Cranford Avenue Mr Marcus Di Vincenzo Construction of roof extension to facilitate loft conversion incorporating roof lights and windows in existing gables | | None | No Objection |
| LIMIT | 28.04.14 | | | | |

| | | PROPOSED DEVELOPMENT | COMMENTS | REPRESENTATIONS | OBJ/NO OBJ |
|-----------------|-------------|--|--|-------------------------------|--|
| PLAN No: | 14/0905/FUL | 16 Bicton Street Ms Scott | | None | No Objection |
| LIMIT | 02.05.14 | Replacement windows and doors to front elevation. | | | |
| WARD | Town | | | | |
| PLAN No: | 14/0821/LBC | 22 Montpellier Road Mr R Robinson | | None | No Objection subject to the Conservation Officer's report. |
| LIMIT | 29.04.14 | Re-roofing of rear elevation. | | | |
| PLAN No: | 14/0930/FUL | Exmouth Rugby Football Club Imperial Road Mr Chris Wright | Environmental Health recommended the following conditions were attached to any permission granted. The flood lights could only be used between September and April of any year and only between the hours of 1600hrs and 2130hrs Mon to Sat. Not at all on Sundays and Bank Holidays without separate permission granted by the Local Planning Authority. | 1 x letter of support. | No Objection |
| LIMIT | 05.05.14 | Installation of 6no. floodlighting columns and associated equipment to replace existing columns. | Highways did not wish to comment. | | The Council was concerned about the conditions recommended by Environmental Health and asked that the condition gave permission for the floodlights to be used should any league matches need to be held on a Sunday. |

| | | PROPOSED DEVELOPMENT | COMMENTS | REPRESENTATIONS | OBJ/NO OBJ |
|-----------------|-------------|---|--|--|---|
| PLAN No: | 14/0337/PDJ | Bentleys Garage (Devon) Ltd 12 High Street Mr J Bentley Change of use of office above garage to flat | <u>For Observations Only</u> Planning permission is not required unless there is an objection on the grounds of transport and highways impact, contamination risks on the site and/or flooding risks on the site. | None | No Objection |
| LIMIT | 30.04.14 | | | | |
| PLAN No: | 14/0903/FUL | 9B Camperdown Terrace (Land At) Exmouth Marina Ltd Retention of 4 containers with infill sheet roof and roller shutter door, for a temporary period of 3 years | Environmental Health has no objection and Highways do not wish comment. | 5 x Reps – who objected on the grounds that the containers were detrimental to the appearance of the listed building nearby, should not be sited above the wall and the construction materials were totally inappropriate and ugly. Could set a precedent for other spaces to be filled with containers. They were an eyesore and out of character with the residential neighbourhood and tourist route and would lead to noise, pollution and access problems. | Objection on the grounds of: <ul style="list-style-type: none"> • Not in keeping with area or Streetscene. • Closeness to the listed building next door and other nearby residential dwellings. • Detrimental effect of the industrial appearance of the containers to the amenity of the area & residents. • Contrary to Policy D1 in the Local Plan – Local distinctiveness |
| LIMIT | 30.04.14 | | | | |

| | | PROPOSED DEVELOPMENT | COMMENTS | REPRESENTATIONS | OBJ/NO OBJ |
|-----------------|-------------------------------|--|-----------------|------------------------|---------------------|
| WARD | Withycombe Raleigh | | | | |
| PLAN No: | 14/0788/FUL | 13 Brixington Lane Mr M Hewett Construction of single storey front extension | | | No Objection |
| LIMIT | 29.04.14 | | | | |
| | | | | | |

P14/67. ITEM FOR INFORMATION

(i) Thomas Tucker Building

The Chairman read an email received from the Principal Conservation Officer following the concerns raised at the last planning meeting regarding the recent rapid decline in the condition of the building.

“I looked at this particular property with Cllr Wragg a few weeks ago, and while its decorative state is not particularly good there was nothing I could see to suggest that it is becoming dangerous. Our most recent photos show that there are no stacks on the property, and that the copings on the parapets appear to be in place. We can only serve an Urgent Works Notice on listed buildings that are structural unsound or letting in water. I would be grateful if you let me know why your members feel that there is a possible risk to public safety? (perhaps someone has had access to the interior?). Hopefully the building will come back into use soon as there is permission for conversion of the upper floors to residential use”

The Chairman thought that it was good that member to continue to check the building on a regular basis and raise any concerns in the future.

RESOLVED: Clarification to be sort from the Conservation Officer as to whether the building itself was listed or if some of the fixtures of building was listed.

P14/68. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

| APPLICATION | EXMOUTH TOWN COUNCIL VIEW | EDDC DECISION | DATE OF EDDC DECISION |
|--|---------------------------|-----------------------------|-----------------------|
| 13/2787/FUL 22 Rolle Street | Objection | Conditional Approval | 05.04.14 |
| 14/0158/FUL Car Park Maer Road | No Objection | Approval | 05.04.14 |
| 14/0309/FUL Ice Cream Hut Queens Drive | No Objection | Conditional Approval | 05.04.14 |
| 14/0438/FUL 24 Richmond Road | No Objection | Conditional Approval | 05.04.14 |
| 14/0132/FUL 20 Redwood Close | Objection | Conditional Approval | 08.04.14 |
| 14/0240/LBC 1 Castel Cottages Castle Lane | No Objection | Conditional Approval | 11.04.14 |
| 14/0436/FUL Forest Lodge Old Bystock Drive | No Objection | Conditional Approval | 11.04.14 |
| 14/0639/FUL 19 Bapton Lane | Objection | Approval | 11.04.14 |
| 14/0641/FUL Foxholes House Maer Lane | No Objection | Conditional Approval | 11.04.14 |

| | | | |
|--|------------------|-----------------------------|-----------------|
| 14/0168/FUL 4 Morven Drive | Objection | Conditional Approval | 11.04.14 |
| 14/0638/FUL Rocklands Rolle Road | No Objection | Approval | 17.04.14 |
| 14/0692/FUL Birchwood Higher Marley Road | No Objection | Approval | 17.04.14 |

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

The meeting closed at 18.34

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