

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD AT THE TELFER CENTRE, EXMOUTH COMMUNITY COLLEGE, GYPSY LANE, EXMOUTH ON TUESDAY 27TH MAY 2014 AT 6.00 P.M.

PRESENT: Councillors: S MacQueen (Chairman)
M Chapman T Dumper
L Elson B Nash
C Nicholas B Taylor
B Toye R Turner

APOLOGIES: Councillors A Greenhalgh & S Gazzard

Note: Apologies were also sent from Councillor E Wragg which was unknown at the time of the meeting.

The Chairman welcomed Lisa Bowman who had been appointed as the new Town Clerk who was due to officially start on the 16th June 2014

PUBLIC SPEAKING TIME

The meeting was adjourned for Mr S Wood to speak in support of his planning application 14/1155/FUL 1 Dagmar Road.

Mr Saunders, Mrs McIntyre and Mr Baker spoke against planning application 14/1128/FUL 12 Newlands Avenue.

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

P14/075. MINUTES

The Minutes of the meeting held on 12th May 2014 were approved and signed as a correct record.

P14/076. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor S McQueen declared a personal interest in respect of planning application 14/1155/FUL 1 Dagmar Road as she knows the applicant from the Chamber of Trade & Commerce.

Councillor C Nicholas declared a personal interest in respect of planning application 14/1195/FUL 97 Ivydale as she lived in Ivydale. Also Councillor L Elson declared a personal interest as applicant was a carer for Hospicare her employer.

Councillors L Elson, S MacQueen, M Chapman, C Nicholas, B Nash and R Turner declared a personal interest in respect of planning application 14/1110/FUL Land Adjacent to 88 Littleham Road as the applicant was a Councillor on the District Council.

Councillor B Nash declared a personal interest in planning application 14/0891/FUL Prattshayes Farm, Maer Lane as he knows the applicant.

P14/077. URGENT BUSINESS

None

P14/078. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	14/0964/TRE	Montpellier Court Montpellier Road Whitton & Lang T1 Holm Oak - Crown raise to give 3.5m clearance over parking T3 Yew - Crown raise to give 0.75m clearance to the shed T4 Yew - Remove epicormic shoots from the base of the tree, crown raise to give 2m clearance above ground level		1 x letter of support – The trees were overhanging 4 Bicton Villas and the tree roots were pushing the boundary wall towards the property. Tree Officer's Report – the proposed works were very minor and were necessary to provide clearance to a parking space and a shed for use by residents. The works would not impact on the trees health nor their amenity value and work undertaken would not be readily visible from outside the site.	Approval in accordance with the Tree Officer's report
LIMIT	11.06.14				

P14/079. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	14/1195/FUL	97 Ivydale Mrs Michelle Beasor Construction of first floor side extension over garage.	Note: Cllrs L Elson & C Nicholas had previously declared a personal interest. Highways did not wish to comment.	None	No Objection
LIMIT	03.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0996/FUL	10 Poplar Close Mr John Dyer Construction of two storey rear extension	Highways do not wish to comment.	None	No Objection
LIMIT	03.06.14				
WARD	Halsdon				
PLAN No:	14/0985/FUL	6 Willow Avenue Mr K Allen Construction of raised decking to rear and enlarged replacement porch to side elevation		None	No Objection
LIMIT	29.05.14				
PLAN No:	14/1037/FUL	28 Springfield Road Mr & Mrs Critcher Construction of single storey rear extension and dormers to front and rear roof slope	Highways did not wish to comment.	None	Objection on the grounds of: It would give rise to an over-intensive use of the site and not in keeping with the Streetscene.
LIMIT	02.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1181/FUL	27 Chaucer Rise Mr R Carnell Construction of first floor side extension incorporating new chimney	Highways do not wish to comment.	1 x Rep – strongly objected as the first floor extension was overdevelopment and out of keeping and shown on a ground floor extension plan that didn't exist. There was a possibility of smoke pollution from the siting of the chimney.	Objection on the grounds that the chimney was out of keeping with the Streetscene. Request that EDDC Environmental Health investigate, due to the siting of chimney, whether pollution from the chimney would affect neighbouring properties.
LIMIT	02.06.14				
WARD	Littleham				
PLAN No:	14/1178/FUL	Willow Bank Maer Lane Mr Richard Parry Construction of first floor extension over existing garage incorporating a balcony	Highways did not wish to comment.	None	No Objection
LIMIT	06.06.14				
PLAN No:	14/1120/FUL	60 Douglas Avenue Mr Adrian Cole Construction of single storey and two storey extensions (revisions to planning permission 13/1283/FUL enlarged utility room, bedroom 4 and hall to south west elevation and installation of rooflights).	Town Council had no objection to the original application. Highways did not wish to comment.	None	No Objection
LIMIT	29.05.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0891/FUL	Prattshayes Farm Maer Lane Mr David Jenkins Change of use of land to provide 30 no. tented camp site and construction of 2 no. pedestrian bridges over stream	Note: Cllr B Nash had previously declared a personal interest. Highways did not wish to comment. Environmental Agency Report circulated at the meeting Conservation Officer – Report circulated at the meeting– proposal acceptable.	1 x letter – from neighbour concerned that the dog walking area adjoining the proposed tented campsite would affect their boundary & privacy of their garden & house. Repairs to the wall & hedge would be needed to prevent dogs & campers entering their garden. The whole area was also susceptible to flooding.	Objection in line with Environment Agency report that the proposal was in Flood Risk Zone 3, no Flood Risk Assessment had been provided. The field was susceptible to flooding and mainly underwater for long periods due to lack of clearing of Littleham Brook and surrounding ditches which would need to be addressed should EDDC be minded to approve the application.
LIMIT	29.05.14				
PLAN No:	14/1093/FUL	24A Claremont Grove Mrs B Prangley Single storey front and side extension		None	No Objection
LIMIT	29.05.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1110/FUL	Land Adjacent To 88 Littleham Road Mr And Mrs Wood Construction of detached dwelling and associated access	Note: Cllrs L Elson, S MacQueen, M Chapman, C Nicholas, B Nash and R Turner had previously declared a personal interest. Cllr M Chapman left the room whilst discussions took place as the applicant was Chairman of the Overview & Scrutiny Committee on which she sat on at EDDC. Highways – standing advice.	None	No Objection
LIMIT	30.05.14				
PLAN No:	14/1226/FUL	5 Hartley Road Mr West Conversion of ground and first floor to two flats and construction of detached bungalow to rear	Highways – standing advice.	None	No Objection
LIMIT	05.06.14				
PLAN No:	14/1156/FUL	100 Salterton Road Mr & Mrs E G A Drinkall Construction of single storey side extension	Highways did not wish to comment.	None	No Objection
LIMIT	06.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1155/FUL	1 Dagmar Road Mr And Mrs Wood Change of use from hotel to two town houses including external alterations and widening of existing vehicular access	Note: Cllr S MacQueen had previously declared a personal interest. Mr S Wood spoke in support of the application during the Public Forum. Highways - standing advice.	1 x letter of support for the hotel to revert to residential accommodation. This would also alleviate problems created from hotel guests parking on nearby residential streets.	No Objection subject to Highways approval of the entrance and exit of the town house that accessed from Rolle Road.
LIMIT	06.06.14				
WARD	Town				
PLAN No:	14/0906/FUL	Rolledene 2 Rolle Villas Mr Jeff Bennett Replace existing windows with UPVC windows	Highways – did not wish to comment. Cllr. S Gazzard had no objection.	None	No Objection
LIMIT	29.05.14				
PLAN No:	14/1158/FUL	48 Parade Mrs Katie Stirling Alterations and extension to existing shop front	Cllr. S Gazzard had no objection. Highways did not wish to comment.	None	No Objection
LIMIT	03.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0109/FUL	4 Queen Street Mr Andrew Dyer Removal of shop front and construction of new ground floor windows and brick wall infill. Amended Plans Amendments related to Front elevation re-design	Town Council objected to the original plans as the proposal was not in keeping with a proposed Conservation Area. Cllr. S Gazzard had no objection.	Conservation Officer – the retention of the shop front was certainly an improvement, particularly the sash windows within the existing framework of the shop. However, it was still considered that a painted timber surround rather than the proposed ‘eternit’ cladding would be a better solution.	No Objection in line with the Conservation Officer’s report
LIMIT	28.05.14				
PLAN No:	14/1221/FUL	35 Camperdown Terrace Mrs D Quine Two storey rear extension	Cllr. S Gazzard had no objection. Highways did not wish to comment.	None	No Objection
LIMIT	05.06.14				
WARD	Withycombe Raleigh				
PLAN No:	14/0716/LBC	Hillcrest School St Johns Road Mr Paul Hoffmann Amendments to external features of the grade II Listed Building and the garages for Plots 5 and 6 (amendments to 09/2333/LBC and 11/1368/LBC)	Highways did not wish to comment.	None	No Objection
LIMIT	28.05.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1128/FUL	Land Adjacent To 12 Newlands Avenue Mr G Bunyard Construction of detached dwelling	Mr Saunder, Mrs McIntyre & Mr Baker spoke against the application during the Public Forum. Highways - standing advice.	2 x Reps – the proposed dwelling was overdevelopment of the site which would result in loss of privacy and light to No: 12. There was no on-site parking provision. The design was out of keeping with the character of other properties in the area. There may be a risk of flooding as a result of the proposed development.	Objection on the grounds of: <ul style="list-style-type: none"> • It would give rise to an over-intensive use of the site • Infilling • Lack of access to sides and rear of property for maintenance/ emergency services. • Overlooking • Could lead to problems with Drainage • Out of keeping with the rest of the Streetscene Request from EDDC that the risk of subsidence and flooding was investigated and that EDDC look at the accumulated rubbish on the site and request it was cleared. The previous owner had stated that the land had a covenant and the Committee would wish to know if the covenant had been lifted to allow a dwelling on the property.
LIMIT	02.06.14				

P14/080. ITEMS FOR CONSIDERATION

- (i) **Devon County Council Street Cafe Licence Application at Antonio's, 9 The Strand, EX8 1AB**
Applicant: Tony & Caroline Badcott
Ward: Town

A copy of the application and plan was attached.

The committee had been asked to respond by 4th June 2014.

Cllr. S Gazzard had no objection and wished to declare a personal interest as he knows the applicant and uses the cafe.

RESOLVED: No Objection on condition that the table and chairs were sited close to the building and kept clean and tidy.

- (ii) **Devon County Council Street Cafe Licence Application at The Strand Coffee House, 49 The Strand, EX8 1AL**
Applicant: Mr Roger Maxwell
Ward: Town

A copy of the application and plan was attached.

The committee had been asked to respond by 11th June 2014.

Cllr. S Gazzard had no objection and wished to declare a personal interest as he knows the applicant and uses the cafe.

RESOLVED:
SPLIT Decision

No Objection to the five tables and chairs near to the Cafe.

Objection to the two tables left of the flower border on the grounds that this was an accepted thoroughfare to The Strand.

P14/081. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
14/0472/LBC St Andrews House St Andrews Road	No Objection	Conditional Approval	03.05.14
14/0710/FUL 32 Cranford Avenue	No Objection	Approval	07.05.14
13/1651/FUL Bicton Street Auction Rooms Bicton Street	No Objection	Conditional Approval	08.05.14
14/0423/FUL 70 Foxholes Hill	No Objection	Approval	08.05.14
14/0423/FUL Brixington School Brixington Lane	No Objection	Conditional Approval	08.05.14

14/0800/FUL 10 Essington Close	No Objection	Conditional Approval	08.05.14
13/2507/FUL 74 Victoria Road	Objection	Conditional Approval	09.05.14
13/2589/OUT Land South of Elgin Bassetts Gardens	Objection	Conditional Approval	09.05.14
14/0636/FUL Land Adjacent 16 Keats Close	Objection	Conditional Approval	09.05.14
14/0473/FUL 24 Chichester Close	No Objection	Conditional Approval	09.05.14
14/0788/FUL 13 Brixington Lane	No Objection	Approval	09.05.14
13/2446/FUL Land At South Street	Objection	Conditional Approval	13.05.14
14/0617/MFUL Former Elizabeth Hall	Split Decision	Conditional Approval	14.05.14
14/0915/FUL 98 Brixington Lane	No Objection	Approval	14.05.14
14/0821/LBC 22 Montpellier Road	No Objection	Conditional Approval	15.05.14

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

Note: Councillor M Chapman was still concerned that following the Committees decision to approve Tree Application 14/0051/TRE Knappe Cross (Rear of Ivydale) Brixington Lane to fell the tree, to date the work had not been carried. The damaged branches were now going brown and in danger of falling.

RESOLVED: To again advise the Tree Officer the Committees concerns.

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 18.55

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