

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 9th JUNE 2014 AT 6.00 P.M.

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

APOLOGIES: Councillors A Greenhalgh & E Wragg

The Chairman advised members that the meeting would not be recorded as was the usual case as the audio recording equipment was currently out of action.

PUBLIC SPEAKING TIME

The meeting was adjourned for Gina Kerler-Lovegrove to speak in support of her planning application for a 60 bed dementia care home 14/1258/MOUT 28 Cranford Avenue. Alderman David Scott also spoke in support of the application.

David Hitt spoke against the application.

The applicant's architect, Paul Humphries, then spoke in support of his client's application.

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

P14/082. MINUTES

The Minutes of the meeting held on 27th May 2014 were approved and signed as a correct record.

P14/083. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors S MacQueen, B Nash, T Dumper and S Gazzard declared a personal interest in respect of planning application 14/1258/MOUT 28 Cranford Avenue as they knew the applicant. Councillor C Nicholas declared a personal interest as a family member was a resident at Davey Court. Also Councillor L Elson declared a personal interest as her employer, Hospicare, were beneficiaries of the applicants annual garden party.

P14/084. URGENT BUSINESS

Amended plans for consultation

Littleham Ward

14/0840/FUL

24 Littleham Road

Mr and Mrs Archer

Target date: 18.06.14

Construction of two-storey dwelling with detached garage and provision of new vehicular access and driveway.

Amendments related to the reduction in width of dwelling and removal of garage.

Town Council had No Objection to the original plans.

RESOLVED: No Objection to the amended plans.

Littleham Ward

14/0905/FUL

16 Bicton Street

Ms Scott

Target date: 18.06.14

Replacement windows and doors to the front elevation.

These amendments relate to Change of materials to wood (doors and windows).

Town Council had No Objection to original plans.

RESOLVED: No Objection to the amended plans.

P14/085. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	14/1011/TRE	56 Valley Way Mr P Goodson T1 & T2 Pine Trees - Fell	1 x letter of support – there was no objection to these two Conifers being felled so long as it was outside the "Bird Nesting Season" (1st March to 31st August inclusive) on account that there are Goldcrests in the near vicinity which normally nest in the conifers.	Tree Officer's Report -The trees were young Norway Spruce located approximately 8-10metres from the applicant's house. The trees only a third of their ultimate height and were totally unsuitable for a small domestic garden due to their potential size. The trees were visible from the road but against a backdrop of broad leaved woodland the loss of the trees would be limited. If retained the trees would not be in keeping with the character of the native woodland to the rear of the houses. If retained the trees would dominate the house and garden to an unreasonable level and due to the species and its natural characteristics pruning was not a viable option. The trees had little merit in this location. Recommendation for approval taking into account the Tree Officer's summary.	Approval in accordance with the Tree Officer's report and on condition the felling was carried out outside the bird nesting season.
LIMIT	11.06.14				

P14/086. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	14/1166/FUL	Annexe 79A St Johns Road Mr R Tilbury (Raycol Ltd) Retention of annex serving 79A St Johns Road as a self-contained dwelling	Highways gave Standing Advice		Objection the annexe to be retained to serve 79A St Johns Road and not as a separate dwelling.
LIMIT	11.06.14				
PLAN No:	14/1000/FUL	South Lodge St Johns Road Mr R Rudkin Construction of building for ancillary accommodation	Highways gave Standing Advice	Mr Willis an adjacent resident of Port Mer Close had no objection to the application.	Objection on the grounds of: <ul style="list-style-type: none"> • It would give rise to an over-intensive use of the site • the sewage & drainage would add problems already in existence at the bottom of St Johns Road.
LIMIT	11.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	14/1240/FUL	20 Oakleigh Road Mr Michelle Paynter Construction of rear dormer and insertion of window to west elevation	Highways did not wish to comment.		No Objection Members commented that when visiting the site they could not see a planning application notice on display near the property.
LIMIT	10.06.14				
PLAN No:	14/1181/FUL	<u>ADDENDUM</u> 27 Chaucer Rise Mr R Carnell Construction of first floor side extension incorporating new chimney <u>Amended Plan</u> Removal of chimney/correction of ridge height	Town Council objected to the original application on the grounds that the chimney was out of keeping with the Streetscene and also requested that EDDC Environmental Health investigate, due to the siting of chimney, whether pollution from the chimney would affect neighbouring properties. Highways did not wish to comment.		No Objection to the amended plans
LIMIT	16.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	14/1258/MOUT	<p>28 Cranford Avenue G & R Kerier-Lovegrove Outline application with all matters reserved for demolition of existing dwelling and construction of 60 bed dementia care home with nursing accommodation.</p> <p>Gina Kerier-Lovergrove, Alderman David Scott, David Hitt and Paul Humphries spoke during Public Speaking Time</p>	<p>Note: Cllrs S MacQueen, B Nash, T Dumper, S Gazzard, C Nicholas, L Elson had previously declared a personal Interest. Conservation Officer did not wish to comment. Highways – report distributed. Cllr. T Wood – strongly objected to the proposal as it was far too big a development in a location of well spaced out large private homes, would be highly visible from the road, out of keeping with the immediate area and contrary to the Avenues Design Statement. Cllr. A Greenhalgh – Cranford Ave had large detached family homes, large homes converted into flats, and recently a number of purpose built flats on large sites that complement the dwellings around them</p>	<p>22 x Representations – Objected to the change of use from a dwelling to a large commercial business in a residential area. It was over-massing and over-development of the site. Out of character & out of keeping with the surrounding area. As a three storey building it was overbearing and would lead to loss of light and overshadowing to neighbouring properties particularly as it was close to neighbouring boundaries. Many aspects were contrary to The Avenues Design Statement including the footprint to plot ratio in excess of the recommended 25%. Also contrary to East Devon Local Plan – Policy D1. The Plans stated street parking, but as there were no double yellow lines this would cause traffic issues particularly for buses.</p>	<p>Objection on the grounds of mass and scale and out of character with the area. The Committee accepted in principle a need for a dementia care home in the Exmouth area.</p> <p>The Committee noted that to date there was not a report from SWW. For an application of this scale it should be ensured that SWW comment on the proposal due to the potential extra impact on sewage & drainage.</p>
LIMIT	10.06.14		Cont	Cont.....	

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1258/MOUT		<p>and were not too intrusive to the street scene. There were also a number of small care homes. This proposal by virtue of its design, scale and positioning would create a form of development that would be alien to and out of character with characteristics of the area, be visually intrusive within the Streetscene and erode the space and openness that currently exists. Taking these elements into account the application would be contrary to Policies S4, D1 and Strategy 6 of East Devon Local Plan and NPPF plus the Design Statement for the Avenues. She was however sympathetic with the concept of provision of a dementia home but had reservations on a large 60 bedded home as smaller homes may provide better support to dementia clients.</p>	<p>The development needed to take into account the approved Plumb Park application and potential move of the Rugby Club leading to an increase of traffic in the area. Inadequate parking for staff, visitors and turning area for goods vehicles. Sewage would be unable to cope and there may be an impact on the overstretched drainage system. The stability of nearby hedges and trees could possibly be undermined. Noise & disturbance & light pollution would be created in a residential area. The flat roof would be an ideal platform for seagulls and was out of keeping with the roof designs in the vicinity.</p>	
LIMIT	10.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1124/FUL	Flat 1, Foxholes House, Maer Lane Mrs Stephanie Bridge Construction of single storey rear extension incorporating balcony over basement garden room, and enlarged terrace area	Highways did not wish to comment.		No Objection
LIMIT	18.06.14				
PLAN No:	14/0946/FUL	<u>ADDENDUM</u> 32 Cranford Avenue Mr Marcus Di Vincenzo Proposed ground floor extension for domestic swimming pool <u>Amended Plan</u> Revised layout plan, removal of door to east elevation and small extension west	Town Council had no objection to the original plans Highways did not wish to comment. Cllr. M Williamson had no objection to this application.	1 x Rep – who thought these plans were going to have a detrimental effect on the lifespan of the trees and hedgerow as the excavations were going to cause immeasurable damage to the root base of the mature trees in the area.	No Objection to amended plans
LIMIT	16.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	14/1275/FUL	1-2 The Strand Coral Racing Limited Installation of new shopfront. Two satellite dishes and two air conditioning units on rear elevation	Highways did not wish to comment.	1 x Rep – the air conditioning units were within close proximity of the residential flats on the upper floor of No:1 Rolle St and may cause unacceptable levels of noise and annoyance to the occupants.	No Objection In view of the representation made regarding noise and annoyance to residents of nearby flats, EDDC should request Environmental Health to investigate potential noise pollution to residents.
LIMIT	13.06.14				
PLAN No:	14/1237/LBC	35 The Strand Mr Nick Gibbins Alterations and extensions including revised rear stairway, part single and two storey extension, changes to existing dormer and construction of new dormer window to provide 2 no apartments; replacement windows	Highways did not wish to comment.		No Objection subject to Conservation officer's report.
LIMIT	12.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1277/FUL	46 Camperdown Terrace Mrs H Lane Construction of single storey side extension	Highways did not wish to comment.		No Objection subject to the Conservation Officer's report.
LIMIT	18.06.14				
PLAN No:	14/1334/FUL	<u>ADDENDUM</u> 1 Clipper Wharf Shelly Road Mr And Mrs Singleton Construction of extension to porch	Highways did not wish to comment.		No Objection
LIMIT	20.06.14				

P14/087. ITEMS FOR INFORMATION

- (i) **Notice to Install Broadband Apparatus – Byron Way**
A Letter of notice including a location plan had previously been circulated.
- (ii) **APPEAL DECISION – The Planning Inspectorate**
Appeal Ref: APP/U1105/A/14/2213539
15 Birch Close, EX8 4BR
Construction of two flats and detached garage
Planning Application Ref: 13/1603/FUL
The above appeal was allowed and conditional permission was granted in accordance with the terms of application ref 13/1399/FUL.
- (iii) **Tree Preservation Order – Land at Villa Maison, 4 Cyprus Road**
TPO No: 13/0019/TPO
The above tree preservation order was confirmed by EDDC Arboricultural Team.

P14/088. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
14/0640/FUL Merrist House 14 Douglas Avenue	No Objection	Refusal	20.05.14
14/0888/FUL 64 Greenpark Road	No Objection	Approval	23.05.14
14/1059/FUL 40 Cyprus Gardens	No Objection	Approval	23.05.14
14/0137/ful Land rear of St Michaels, Littlemead Lane	No Objection	Conditional Approval	22.05.14
14/0224/OUT 6 Sarlsdown Road	Objection	Refusal	22.05.14
14/1038/COU 1 Belvedere Road	No Objection	Conditional Approval	24.05.14
14/1026/FUL 41 Hulham Road	No Objection	Approval	29.05.14

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 18.55

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