

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 7<sup>th</sup> JULY 2014 AT 6.00 P.M.

**PRESENT:** Councillors: S MacQueen (Chairman)  
I Brownbill (Reserve for S Gazzard)  
M Chapman                      T Dumper  
L Elson                              A Greenhalgh  
C Nicholas (delayed, arrived during Public Speaking Time)  
B Taylor                              R Turner  
E Wragg

**APOLOGIES:** Councillor S Gazzard and B Toye

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#### **PUBLIC SPEAKING TIME**

The meeting was adjourned for Mr Jim Field and Mr Jeff Bridge to speak against planning application 14/1466 /FUL, 2 Leslie Road, change of use of 1<sup>st</sup> floor to create a 1 bedroom flat.

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

#### **P14/097. MINUTES**

The Minutes of the meeting held on 23<sup>rd</sup> June 2014 were approved and signed as a correct record.

#### **P14/098. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor M Chapman declared a personal interest in respect of Urgent Business Item, Licensing Bath House as she sat on the Licensing Sub-Committee at EDDC who would decide on the application.

Councillor L Elson declared a personal interest in respect of planning application 14/0853/FUL, 6A Mount Pleasant Avenue, as the applicant was known to her through her work. She also declared a personal interest in planning application 14/1478/LBC, Beacon Hill House, as she knew the applicant.

**P14/099. URGENT BUSINESS**

- (i) **Licensing Act 2003 Minor Variation**  
**Ref No.:036998**  
**Premises: Bath House, Esplanade, Exmouth, EX8 2AZ**  
**Ward: Exmouth Town**  
**Name of applicant: Greene King Retailing Ltd**  
Premises Licence Minor Variation Application to include  
PROPOSED VARIATION

To remove conditions 14 & 15 of Annexe 2 concerning children on the premises to be replaced with " Children must be accompanied by a responsible adult at all times"

Last Date for receipt of representations by the Licensing Authority 17 July 2014.

**RESOLVED: No Objection**

**Note:** Cllr M Chapman left the room whilst discussions took place on the above application as she had previously declared a personal interest.

**P14/100. 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>	14/1367ADV	48 Parade <b>Mrs Katie Stirling</b> <b>Vodafone</b> Installation of new fascia signs and 2 internal LCD screens		None	<b>Approval</b>  <b>Note:</b> Cllr E Wragg abstained from voting as she had not been to visit the site.
<b>LIMIT</b>	04.08.14				

**P14/101. 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>Halsdon</b>				
<b>PLAN No:</b>	14/1465/FUL	16 Byron Way <b>Mr A Butcher</b> Construction of two storey side extension and single storey rear extension	<b>Highways-</b> Did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	08.07.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0853/FUL	6A Mount Pleasant Avenue <b>Mr M Neal</b> Construction of access ramp	<b>Note:</b> Cllr L Elson had previously declared a personal interest.  <b>Highways-</b> Did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	08.07.14				
<b>PLAN No:</b>	14/1493/FUL	76 Halsdon Avenue <b>Mr &amp; Mrs Tate</b> Single storey rear extension, enlarged dormer on north-east elevation and insertion of roof lights on south elevation.	<b>Highways-</b> Did not wish to comment.	<b>1 x Rep-</b> Objected on the grounds that the materials were out of keeping with the property and surrounding houses, it was too large and the rear elevation constructed of glass which sits higher, would dominate and overlook the neighbours garden, an intrusion into their privacy. Concerned that the flue terminates at the height of the bedroom windows which would mean the products of combustion would not be adequately dispersed.	<b>Objection on the grounds of:-</b> <ul style="list-style-type: none"> <li>• Out of keeping</li> <li>• Overlooking and overbearing.</li> <li>• Concerned that the flue terminated at the height of the bedroom windows and wished Environmental Health to investigate.</li> </ul>
<b>LIMIT</b>	11.07.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/1474/FUL	27A Douglas Avenue <b>Mr C Tongue</b> Construction of porch to front elevation.	<b>Highways-</b> Did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	09.07.14				
<b>PLAN No:</b>	14/1354/LBC	5 Castle Cottages Castle Lane <b>Dr D Jeffery</b> Retention of replacement window to front elevation, installation of internal plaster boarding and insulation to external walls and chimney breast	<b>Highways-</b> Did not wish to comment  <b>Cllr. M Williamson</b> had no objection to the works being carried out.	None	<b>Defer to comment until the Conservation Officer had written their report as it was unclear as to whether they supported the retrospective application.</b>
<b>LIMIT</b>	09.07.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1478/LBC	Beacon Hill House 1 Louisa Terrace <b>Mr J Fowler</b> Replacement of upper part of existing greenhouse/conservatory including redesign and use of aluminium	<b>Note:</b> Cllr L Elson had previously declared a personal interest.  <b>Cllr. M Williamson</b> had no objection.	None	<b>Defer to comment until the Conservation Officer had written their report as it was uncertain whether the change in material to aluminium was an acceptable material.</b>
<b>LIMIT</b>	10.07.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	14/1466/FUL	<p>2 Leslie Road  <b>Mr P Acca</b>            Change of use of first floor to create a 1 bedroom flat</p> <p><b>Jim Field and Jeff Bridge spoke against the application during the Public Speaking Time.</b></p>	<p><b>Highways-</b> gave standing advice.  <b>Cllr S Gazzard -</b>            This application came up previously and the Town Council and EDDC refused it, following Ward members input. The application went to appeal and the Inspector upheld the refusal. Having again looked at the plan the only difference that he could see is the inclusion of opaque glass. This, in his opinion, did not address the Town Councils' and EDDC original objections which included overlooking, extra noise and parking issues. He therefore asked the committee to refuse the application in line with our previous decision.</p>	<p><b>7 x Rep</b> – object on the grounds of overlooking, loss of quality of life, &amp; loss of privacy to the 3 properties that this building was a boundary wall to. Leslie Road was a narrow lane with no pavements so there was a concern for safety, access &amp; parking. Concern that the glass in all the windows would be opaque. Application did not show the extractors for the gas flue which could affect the amenity of adjacent properties through additional noise &amp; disturbance. Where would occupants exit in a fire?</p>	<p><b>Objection on the grounds of :-</b></p> <ul style="list-style-type: none"> <li>• Contrary to EDDC local Planning Policy D1. The windows did not address the amenity of the occupants of the flat &amp; the 3 houses siding the building.</li> <li>• Original application was found to be fundamentally unacceptable by the planning inspectorate on appeal following an EDDC refusal.</li> <li>• Would harm the amenity of both occupants and surrounding residents.</li> <li>• Security on ground floor was a concern. There was no access to maintain the building only through neighbouring gardens.</li> </ul>
LIMIT	08.07.14				

		<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>	14/1412/FUL	35 Denmark Road <b>Mr R Agar</b> Proposed hard standing	<b>Highways-</b> gave standing advice.	None	<b>No Objection</b>
<b>LIMIT</b>	14.07.14				



## P14/102. ITEMS FOR INFORMATION

### (i) Town & Country Planning Act 1990 Planning Appeal

**Appeal by Strategic Land Partnership**

**Reference APP/U1105/A/14/2216650**

**Proposal: Outline Application (appearance, landscaping and scale reserved) for the construction of 33 dwellings and associated open space**

**Location: Land North & West of Courtlands Cross, Courtlands Lane**

**Ward: Woodbury & Lypstone**

**Planning Application Number: 13/2025/MFUL**

A copy letter was attached from EDDC dated 18<sup>th</sup> June 2014, which confirmed an appeal was lodged in connection with the above matter. Any representations on the Appeal should be received by the Planning Inspectorate no later than the 18<sup>th</sup> July 2014.

**Note:** Councillor L Elson advised members that she had spoken to Lypstone Parish Council who did not wish to submit any further representation than they had done in respect of the original application. The green wedge was to be retained in the new local plan.

### (ii) Planning Enforcement

**Location: 103 Salterton Road, EX8 2NH**

**Complaint: Unauthorised Advertisements/Signs**

Copy letter was attached from EDDC Planning Enforcement Officer regarding unauthorised adverts/signs at the above location for information.

## P14/103. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
14/0759/FUL Land rear of 129/131 Exeter Road	No Objection	Approval	03.06.14
14/0224/OUT 6 Sarltdown Road	Objection	Refusal	14.06.14
14/0905/FUL 16 Bicton Street	No Objection	Conditional Approval	21.06.14
14/0946/FUL 32 Cranford Avenue	No Objection	Approval	21.06.14
<b>14/1000/FUL South Lodge St Johns Road</b>	<b>Objection</b>	<b>Conditional Approval</b>	<b>21.06.14</b>
14/1128/FUL 12 Newlands Avenue	Objection	Withdrawn	24.06.14

14/0996/FUL 10 Popular Close	No Objection	Withdrawn	26.06.14
14/1334/FUL 1 Clipper Wharf Shelly Road	No Objection	Approval	26.06.14

***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 18.46**

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