

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 21<sup>st</sup> JULY 2014 AT 6.00 P.M.

**PRESENT:** Councillors: S MacQueen (Chairman)  
M Chapman                      T Dumper  
L Elson                              S Gazzard  
A Greenhalgh                      C Nicholas  
B Taylor                              B Toye  
R Turner                              E Wragg

**APOLOGIES:** None

---

#### **PUBLIC SPEAKING TIME**

The Chairman advised members that a notice of additional information had today been received in respect of planning application 14/1460/FUL Exmouth Community College, resurfacing of sports pitch and installation of floodlighting. EDDC planning had extended the consultation period by a further 14 days. Members therefore agreed to defer the application to the next planning meeting on the 4<sup>th</sup> August, when this additional information would be available to consider.

The meeting was adjourned for Mr Godfrey Harris to speak against planning application 14/1558 /FUL, 28 Salterton Road, demolition of existing garage, construction of two storey side extension to create annexe, and creation of new vehicular access

---

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

#### **P14/104. MINUTES**

The Minutes of the meeting held on 7<sup>th</sup> July 2014 were approved and signed as a correct record.

#### **P14/105. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor Lynne Elson declared a personal interest in respect of planning application 14/1460/FUL, Exmouth Community College, as her sister was chair of the Finance Committee for the College.

#### **P14/106. URGENT BUSINESS**

There were no items of urgent business.

**P14/107. 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>Brixington</b>				
<b>PLAN No:</b>	14/1488/ADV	Junction Of Brixington Lane and Ivy Dale <b>Mrs G Hayne</b> 2 No. non-illuminated directional signs	<b>Cllr D Chapman</b> supported the signage as he felt the road to the community centre was hard to find.  <b>Highways</b> had visited the site and had no objection.	None	<b>Approval</b>
<b>LIMIT</b>	11.08.14				

**P14/108. 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>Brixington</b>				
<b>PLAN No:</b>	14/1629/FUL	23 Holly Walk <b>Mr Ray Heavens</b> Retention of detached garden room building	<b>Highways</b> - did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	01.08.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1560/MFUL	Land To The West Of St Johns Road, Bystock Farm <b>Lightsource</b> Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras	<b>Highways</b> – A report was circulated to members.	<b>1 x letter</b> of support - Good use of land that was totally screened from all neighbours.  <b>1 x letter Civic Society</b> objected on the grounds that such schemes were setting a precedent. Permission had already been granted at nearby Liverton Farm and another was proposed at Woodbury and destroying East Devon's AONB.	<b>Councillors voted by majority to recommend refusal of this application on the grounds that a wildlife report had not been submitted and the tree report was unclear. Subsequent to the meeting it was agreed by the Chairman to defer this application pending further information.</b>
<b>LIMIT</b>	30.07.14				
<b>PLAN No:</b>	14/1638/FUL	1 Bystock Mews, Bystock <b>Mr John Stuart</b> Construction of car port to side of dwelling	<b>Highways</b> - did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	04.08.14				

		<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>	14/1460/FUL	<p>Exmouth Community College Gipsy Lane <b>Trustee Board Exmouth Academy</b> Resurfacing of sports pitch and installation of floodlighting</p> <p><b>Notice of Amended plans Rec'd 21.7.14 (Today) –</b> Proposed light spillage plan and technical document. Information was not yet available on website.</p> <p><b>Target Date: 04.08.14</b></p> <p><b>Recommendation: Deferred to next planning meeting.</b></p>	<p><b>Note:</b> Cllr L Elson had previously declared a personal interest.</p> <p><b>Environmental Health</b> Had considered the application and discussed the positioning and choice of lighting with planning west. The lighting column positions had been selected to ensure that lights did not align directly with windows, and the units selected so that they could be angled towards the ground. All lighting units should be fitted with shields to ensure that they did not cause nuisance to residents in their first floor windows. The applicant was to be requested to provide more details regarding the prevention of lateral and upwards light overspill.</p>	<p><b>3 x Reps –</b> Objected on the grounds that the light and noise pollution was already a major nuisance and to extend floodlighting would adversely affect the local residents. The plan submitted was inadequate in its communication of potential light overspill. The proposal would have a negative visual impact. Neighbouring roads were unable to cope with the potential increase in traffic and car parking. The bid for funding had only been successful on the basis that the pitch was opened up to greater community use &amp; therefore constituted a change of use for the site.</p>	<p><b>Deferred to the next planning meeting on the 04.08.14.</b></p>
<b>LIMIT</b>	24.07.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/1553/LBC	1 Castle Cottages Castle Lane <b>Mr M Allen</b> Retention of works comprising damp proofing of Victorian brickwork and replacement render	<b>Conservation Officer</b> Unable to look at the application until early August. The application description appeared not to be overly controversial, but needed to look at the details.	None	<b>No Objection subject to the Conservation Officers report.</b>
<b>LIMIT</b>	22.07.14				
<b>PLAN No:</b>	14/1558/FUL	28 Salterton Road <b>Mr M Simms</b> Demolition of existing garage, construction of two storey side extension to create annexe, and creation of new vehicular access  <b>Mr Godfrey Harris spoke against the application during the Public Speaking Time</b>	<b>Highways</b> had no objection	<b>1 x Rep</b> – objected on the grounds that it would reduce the natural light to their ground floor annexe where a member of their family lived, who had poor eyesight & mobility problems.	<b>No Objection</b>
<b>LIMIT</b>	23.07.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1173/FUL	10 Cranford Avenue <b>Mr M Jackson</b> Construction of detached dwelling	<b>Highways</b> – gave standing advice	<b>1 x Rep</b> – objected on the grounds that it was set too close to the rear boundary and was overbearing. A negative impact on the spacious character of the area & out of keeping. Loss of privacy – no windows in the upper floor of the approved dwellings whereas there was a large window in the proposed dwelling. Question the accuracy of the drawings showing the line of sight and scale of the house.	<b>No Objection</b>
<b>LIMIT</b>	23.07.14				
<b>PLAN No:</b>	14/1697/FUL	17 Claredale Road <b>Mr N Fletcher</b> Demolition of existing garage and construction of single storey extension incorporating dormer windows, roof lights and hip to gable extension incorporating new window and construction of detached garage		None	<b>No Objection</b>
<b>LIMIT</b>	04.08.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	14/1492/FUL	36 - 37 The Strand <b>Mr N Dew</b> Change of use and internal alterations to form restaurant	<b>Highways</b> - did not wish to comment.	None	<b>No Objection subject to the Conservation Officers approval.</b>
<b>LIMIT</b>	04.08.14				
<b>PLAN No:</b>	14/1490/LBC	36 - 37 The Strand <b>Mr N Dew</b> Internal and external alterations to enable change of use to a restaurant	<b>Highways</b> - did not wish to comment.	None	<b>No Objection subject to the Conservation Officers approval.</b>
<b>LIMIT</b>	31.07.14				
<b>PLAN No:</b>	14/1635/VAR	Pier Head Shelly Road <b>Mr C Fayers</b> Variation of Condition 14 of planning application 12/2163/MFUL to amend the appearance, internal arrangements and parking spaces 10 and 11  <b>Amended plans –</b> Additional Information – floor plan and front elevation of garages	<b>Highways</b> - did not wish to comment.  <b>Conservation</b> – did not wish to comment.	<b>1 x Rep</b> – concerned about the impact on the public and the businesses that use Pier Head car park. Local streets and Camperdown Terrace car park will come under additional pressure.	<b>Objection on the basis that the original S106 agreements have not been upheld.</b>
<b>LIMIT</b>	29.07.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1664/FUL	9B Camperdown Terrace <b>Exmouth Marina Ltd</b> Retention of 2 no. containers with infill sheet roof and roller shutter door for a temporary period of 3 years	<b>Environmental Health</b> had no objections  <b>Highways</b> - did not wish to comment.	<b>1 x Rep</b> – Concerned about the increase in pollution in the area is if the units were used as a workshop.	<b>Objection on the grounds of:-</b> <ul style="list-style-type: none"> <li>• <b>Not in keeping with area or Streetscene</b></li> <li>• <b>Closeness to the listed building next door and other nearby residential dwellings.</b></li> <li>• <b>Detrimental effect of the industrial appearance of the containers to the amenity of the area &amp; residents.</b></li> </ul>
<b>LIMIT</b>	31.07.14				



## **P14/109. ITEMS FOR CONSIDERATION**

### **(i) Land at Rear of 3 Lime Grove, EX8 5NN**

A copy email, location plans and photos were attached from Simon Yates asking for comments or objections prior to consulting the Portfolio Holder on the sale of the above land.

EDDC Parks Development Officer had commented that the area was of very limited amenity value to the general public. However, there were few trees in this part of Exmouth. He suggested that either the existing trees were protected from felling by a TPO, or a planning requirement was added to replace the existing trees with substantial (16/18cm girth min size) new ones and then protect them with a TPO.

**RESOLVED: Request that a TPO was placed on the existing trees or any replacement trees.**

## **P14/110. ITEMS FOR INFORMATION**

- (i) Town & Country Planning Act 1990 Planning Appeal**  
**Appeal by Mr Adrian Street Appeal Reference APP/U1105/A/14/2215279**  
**Proposal: Construction of attached dwelling**  
**Location: 77, Fraser Road, Exmouth, EX8 4D**  
**Planning Application Number: 13/2326/FUL**

The above appeal was dismissed by the inspectorate on the 30<sup>th</sup> June 2014.

## **P14/111. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>	<b>DATE OF EDDC DECISION</b>
14/0224/OUT 6 Sarltdown Road	Objection	Refusal	05.07.14
14/0840/FUL 24 Littleham Road	No Objection	Conditional Approval	11.07.14
14/0906/FUL Rolledene 2 Rolle Villas	No Objection	Approval	11.07.14
14/1325/FUL Pier Cafe Pier Head	No Objection	Conditional Approval	11.07.14
14/1388/FUL 27 Chaucer Rise	No Objection	Approval	11.07.14

***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 18.52**

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