

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 18th AUGUST 2014 AT 6.00 P.M.

**PRESENT:** Councillors: S MacQueen (Chairman)  
M Chapman                      T Dumper  
L Elson                              S Gazzard  
B Nash (attending for Littleham Ward)  
C Nicholas                      B Toye  
R Turner                              E Wragg

**APOLOGIES:** Councillors A Greenhalgh & B Taylor

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#### **PUBLIC SPEAKING TIME**

The meeting was adjourned for:-

Mr Rob Rooksby, Teacher at Exmouth Community College, who spoke in support of the above application 14/1460/FUL.

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**Note:** The application stated above was discussed under matters of urgent business, item 4 on the agenda. The Chairman then reconvened the Planning Meeting.

#### **P14/120. MINUTES**

The Minutes of the meeting held on 4<sup>th</sup> August 2014 were approved subject the amendment below under declarations of interest.

Councillor E Wragg 14/1730/FUL 48 Rolle Street, her sister had a relative by marriage that was involved in a business matter with the company at that address.

#### **P14/121. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

All members declared a personal interest in respect of planning application 14/1825/FUL 25C Hulham Road as the applicant was a Town Councillor.

Councillor Lynne Elson declared a personal interest in respect of planning application 14/1460/FUL, Exmouth Community College, as her sister was a Governor/Trustee and chair of the Finance Committee for the College and Councillor. Councillor Bill Nash as he had relatives who attended the College.

Councillor Lynne Elson also declared a personal interest in respect of planning application 14/1699/COU 9 Claremont Grove as her employer's office was next door.

Councillors M Chapman and S Gazzard declared a personal interest in respect of Items for Consideration, Licensing application for The Pavilion, as they sat on the Licensing Sub-Committee at EDDC who would decide on the application.

## **P14/122. URGENT BUSINESS**

**(i) 14/1460/FUL- Exmouth Community College –Halsdon Ward  
Resurfacing of sports pitch and installation of floodlighting  
Amended Plans**

Amendments related to floodlighting Columns and light spill details.

**Target Date: 27.08.13**

A request from EDDC to extend the consultation period to 2<sup>nd</sup> September was refused and so therefore the application was discussed under urgent business.

Mr Rob Rooksby spoke during Public Speaking Time in support of the application.

**RESOLVED: No Objection**

**Note:** Councillors L Elson and B Nash had previously declared a personal Interest.

**(ii) Brixington Ward – 14/1560/FUL- Land to the West of St John’s Rd –  
Amended Plans**

Additional information on heritage assets and archaeology – reports received.

**Target Date: 26.08.14**

A request from EDDC to extend the consultation period to 2<sup>nd</sup> September was refused and so therefore the application was discussed under urgent business.

**RESOLVED: No Objection subject to a further expected  
Conservation report. The Committee were hopeful that recently  
received reports would be considered by Conservation and the  
location of the solar farm would be acceptable.**

**P14/123. 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>	14/1648/TRE	1 Stanley Walk <b>Mrs Wright</b> T1 Turkey Oak: Reduce crown back to historic reduction points. Thin crown by 15%. Removal of deadwood considered exempt. .		<b>Tree Officer's Report –</b> This Turkey Oak was a significant feature in the local streetscape and once reduced would maintain its presence. The requested works to reduce crown back to historic reduction points was a repeat of previous established tree management works. <b>Recommendation for approval.</b>	<b>Approval in accordance with the Tree Officer's report.</b>
<b>LIMIT</b>	28.08.14				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	14/1643/TCA	Rolledene, 2 Rolle Villas <b>Mr Spencer Jarratt</b> Apple - Fell Yew: - Crown lift to provide 2.5metres clearance of the footpath and 5metres over the road.		<b>Tree Officer's Report –</b> The Yew tree made an important contribution to the amenity of the area and sits secondary to the dominant Pine trees. The proposed works were the minimum requirements for highway clearance so considered appropriate and necessary. The apple tree growing in the rear garden was covered in Honeysuckle and Clematis and insignificant amongst other planting, removal would not affect the amenity. <b>Recommendation for Approval.</b>	<b>Approval in accordance with the Tree Officer's report.</b>
<b>LIMIT</b>	20.08.14				

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Town – Advert</b>				
<b>PLAN No:</b>	14/1702/ADV	48 Parade <b>Mrs K Stirling</b> Display of 2no internally illuminated projecting signs.	<b>Highways had no objection.</b>	<b>None</b>	<b>Approval with a condition that the internally illuminated projecting signs were turned off outside of trading hours.</b>
<b>LIMIT</b>	11.09.14				

**P14/124. 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>	14/1774/FUL	Gate Lodge Old Bystock Drive <b>Mr &amp; Mrs Gowing</b> Demolition of existing conservatory, conversion of double garage to accommodation, two storey side/rear extension and entrance porch.	<b>Conservation Officer</b> did not support this application as she felt that the original relocated lodge would no longer remain visually separate or retain its individuality.	None	<b>Objection on the same grounds as the Conservation Officer and out of keeping with the area.</b>
<b>LIMIT</b>	19.08.14				
<b>PLAN No:</b>	14/1837/MFUL	2 Westminster Close <b>Mr E Glancy</b> Construction of two storey side and rear extension.		<b>1 x letter of support</b> from a neighbour.	<b>No Objection</b>
<b>LIMIT</b>	20.08.14				
<b>PLAN No:</b>	14/1632/FUL	St Cecilia, Marley Road <b>Mr K Leigh</b> Construction of two storey dwelling.	<b>Highways</b> gave Standing Advice.	<b>1 x Rep</b> – objected as out of character with other properties on the road, would look out of place and was too close to adjoining properties.	<b>No Objection</b>
<b>LIMIT</b>	20.08.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1943/FUL	<b><u>ADDENDUM</u></b>  64 Vansittart Drive <b>Ms M Ward</b> Construction of fences alongside roadside.		None	<b>No Objection on condition that the specified height limit for boundary fences was adhered to.</b>
<b>LIMIT</b>	29.08.14				
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	14/1732/FUL	60 Hulham Road <b>Mr P McCormack</b> Re-positioning of existing vehicular access and driveway.		None	<b>No Objection</b>
<b>LIMIT</b>	19.08.14				
<b>PLAN No:</b>	14/1825/FUL	<b><u>ADDENDUM</u></b>  25C Hulham Road <b>Mr I Stewart</b> Creation of enlarged vehicular access and parking area.	<b>Note:</b> All Cllrs had previously declared a personal interest.	None	<b>No Objection</b>
<b>LIMIT</b>	28.08.14				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/1853/FUL	Maer Cote, Maer Lane <b>Mrs L Stafford</b> Construction of extension to side of dwelling to replace existing garage and construction of porch.	<b>Highways</b> do not wish to comment.  <b>Cllr. M Williamson</b> does not object as there is adequate space between the houses.	None	<b>No Objection</b>
<b>LIMIT</b>	19.08.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1699/COU	9 Claremont Grove <b>Mrs L Lambeth</b> Change of use of dwelling to B1 (A) Office.	<b>Note:</b> Cllr L Elson had previously declared a personal interest.  <b>Cllr. M Williamson</b> supported the application.	<b>1 x comment</b> from a neighbour who was concerned at the on street parking preventing her exiting her drive. Could the garage be taken down to accommodate more on-site parking.	<b>No Objection</b>
<b>LIMIT</b>	20.08.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1857/COU	Prattshayes Farm, Maer Lane <b>National Trust</b> Change of use of land to provide 30 number tented campsite.	Re-siting of camp site from original application.	None	<b>Objection</b> The re-sitting of the campsite from original application was situated on the edge of Flood Zones 1, 2 & 3. The new proposed field was still 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.
<b>LIMIT</b>	20.08.14				



		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1542/MFUL	<p><b><u>ADDENDUM</u></b></p> <p><b><u>Amended Plan</u></b> 34 Douglas Ave <b>UKRD Ltd</b> Demolition of hotel and construction of 9 houses, conversion of existing annexe to 2 dwellings and construction of detached car port. <b>Amended elevation drawings with outline of frontage; additional coloured elevations.</b></p>	<p><b>Cllrs. M Williamson &amp; T Wood</b> requested that consideration to be given to the protected trees on the site, privacy to residents of the neighbouring Coach House and consideration to be given to materials and design to reflect the high quality of build of the older houses in the Avenues.</p> <p><b>Highways</b> supported the application subject to conditions.</p>	<p><b>2 x Reps</b> – one objection letter was not scanned onto website. Concerned about fumes from cars sited in the carports and that car parking provision at 1.5 vehicles per property was inadequate.</p>	<b>No Objection</b>
<b>LIMIT</b>	21.08.14				

		<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>	14/1820/FUL	Lavis's Boatyard 6A Camperdown Terrace <b>Mr A Griffin</b> Demolition of existing shed and construction of a two storey Sea Cadets building with external parade ground and boat storage with access from Camperdown Terrace.	<b>Environmental Health</b> – had no objection subject to the usual conditions. <b>Conservation Officer</b> – accepted the proposal in principle but had observations in respect of materials and design features. <b>Contaminated Land Officer</b> – requested that any sign of contamination of soil or ground or surface water be found to be contaminated then work be temporarily suspended for identification and remediation.	<b>5 x Reps</b> – concerned about flooding, in particular exaggerated flooding to nearby properties due to larger building on site. More on street parking would be needed in an already saturated area. The black colour of the building was out of keeping with the red brick, light blue or grey clay.	<b>Objection on the grounds that the application was contrary to Policy Points made under D1 in the Local Plan.</b> <ul style="list-style-type: none"> <li>• Key characteristics and special qualities of the area.</li> <li>• Scale, massing and materials of the building relate well to their context.</li> <li>• Not adversely affecting the distinctive historic or architectural charter of the area. The proposal is opposite a listed building.</li> </ul> <b>Recent storms had demonstrated that there was a risk of flooding.</b> <b>Cont.....</b>
<b>LIMIT</b>	19.08.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1820/FUL	<b>Continued....</b>  Lavis's Boatyard 6A Camperdown Terrace <b>Mr A Griffin</b>			<b>Continued....</b> <b>SWW were due to carry out works this Autumn to improve sewerage &amp; drainage. The Committee fully support the Cadets and their need for premises but could not support this application. SWW &amp; Environmental Health should be consulted before the application was considered or re-submitted in the future.</b>
<b>LIMIT</b>	19.08.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1942/VAR	<b>ADDENDUM</b> Sunnymead 74 Victoria Rd <b>Mr A Quinn</b> Amendment to condition 2 of Planning Approval 13/2507/FUL (Conversion of bed and breakfast to 5 flats) to construct balconies to serve 1st and 2nd floor flats and addition of flat roof dormer to rear of building.	<b>Environmental Health</b> had no objections.  <b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	29.08.14				
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	14/1733/FUL	102 Bradham Lane <b>Ms M Malinowsha</b> Conversion of dwelling to 3 one bedroom flats. Demolition of garage and construction of two storey side extension. Alterations to vehicular access and provision of 3no parking spaces.	<b>Cllr. B Taylor</b> had no objection but wished to comment on how small the first floor flats were.  <b>Highways</b> gave standing advice.  <b>South West Water</b> gave guidance on the location of the public sewer.	None	<b>No Objection provided the allocated parking spaces meant that vehicles did not over hang the pavement.</b>
<b>LIMIT</b>	21.08.14				

## **P14/125. ITEMS FOR CONSIDERATION**

### **(i) Land North West of Symonds Farm, Spiders Lane, Exmouth**

The recent owners of Symonds Farm on Spiders Lane, Exmouth had applied to the Council to purchase 884 sq m of Garden land which was let under an annual garden licence to the previous owners.

The land was enclosed to the roadside by a high hedge, photos and plan previously circulated. There was a stream running through the middle of the plot and high voltage electricity pylon. Conditions of sale would include a standard Overage clause in the case of development in the next 30 years for 30% of any uplift in value if planning permission is granted (Plan and photographs attached).

Other conditions to include:

1. Not to use the strip of land other than as a private garden for the benefit of Symonds Farm.
2. Not to erect any buildings or structure on the land without the prior written consent of the Council.
3. To be responsible for maintenance of the boundaries.
4. Not to alter or permit to be altered in any way the existing levels of the land, or alter in any way any existing land drainage system affecting the land or the Council's adjoining retained land.

The Committee was asked to make any comments or objections prior to a cabinet report.

**Noted, members had no comment or observations to make.**

### **(ii) The Pavilion, The Esplanade, Exmouth EX8 2AZ – Applicant Leisure East Devon Ltd. Exmouth Town Ward.**

Proposed Variation of Premises Licence Ref: 037172. To remove existing bar in hall area and extend to include a new bar with lounge area. Licensable activities to extend into the new area. Plan circulated to members.

**RESOVLED: No Objection**

**Note:** Councillors M Chapman and S Gazzard left the room whilst discussions took place as they had previously declared a personal interest.

## P14/126. ITEMS FOR INFORMATION

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

Reference APP/U1105/A/14/2221736

Location: Workshop to rear of 9 Morton Crescent Exmouth

Appeal by: Ms Jane Kingdon

Proposal: Construction of new roof over existing private garage/hobby workshop.

Ward: Town

Planning Application Number: 14/0367/FUL

A copy letter is attached from EDDC dated 4<sup>th</sup> August 2014, which confirms an appeal is lodged in connection with the above matter. Any representations on the Appeal should be received by the Planning Inspectorate no later than the **3<sup>rd</sup> September 2014.**

### (ii) Lympstone Neighbourhood Plan

Lympstone Parish Council as the qualifying body had prepared a neighbourhood development plan, entitled Lympstone Neighbourhood Plan, for their parish with the help of the local community. The plan set out a vision for the future of the parish and planning policies which would be used to determine planning applications locally (details were attached).

Councillor L Elson reported to members that Cllr Rob Longhurst of Lympstone Planning Committee had reported that MP Eric Pickles had called in the Courtlands Cross proposed development as it was against the “Green wedge” identified in the Lympstone Neighbourhood Plan, although the information had not been confirmed in writing.

## P14/127. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
14/0891/FUL Prattshayes Farm	Objection	Withdrawn	30.7.14
14/1110/FUL Land adj. to 88 Littleham Rd	No objection	Conditional Approval	01.08.14
<b>14/1166/FUL Annexe 79A St Johns Rd</b>	<b>Objection</b>	<b>Conditional Approval</b>	<b>01.08.14</b>
14/1258/MOUT 28 Cranford Ave	Objection	Refusal	01.08.14
14/1488/ADV Directional sign Brixington Lane/Ivydale	Approval	Delegated decision	01.08.14
14/1553/LBC 1 Castle Cottages, Castle Lane	No objection	Retrospective Approval	05.08.14

**Please note that all Decisions received from East Devon District Council were 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 19.18**

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