

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 15<sup>th</sup> SEPTEMBER 2014 AT 6.00 P.M.

**PRESENT:** Councillors: L Elson (Acting Chairman)  
M Chapman            T Dumper  
S Gazzard            A Greenhalgh  
B Nash (Reserve for Littleham Ward)  
C Nicholas            B Taylor  
B Toye                R Turner  
E Wragg

**APOLOGIES:** S MacQueen

#### **P14/136. MINUTES**

The Minutes of the meeting held on 1<sup>st</sup> September 2014 were approved.

#### **P14/137. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor B Toye declared a personal interest in planning application 14/2179/FUL 44 Gibson Close as the applicant was a personal friend.

Councillor E Wragg declared a personal interest in respect of Change of Use application 14/2033/COU 1 Morton Road as she lived in the area.

Councillor M Chapman declared a personal interest in respect of Items for Consideration, Licensing application for Peanut Lolly Pops, as she sat on the Licensing Sub-Committee at EDDC.

#### **P14/138. URGENT BUSINESS**

There were no items of urgent business.

P14/138.To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
<b>WARD</b>	<b>Brixington</b>				
<b>PLAN No:</b>	14/1876/TRE	Pinetops Knappe Cross Brixington Lane <b>Mr Ian Pearson</b> T1 Monterey Pine: Fell.		<b>Tree Officer's Report</b> – This Monterey Pine was once the northern tree of a pair of Pines, the other one having been recently removed which had resulted in exposure of this tree to high winds and winter storms. It had grown well above surrounding houses and had had insufficient time to readjust to lone standing by laying down additional supporting tissue. Although the tree made a significant contribution to the amenity of the area it was likely to fail during winter storms in the direction of the applicant's home. <b>Recommendation for approval</b> subject to a condition requiring replacement planting to maintain continuity of tree cover and to compensate for loss of amenity.	<b>Approval in accordance with the Tree Officer's report.</b>
<b>LIMIT</b>	25.09.14				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
<b>WARD</b>	<b>Town - Advert</b>				
<b>PLAN No:</b>	14/1939/ADV	The Elizabeth Hall Esplanade <b>Whitbread Group Plc</b> Display of 2 no externally illuminated fascia signs and 1 no totem sign (2.5 m high) to hotel approved under planning permission 14/0617/MFUL <b>Amended plan</b> to show ground sign showing location of proposed totem sign (directional sign for car park)	<b>Highways</b> had no objection to the proposed signs.	<b>5 x Reps</b> – who objected to the large purple LED signs that would be illuminated at night on the front and rear elevations as they were not in-keeping with the natural tone of the seafront or surrounding businesses and would add to light pollution and destroy the peace and natural beauty of the estuary views. The sign on the side was too big and would provide a large purple glow throughout the night. The totem sign at 2.5 metres would encroach on the natural look of the coastline.	<b>Split Decision</b>  <b>Approval of totem sign H8 and Sign H3, sign over front entrance doors.</b>  <b>Refusal of sign H7, due to size, however the Committee would be minded to consider approval if the sign was reduced in size.</b>
<b>LIMIT</b>	03.10.14				

P14/139. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Brixington</b>				
<b>PLAN No:</b>	14/2073/FUL	97 St Johns Road <b>Mr M McNaghten</b> Construction of dormer windows to front and rear to facilitate loft conversion		None	<b>No Objection</b>
<b>LIMIT</b>	23.09.14				
<b>PLAN No:</b>	14/2119/FUL	<b><u>ADDENDUM</u></b>  Avalon Bassetts Gardens <b>Mr Ian Lake</b> Single storey side and rear extensions and conversion of existing garage to provide 2 bedrooms		None	<b>No Objection</b>
<b>LIMIT</b>	29.09.14				
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	14/1920/FUL	38 Springfield Road <b>Mr M Pratt</b> Construction of front dormer window to facilitate loft conversion and construction of replacement single storey to rear.		None	<b>No Objection</b>
<b>LIMIT</b>	23.09.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/2116/FUL	6 Apple Close <b>Mr P Barker</b> Retrospective application for construction of single storey rear extension incorporating hip to gable extension, dormer windows to east and west elevations incorporating clear glazed windows and use of Cedar weatherboard.		None	<b>Objection on the grounds that it was overbearing and out of keeping with other properties in Apple Close.</b>
<b>LIMIT</b>	25.09.14				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/2118/VAR	East Dunsinane Maer Road <b>Eagle Investments Ltd</b> Variation of condition 14 of planning permission 11/0721/MFUL to extend the third floor flat roof balcony surrounding unit 7 of the west block on the southern elevation.		None	<b>No Objection</b>
<b>LIMIT</b>	24.09.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/2054/FUL	Orcombe Lodge 12 Foxholes Hill <b>UKRP (Foxholes) LLP</b> Demolition of existing dwelling and construction of 4 detached dwellings and creation of new vehicular access onto Foxholes Hill <b>ADDENDUM Additional Plans</b> Additional plans showing vehicle movements/tracking proposed street scenes and garages and 3D model images of the proposal. Amended plans showing correct position of northern boundary wall.	<b>Cllr. M Williamson</b> – supported the application as it made efficient and creative use of the site. He welcomed the restrained modern design and the two access driveways. <b>Environmental Health</b> had some issues with the application and further info may be required.	<b>8 x Reps</b> – objected to the futuristic modernised little boxes with flat roofs which beard no character or tradition with the much older buildings in the area. House No. 4 was too close to the neighbouring boundary. Loss of on street parking to create the 2 <sup>nd</sup> access which would be dangerous to exit. Overdevelopment of the site and offensive to the neighbourhood with loss of trees. Against demolition of the arts and craft property which should be preserved.	<b>No Objection</b>
<b>LIMIT</b>	17.09.14				
<b>PLAN No:</b>	14/1996/FUL	11 Sarltdown Road <b>Mr Paul Rowley</b> Conversion of garage and extension linking garage and dwelling to provide annexe; retention of detached store/garage.		None	<b>No Objection</b>
<b>LIMIT</b>	23.09.14				
<b>PLAN No:</b>	14/2129/FUL	24 Heatherdale <b>Mr And Mrs R Wheeler</b> Construction of single storey rear extension.		None	<b>No Objection</b>
<b>LIMIT</b>	22.09.14				

		<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>	14/2033/COU	1 Morton Road <b>Mrs Rose Tripp</b> Change of Use from a guest house (C1 Use) to a house of multiple occupancy (C4 Use).	<b>Note:</b> Cllr E Wragg declared a personal interest.	None	<b>Defer to Town Ward members and Chairman as they wished to examine the evidence regarding it not being a viable business in accordance with Policy TO3 of the Local Plan.</b>  <b>Objection to change of use to a house of multiple occupancy as guest houses in that area needed to be retained.</b>
<b>LIMIT</b>	24.09.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/1236/FUL	35 The Strand <b>Mr Nick Gibbins</b> 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	<b>Conservation Officer</b> – had no objection in principle to the works with detailed comments on replacement joinery materials to be used.	None	<b>No Objection</b>
<b>LIMIT</b>	17.09.14				
<b>PLAN No:</b>	14/1820/FUL	Lavis's Boatyard 6A Camperdown Terrace <b>Mr Anthony 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>Amended Plans</b> Amendments relate to Amended floor plans, amended elevations and materials	<b>Natural England and Highways</b> gave standing advice.  <b>Amendments</b> had been submitted in response to Conservation Officer's report.	<b>Exmouth Civic Society</b> still wished to object to the foreboding front elevation which was out of character with that primary residential area and sombre in colour. A preference for red brick.	<b>No Objection</b>
<b>LIMIT</b>	19.09.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Withycombe Village</b>				
<b>PLAN No:</b>	14/2080/RES	<b><u>ADDENDUM</u></b>  Liverton Farm Salterton Road <b>Mr John Wilding</b> Variation of condition 2 to planning permission 13/2202/MFUL to amend the position, height and number of the solar arrays, transformer substations, CCTV bases and amendments to fencing, CCTV design and DNO cabin and provision of access track through the site and satellite mounting base	<b>Natural England</b> had no comment to make.  <b>Highways</b> did not wish to comment.	None	<b>Objection on the grounds of:</b> <ul style="list-style-type: none"> <li>• A further loss of agricultural land.</li> <li>• Overbearing &amp; overdevelopment impacting on the landscape.</li> </ul>
<b>LIMIT</b>	26.09.14				
<b>PLAN No:</b>	14/2179/FUL	<b><u>ADDENDUM</u></b>  44 Gibson Close <b>Mr D Fensom</b> Construction of single storey extension to front of property	<b>Note:</b> Cllr B Toye had previously declared a personal interest.	None	<b>No Objection</b>
<b>LIMIT</b>	29.09.14				
<b>PLAN No:</b>	14/2181/FUL	<b><u>ADDENDUM</u></b>  7 Madagascar Close <b>Mr G Charles</b> Construction of two storey side extension	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	29.09.14				

**P14/140. ITEMS FOR CONSIDERATION**

- (i) Devon County Council Street Cafe Licence Application at Peanut Lolly Pops, 21, The Strand, Ward: Town**

A copy of the application and plan was attached.

The committee had been asked to respond by 24<sup>th</sup> September 2014.

**RESOLVED: No Objection as proposal was in line with other establishments in the area.**

**Note:** Councillor M Chapman had previously declared a personal interest and left the room. Councillors E Wragg and S Gazzard also declared a personal interest but remained in the room whilst discussion took place.

**P14/141. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
14/1673/FUL Flat 1 Kingsdon Hall 32 Douglas Avenue	No Objection	Approval	23.08.14
14/1732/FUL 60 Hulham Road	No Objection	Approval	27.08.14
14/1853/FUL Maer Cote Maer Lane	No Objection	Approval	28.08.14

***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 18.45

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