

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 29th SEPTEMBER 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

Councillor Eileen Wragg inquired whether if it was possible that the announcement read by the Chairman regarding the recording off the meeting could be shortened. The Chairman agreed to ask the Town Clerk.

P14/142. MINUTES

The Minutes of the meeting held on 15th September 2014 were approved.

P14/143. MATTERS ARISING

Premier Inn – application 14/1939/ADV

The application had been considered at the last meeting and signs H8 & H3 were approved. H7, sign on the side of the building, was considered too large but the committee were minded to consider approval should the sign be reduced. Following discussion with the agent an amended drawing had been submitted for consideration which showed a reduction of approximately 25% - the amended drawing was circulated to members.

RESOLVED: Approval

P14/144. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman and S Gazzard declared a personal interest in respect of Items for Consideration, Licensing application for Shell Garage, as they sat on the Licensing Sub-Committee at EDDC and would leave the room for that item.

P14/145. URGENT BUSINESS

There were no items of urgent business.

P14/146.To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	14/2144/FUL	42 Anson Road Mr Taylor Construction of single storey front extension (revisions to planning permission 14/0180/FUL)	Town Council had no objection to the previous application. Highways did not wish to comment.	None	No Objection
LIMIT	30.09.14				
PLAN No:	14/2194/FUL	Penrose Bassetts Gardens Mr P Rowsell Construction of replacement workshop and store	Highways did not wish to comment.	None	No Objection
LIMIT	08.10.14				
WARD	Halsdon				
PLAN No:	14/1676/FUL	Flat 1 Belle Vue House 19 Belle Vue Road Mr J Syder Installation of replacement windows	Highways did not wish to comment.	None	No Objection
LIMIT	30.09.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2147/FUL	15 Seymour Road Ms J Drew Construction of dormer window to front elevation	Highways did not wish to comment.	None	No Objection Note: Ensure that the dormer on the east elevation was obscure glass as per plan.
LIMIT	30.09.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2259/FUL	82 Halsdon Avenue Mr D Jones Construction of single storey side and rear extension and formation of new bay window at first floor to the rear	Highways did not wish to comment.	None, though members had a verbal objection from a neighbour.	Objection on the grounds that the size was out of keeping with the area and overbearing on the amenity of the neighbouring property. The District Ward members request that the application to be referred to EDDC Development Management Committee. The plans did not reflect the size of the extension and made it difficult to interpret the size in relation to the plot.
LIMIT	07.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1967/FUL	<p>Byways 1 Halsdon Lane Mr S Allard Demolition of bungalow and construction of replacement two storey dwelling</p> <p><u>Amended Plans</u> showing context of adjacent building</p>	<p>Town Council had no objection to the original application.</p> <p>Highways did not wish to comment.</p>	<p>1 x Rep objected to the impact on neighbouring properties as it could be overbearing & overshadowing, though did not object to the redevelopment of the site & general design of the dwelling.</p>	<p>Objection on the ground that the plans did not reflect the possible overbearing effect on the neighbouring property & thereby made it difficult to make a judgement.</p> <p>The District Ward members to request that the application be referred to EDDC Development Management Committee.</p>
LIMIT	02.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	14/2220/FUL	1 Louisa Terrace Mr J Fowler Replacement of upper parts of existing greenhouse/conservatory with similar aluminium structure	Conservation had no objection since the works would have no adverse impact upon the significance of the heritage asset. Colour finish was to be agreed.	None	No Objection
LIMIT	02.10.14				
PLAN No:	14/2153/FUL	Foxholes House Maer Lane Mr P Rowsell Construction of two storey rear extension incorporating roof terrace and basement garden room	Highways did not wish to comment.	None	No Objection
LIMIT	02.10.14				
PLAN No:	14/2248/FUL	168 Salterton Road Mr & Mrs T Dormer Construction of single storey extension to front of property and infilling of existing walkway between house and garage to enlarge garage	Highways did not wish to comment.	None	No Objection
LIMIT	06.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2258/LBC	20 Bicton Street Mr Colin Rankin Re-roofing of the property with natural slate, addition of chimney liner and replacement of front dormer window	Highways did not wish to comment.	None	No Objection subject to the Conservation officer having oversight of the works.
LIMIT	07.10.14				
PLAN No:	14/2149/FUL	Devon Cliffs Holiday Centre Sandy Bay Bourne Leisure Ltd Construction of 6 no. detached holiday accommodation units with associated parking, access and landscaping		None	No Objection Members requested that SWW comment on the sewage capacity of the site with the addition of the extra units. To be added as an agenda item to the Flooding & Land Drainage Working Party.
LIMIT	07.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2203/LBC	4 Castle Cottages Castle Lane Mr Jeffrey Gaught Repairs to thatch roof structure following fire damage	Highways did not wish to comment.	None	No Objection
LIMIT	08.10.14				
PLAN No:	14/1955/LBC	4 Castle Cottages Castle Lane Mr Jeffrey Gaught Installation of a chemical damp proof treatment to front elevation brick wall and rear kitchen extension	Cllr M Williamson had no objection as it did not appear to affect the appearance of the property.	None	No Objection
LIMIT	10.10.14				
PLAN No:	14/2281/FUL	10 Louisa Place Mr Duncan McVey Alterations and extension to garage to form 2 no. en-suite bathrooms. Demolition of of single storey rear extension and erection of new extension to rear.	Highways did not wish to comment.	None	No Objection
LIMIT	09.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2056/FUL	2 Keepers Cottages Castle Lane Budleigh Salterton Miss Harriet Cann Construction of extension to existing garage		None	No Objection
LIMIT	13.10.14				
WARD	Town				
PLAN No:	14/2224/FUL	Flat 1 50 The Strand Ms Fiona Hannah Replacement of 6no. sash windows (4 on east elevation and 2 on north elevation).	Highways did not wish to comment.	None	No Objection
LIMIT	07.10.14				
	Withycombe Raleigh				
PLAN No:	14/2108/LBC	Hillcrest School St Johns Road Mr Paul Hoffmann Amendments to 14/0716/LBC to retain changes to approved design of garages to plots 5 and 6 including use of render border to wall and stone capping	Highways did not wish to comment.	None	No Objection
LIMIT	07.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2273/FUL	14 Moorfield Close Mrs L Jarvis Construction of single storey side extension		None	No Objection
LIMIT	08.10.14				

Note: During discussions of the applications that were within Conservation Areas, Cllr E Wragg was concerned that no decision had been made by EDDC to the new proposed Conservation Area's within Exmouth and felt that more funding should be made available to support conservation in Exmouth. Could an assurance be given by EDDC that the correct paperwork was submitted by the application and verified by Conservation Officer, this to include descriptions of materials and design.

P14/147. ITEM FOR CONSIDERATION

- (i) **Licensing Act 2003 – Proposed Variation (037381)**
Premises: Exmouth Shell Garage, 223, Exeter Road, Exmouth, EX8 3DZ
Name of Applicant: Shell UK Oil
Ward: Halsdon

PROPOSED VARIATION

To extend the sale of alcohol for consumption off the premises to 24 hours a day seven days a week. Currently 5am – Midnight.

Remove condition 6 (The condition limits the sale of late night refreshment to the sale of hot drinks and soup) thereby allowing the sale of hot food.

Last date for receipt of representations 8th October 2014

The Committee were opposed to an extension past midnight on the grounds of “The Prevention of Public Nuisance” to residents particularly in light of reports of youths recently drinking alcohol in the lane close to the garage. Councillor T Dumper had attended a previous mediation meeting for a request for late night extension where a compromise of midnight had been agreed.

RESOLVED: Objection to the extension of the sale of alcohol to 24 hours and the removal of condition 6 on the grounds of “The Prevention of Public Nuisance” to residents.

Note: Councillors M Chapman and S Gazzard had previously declared a personal interest and left the room.

P14/148. ITEMS FOR INFORMATION

- (i) **Tree Preservation Order**
Land to the South of 10, Cyprus Road
TPO No. 14/0004TPO
Ward: Littleham

The above tree preservation order had been confirmed by EDDC.

- (ii) **Tree Works Exception - Cherry Tree at Exmouth Police Station**

A copy letter was attached from EDDC Arboricultural Team for information.

- (iii) **Notice of Intention to Install Electronic Communications Apparatus**
Marley Road S/O 2 Shackleton Close, EX8 4PR
Ward: Halsdon

A copy letter was attached from the Harlequin Group for information.

P14/149. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/1837/FUL 2 Westminster Close	No Objection	Approved
14/1417/FUL Former Gas Depot, Fore Street	No Objection	Approved
14/1275/FUL 1-2 The Strand	No Objection	Approved
14/1639/VAR Tesco, Salterton Road	No Objection	Approved
14/1774/FUL Gate Lodge, Old Bystock Drive	Objection	Approved
14/1825/FUL 25C Hulham Road	No Objection	Approved
14/1460/FUL Exmouth Community College Gipsy Lane	No Objection	Approved
14/1699/FUL 9 Claremont Grove	No Objection	Approved
14/1961/FUL 11 Prince Charles Close	No Objection	Approved
14/1943/FUL 64 Vansittart Drive	No Objection	Approved
14/1466/FUL 2 Leslie Road	Objection	Approved
14/1493/FUL 76 Halsdon Avenue	Objection	Approved

Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.

It was noted that Ward members had requested that application 14/1466/FUL 2 Leslie Road went to the Development Management Committee, this did not happen and went to delegated powers when all the information thought necessary for a decision had not been available.

Cllr L Elson reported back on information received from EDDC that if the application was deemed minor it was decided under delegated powers even if District Ward members had requested it for consideration at DMC.

Resolved to write to EDDC to enquire what regulations were now in place on decisions made on applications under delegated powers.

Concern was also raised about the use of the Sail Loft outside space – repairs were being carried out with the use of a large crane. Environmental Health and the Development Management manager were due have a meeting regarding this matter and investigate residents concerns.

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 19.04

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