

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 13th OCTOBER 2014 AT 6.00 P.M.

PRESENT: Councillors: M Chapman (Acting Chairman)
T Dumper A Greenhalgh
B Nash (Reserve for Littleham Ward)
C Nicholas B Taylor
E Wragg

APOLOGIES: S MacQueen, L Elson, S Gazzard, R Turner & B Toye

P14/150. MINUTES

The Minutes of the meeting held on 29th September 2014 were approved.

P14/151. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor Eileen Wragg declared a personal interest in respect of planning application 14/2339/FUL, 2 Ash Cottages, Wood Lane as the applicant was a Highways Officer for Devon County Council. She therefore knew the applicant as she was on the Devon County Council Highways Committee as a County Councillor.

P14/152. URGENT BUSINESS

There were no items of urgent business.

P14/153. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	14/2131/TRE	4 Villa Maison 4 Cyprus Road Mrs Pat Bunton T1 Blue Cedar : Fell	Councillor M Williamson supported the application subject to the Tree Officer's report. 4 x supported – as concerned about the size it could reach and the danger to nearby property from falling branches and damage to soakaways by tree roots. The tree was too big for its environment and should be replaced by a more suitable specimen. 2 x objections against removal of the tree or any tree.	Tree Officer's report – this was a maturing Blue Atlas Cedar free from significant defects and growing vigorously on a spacious grassed area 9.5 metres from the building. There was no evidence that the tree would in the future cause damage to the building or the paths nor that the roots were causing damage to the soakaways. The layout and landscaping of the site involved a considerable amount of discussion to retain the tree as an essential focal point with enough space to continue to grow. The removal of the tree would be detrimental to the amenity and character of the area and was protected recently against its removal. Recommendation for Refusal on the grounds that the tree contributed to the amenity and character of the area. The amenity value would increase as it grows. The tree was retained at the time of development as an individual specimen incorporated into the site layout. It would be many years before the tree outgrows its environment and there was no evidence of damage to structures or soakaways.	Refusal in accordance with the Tree Officers report.
LIMIT	28.10.14				

P14/154. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	14/2360/FUL	11 Spruce Close Mr And Mrs Bailey Construction of single storey side and rear extension	Highways did not wish to comment.		No Objection
LIMIT	16.10.14				
WARD	Halsdon				
PLAN No:	14/2301/FUL	48 Springfield Road Mr Gerry Sleeman Construction of single storey rear extension	Highways did not wish to comment. Councillor L Elson had no objection.	1 x Rep from neighbour concerned that the two large windows on the rear extension were overlooking the garden of 46 particularly as the garden of no: 48 is raised much higher. The proposal also appeared to be out of keeping with the rest of the property extensions in the area. Would however be happy to accept the extension should there be no windows overlooking the garden area.	Objection on the grounds of overlooking of neighbours garden. Would be minded to approve if windows were either removed or obscure glazed.
LIMIT	15.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	14/2375/FUL	38 Raleigh Road Mr And Mrs Hayman Construction of second floor extension	Highways did not wish to comment. Renewal of previous approval under 11/2677/FUL		No Objection Queried why the bedrooms were numbered 1, 2 & 3 on the 2 nd floor which was additional accommodation to the existing dwelling when bedrooms 1 & 2 were indicated on the first floor of the dwelling.
LIMIT	20.10.14				
PLAN No:	14/2378/FUL	38 Raleigh Road Mr And Mrs Hayman Construction of pitched roof	Highways did not wish to comment.		No Objection
LIMIT	20.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2404/FUL	21B Cranford Avenue Mrs E Smerdon Construction of detached garden building	Highways did not wish to comment. Cllr. M Williamson supported the replacement of the replacement of two structures with one. Materials were appropriate and it was a good design no larger than the footprint of the 2 original structures and would not have a detrimental effect on anyone.		No Objection
LIMIT	23.10.14				
PLAN No:	14/2357//FUL	18 Cyprus Gardens Mr Michael Batheram Construction of conservatory to rear	Highways do not wish to comment.		No Objection
LIMIT	24.10.14				
PLAN No:	14/2412/FUL	194 Salterton Road Mr J Moore Single storey side extension	Highways do not wish to comment.		No Objection
LIMIT	24.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	14/2266/FUL	30 Montpelier Road Mr Leonard Installation of replacement windows and patio doors to first floor flat	Highways did not wish to comment. Conservation would normally seek retention of timber sash or timber double-glazed equivalents. However an appeal may well be allowed in view of the number of plastic windows in neighbouring properties, therefore reluctantly recommended approval.		Objection on the grounds that the Golden Oak PVCu materials was not in line with a building in a conservation area.
LIMIT	14.10.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2316/FUL	Heavitree Arms High Street Heavitree Brewery Plc Construction of raised balcony seating area with external access and ground floor extension beneath balcony	Highways did not wish to comment. Environmental Health had concerns about the possibility of patrons falling and/or throwing drink over the side on to the public below. They would recommend a condition stating that a clear Perspex barrier be installed up to 6 ft in height for safety of patrons below.		SPLIT DECISION No Objection to the ground floor enclosed extension. Objection to first floor balcony on the grounds of noise in a residential and proposed conservation area.
LIMIT	14.10.14				
	Withycombe Raleigh				
PLAN No:	14/2339/FUL	2 Ash Cottages Wood Lane Mr L Cranmer Construction of two storey rear extension	Note: Cllr E Wragg declared a personal interest but remained in the room, however abstained from the vote. Highways do not wish to comment.		No Objection
LIMIT	15.10.14				

P14/155. ITEMS FOR INFORMATION

(i) Planning Appeal Decision

Reference: APP/U1105/A/14/2221700

Proposal: Construction of detached dwelling

Location: 6 Sarltdown Road, EX8 2HY

Planning Application Number: 14/0224/OUT

Ward: Littleham

The above appeal was dismissed by the inspectorate on the 1st October 2014. Decision Notice attached for your information.

Members were pleased to note that Decision Notice states that The Avenues Design Statement was a consideration in their decision.

P14/156. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/1740/FUL Chantun Foxholes Hill	No Objection	Approved
14/2129/FUL 24 Heatherdale	No Objection	Approval
14/1664/FUL 9b Camperdown Terrace	Objection	Refused
14/1942/VAR Sunnymead 74 Victoria Road	No Objection	Approval
14/1729/FUL 1a South Street	No Objection	Refusal
14/1632/FUL St Cecilia Marley Road	No Objection	Conditional Approval
14/1560/MFUL Land to the West Of St Johns Road	No Objection	Conditional Approval

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 18.37

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