

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 10<sup>th</sup> NOVEMBER 2014 AT 6.00 P.M.

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

**APOLOGIES:** R Turner

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#### **PUBLIC SPEAKING TIME**

The meeting was adjourned for:-

George Boyd & Susan Abbott to speak against 14/2353/FUL, Owls Cott, St Johns Road – Demolition of single storey dwelling and double garage, and construction of replacement 1.5 storey dwelling.

John Fowler spoke after the application had been discussed and recommendation made.

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

#### **P14/164. MINUTES**

The Minutes of the meeting held on 27<sup>th</sup> October 2014 were approved.

#### **P14/165. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor E Wragg declared a personal interest in respect of item for consideration, Camperdown Terrace, proposed erection of GRP cabinet as she was a County Councillor.

#### **P14/166. URGENT BUSINESS**

##### **Premises Licence application 037381 Shell Garage, 223 Exeter Road**

Cllr. Tim Dumper gave members an update on the Licensing Sub-committee meeting held in the morning in respect of the extension on the sale of alcohol to 24 hrs. Cllr Tim Dumper was the only interested party that attended and had spoken to a nearby Nursing Home prior to attending the hearing. Cllr L Elson said that no local residents were prepared to give verbal or written evidence for use at the hearing. Due to the lack of strong supporting evidence the objection by this Council was not upheld and the application was approved. Cllr T Dumper appealed to the applicants to reconsider their application on the grounds of being a good neighbour but the applicant believed that there was a demand to supply alcohol 24 hours a day and so wished to pursue the request. Cllr Dumper advised members that the decision could be appealed however due to the lack of evidence the Committee made a decision not to.

P14/167.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>	14/2333/TRE	47 Evergreen Close <b>Mr George</b> T1, Hawthorn - Formative prune by shortening second and third order branches by 50cm T2, Turkey Oak - Remove epicormic growth up to first order branch at approximately 4 metres T3, Turkey Oak - Remove epicormic growth up to first order branch at approximately 6 metres		<b>Tree Officer's report</b> – Tree T1 was a small ornamental tree in the front garden, touching an adjacent street light with a limited amenity value due to its limited stature. The proposed works were reasonable and necessary and would not be detrimental to the trees health. Tree T2 & T3 were large turkey oaks in the rear garden and were part of a prominent landscape feature. Works were very minor and would not be visible from outside the site or affect the trees health or amenity value. <b>Recommendation for Approval</b> – as the proposed works were necessary and appropriate.	<b>Approval in accordance with the Tree Officer's report</b>
<b>LIMIT</b>	19.11.14				

P14/168. 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>	14/2353/FUL	<p>Owls Cott St Johns Lodge St Johns Road <b>Mr J Wright</b> Demolition of single storey dwelling and double garage, and construction of replacement 1.5 storey dwelling.</p> <p><b>George Boyd &amp; Susan Abbott spoke during public speaking</b></p> <p><b>John Fowler spoke after the application had be discussed and voted on by the Council. He advised members that as the owner of the land surrounding the application he had not been approached by the applicants about access along the lane and how he can assist in facilitating.</b></p>	<b>Highways</b> – Gave standing advice	<b>2 x Rep</b> – Neighbours were concerned about safety implications that the increase in vehicles using the lane would bring as it was very narrow and the lane was their only access to their property which has on occasions been blocked by vehicles. In addition the lane provides access to the adjoining field for agriculture and livestock. The existing two entrances which currently serve Owls Cott and St Johns Lodge would be a preferable alternative access rather than the lane.	<p><b>Objection on the grounds that the narrow access road was too narrow to accommodate the increase in vehicular traffic.</b></p> <p><b>The Committee would reconsider their decision if another means of access to the site was identified.</b></p>
<b>LIMIT</b>	13.11.14				

		<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>	14/2587/FUL	Eastbrook & Westbrook Maer Road <b>Mr &amp; Mrs S &amp; G Wright</b> Construction of two storey side extension incorporating dormer window to rear, single storey extension and pergola to rear, replacement detached garage at Eastbrook and construction of recessed balcony to front roof of Eastbrook and Westbrook.	<b>Highways</b> – Did not wish to comment		<b>No Objection</b>
<b>LIMIT</b>	20.11.14				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	14/2385/LBC	14 The Beacon <b>Mr M French</b> Re-slating the roof of the building	<b>Highways</b> – Did not wish to comment		<b>No Objection subject to the Conservation Officer's report</b>
<b>LIMIT</b>	19.11.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<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; appearance and layout of garages.  <u><b>Amended Plans</b></u> Revised parking layout. Alterations to windows on side elevation and fourth floor balcony area.	No new comments.	<b>No new representations.</b>	<b>No Objection to the amended plan.</b>  <b>The Committee was extremely concerned about the number of variations that had taken place over the years in respect of The Docks development as these had become very confusing for concerned residents and Councillors.</b>
<b>LIMIT</b>	13.11.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/2463/FUL	<p><b><u>ADDENDUM</u></b></p> <p>The Grove, Esplanade  <b>Young and Co Brewery</b>  Construction of glazed enclosure to existing first floor terrace</p> <p><b><u>Amended Plans</u></b>  Amendments relate to plans of the glazed enclosure and additional information</p>		1 x Rep – Ian Cann <b>Exmouth Civic Society</b> – not available on website	<b>Objection on the same grounds as before. Although the Council understood and appreciated that it would increase their trading it would be out of keeping with the seafront. Request that EDDC Conservation Officer be asked to look at preserving the design of the distinctive building with a view to listing the outside of the building.</b>
<b>LIMIT</b>	17.10.14				

## P14/169. ITEM FOR CONSIDERATION

- (i) **Devon County Council Planning Application**  
**Proposed erection of GRP cabinet to house electrical control equipment at Camperdown Terrace, Exmouth, EX8 1EH**  
**Ward: Town**  
**Plan No: DCC/3716/2014**  
**Date Limit: 18.11.14**

The application can be viewed at [www.devon.gov.uk/environmentplanning](http://www.devon.gov.uk/environmentplanning) by following the link to "view planning applications received". Please scroll down to the foot of this webpage, enter **DCC/3716/2014** in the "application reference" field and then click on "search".

**Noted**

## P14/170. ITEM FOR INFORMATION

- (i) **Notification of Tree works considered an exception to TPO 73/000B/TPO 72 Ivydale Exmouth EX8 4JX**

A copy letter is attached from EDDC Arborcultural Team for your information.

- (i) **Town & Country Planning Act 1990 Planning Appeal**  
**Reference APP/U1105/A/14/2227739**  
**Location: Land South of Courtlands Lane**  
**Appeal by: Mr B Penny**  
**Proposal: Prior approval of proposed change of use of Agricultural Building to dwelling house and Associated Operational Development**  
**Ward: Halsdon**  
**Planning Application Number: 14/1944/PMB**

A copy letter is attached from EDDC dated 29<sup>th</sup> October 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 2<sup>nd</sup> December 2014.

## P14/171. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
14/2194/FUL Penrose Bassetts Gardens	No Objection	Approved
14/2118/VAR East Dunsinane Maer Road	No Objection	Approved
14/2056/FUL 2 Keepers Cottages Castle Lane	No Objection	Approved
14/1236/FUL 35 The Strand	No Objection	Approved
14/1226/FUL 5 Hartley Road	No Objection	Approved

14/2414/FUL 194 Salterton Road	No Objection	Conditional Approval
14/2378/FUL 38 Raleigh Road	No Objection	Conditional Approval
14/2375/FUL 38 Raleigh Road	No Objection	Conditional Approval
14/2357/FUL 18 Cyprus Gardens	No Objection	Approval
14/2339/FUL 2 Ash Cottages Wood Lane	No Objection	Conditional Approval
14/2281/FUL 10 Louisa Place	No Objection	Conditional Approval
<b>14/2266/FUL</b> <b>30 Montpellier Road</b>	<b>Objection</b>	<b>Conditional Approval</b>
14/2224/FUL Flat 1 50 The Strand	No Objection	Approval
<b>14/2033/COU</b> <b>1 Morton Road</b>	<b>Objection</b>	<b>Approval</b>
14/2301/FUL 48 Springfield 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 18.46**

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