

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 24th NOVEMBER 2014 AT 6.00 P.M.

PRESENT: Councillors: S MacQueen (Chairman)

M Chapman

L Elson

S Gazzard

B Nash (Reserve for Littleham Ward)

C Nicholas

B Toye

APOLOGIES: T Dumper, A Greenhalgh, B Taylor, R Turner & E Wragg

P14/172. MINUTES

The Minutes of the meeting held on 10th November 2014 were approved.

P14/173. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman and S Gazzard declared a personal interest in respect of Item 3 for Consideration, Variation to License application for Central Stores, as they sat on the Licensing Sub-Committee at EDDC who would decide on the application.

P14/174. URGENT BUSINESS

Proposal for 150 new homes off Marley Road –

Following a public exhibition at Brixington Church on Tuesday 18th November the public and Exmouth Town Council were invited to give feedback on the proposal. Concerns were raised about the extra strain on Medical, Education and Highway infrastructure and the lack of detail provided by the developer regarding these issues. There was also concern, about the underground springs and the extra pressure building on land would put onto Withycombe Brook, as well as the conservation of wildlife in the area. The proposal was outside the current built up area of the Town although within the Parish Boundary and the land was not identified for housing in the old or proposed EDDC Local Plan.

14/2353/FUL – Owls Cott, St Johns Lodge – amended plans received showed revised site location to include access onto site and driveway. Target date 2nd December.

No Objection to the amended plans

P14/175. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	14/2566/FUL	149 Parkside Drive Mr A Jarwood T1 Walnut - Fell		1 x Rep – Civic Society objected on the grounds of the trees amenity value within the neighbourhood. 1 x letter of support – the tree had outgrown its small suburban garden.	Deferred until 8.12.14 pending delegated Officer's report
LIMIT	10.12.14				
PLAN No:	14/2555/TRE	72 Ivydale Mr Kris Daniels T724 - Lime - Cut back growth to give 3 metres clearance from building. T725 - Oak - Fell		1 x Rep – Civic Society objected to the Oak on the grounds of insufficient reason to fell, other appropriate measures should be put in place.	Deferred until 8.12.14 pending delegated Officer's report
LIMIT	18.12.14				
WARD	Littleham				
PLAN No:	14/1684/TRE	Cranford Corner 2C Cranford Avenue Mr S Tyler T1 Oak - Shorten by approximately 4m, back to live growth points, the branch growing towards the north west corner of the house and also the central stem which is dying back. T2 Yew - Reduce/reshape by removing up to 1m of growth			Deferred until 8.12.14 pending delegated Officer's report
LIMIT	15.12.14				

P14/176. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	14/2683/FUL	Land At Rear Of Timberlawn Littlemead Lane Mr Patrick Lipp Construction of two detached, two-storey dwellings with integral garages.	Highways had not commented as yet.	None	No Objection
LIMIT	02.12.14				
PLAN No:	14/2671/FUL	40 Bapton Close Mrs S Middleton Construction of enlarged dormer window to front elevation and dormer window to rear	Highways did not wish to comment. Councillor J Elson objected to the large dormer windows which would overlook the gardens and lounges of 185 & 187 Pound Lane.	2 x Reps – objection by both neighbours who stated that the visually unacceptable rear dormer would look directly into the rear kitchen and lounge of the bungalow behind and the other property’s rear lounge, bedroom and garden. The combination of dormers would increase the original building by 100% thereby detrimentally altering the character of the area from a low level retirement area.	Objection on the grounds of overbearing in size, overlooking & loss of amenity to the homes & gardens at the rear which had very short gardens.
LIMIT	28.11.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	14/2358/FUL	14 Cyprus Road St Olans Development Ltd Demolition of existing building and construction of 8 town houses with revised access off Cyprus Road	Environmental Health – gave advice on construction noise, dust, light etc.	The Civic Society objected on the grounds that the number of units was excessive and should be reduced by 1 on the Southern boundary which would eliminate the need to fell 3 trees & would provide space for additional parking. The modern design was not appropriate for the location & the materials were inappropriate given the special design criteria within the Adopted Avenues Design Statement. 2 x Reps – had no objection in principle to the proposal but objected to the architectural style of the development on the grounds that it was out of keeping with the existing Victorian/Edwardian styled properties along Cyprus Road. The access and internal road should use the same block pavier materials as the Cyprus Gardens site and adequate parking provision to be made within the site. 1 letter of support which stated that this was an improvement on the previous applications. Well spaced out units, with a colour scheme and style that was in keeping.	No Objection
LIMIT	28.11.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	14/2657/FUL	The Clipper 33-34 The Strand Mr David Hinton Replace existing ground floor glazing with new bi-fold windows	Highways did not wish to comment.	1 x Rep – The Civic Society objected on the grounds that the 18 th Century historic building was situated within a few metres of several listed buildings & fronts Exmouth’s historic Strand area which added to the impact on the aesthetic look of the area. The proposal detracted from the overall look of the building and its environment.	Objection on the grounds of out of keeping with a proposed Conservation Area but agreed in principle to the windows being replaced like for like.
LIMIT	28.11.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2686/VAR	Premier Inn Esplanade Whitbread Variation of condition 3 to application 14/0617/MFUL to amend construction, Environmental Management Plan to allow revised hours of construction from 7.30am - 20.00pm Monday - Saturday and 8.00am to 17.00pm Sunday (noisy construction not to take place outside 08.00am to 17.30pm Monday - Friday and 09.00am to 13.00pm on Saturdays)	Environmental Health did not object to the hours being extended for internal works only, existing agreed hours should remain enforceable for all external works.	1 x Rep from neighbour who lived behind the site objecting as they find the noise bad enough during normal working hours let alone all weekend as well.	No Objection in accordance to Environmental Health report. Request clarification regarding noisy construction on a Sunday. Also the intended times of construction during the Christmas & New Year period.
LIMIT	01.12.14				
PLAN No:	14/2648/LBC	53 Bicton Street Mr & Mrs A Burt Relocation of boiler to external outbuilding and provision of flue, damp proofing measures to rear elevation and party wall, replacement of front and rear dormer windows.		None	No Objection subject to the Conservation Officer's report.
LIMIT	28.11.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2467/LBC	18 Montpellier Road Mrs Doreen Canham (C/O Debra Haxton) Open up fireplaces, remove door and brick up, replace existing roof with slate, install velux window and connect gas meter to inside of front garden wall.	Highways did not wish to comment	None	No Objection subject to the Conservation Officer's report.
LIMIT	28.11.14				
PLAN No:	14/2543/CPE	Ground Floor Flat 5 Esplanade Mr P Shannon Certificate of lawfulness for use of building as 2 no flats.		None	No Objection
LIMIT	02.12.14				
WARD	Withycombe Raleigh				
PLAN No:	14/2631/FUL	13 Caroline Close Mr & Mrs P Edwards Construction of 2 storey side extension (Demolition of existing garage); Construction of front porch	Highways did not wish to comment	None	No Objection
LIMIT	26.11.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2675/FUL	188 Withycombe Village Road Mr G Steel Construction of single storey rear extension	Highways did not wish to comment	None	No Objection
LIMIT	28.11.14				

P14/177. ITEM FOR CONSIDERATION

- (i) **Devon County Matter Planning Application**
Proposed erection of GRP cabinet to house electrical control equipment at Camperdown Terrace, Lavis's Boatyard, Exmouth, EX8 1EJ
Ward: Town
Plan No: DCC/3718/2014

Copy letter from Devon County Council was attached.

Date Limit for Comments: 4th December 2014.

No Objection

- (ii) **Devon County Matter Planning Application**
Proposed erection of GRP cabinet to house electrical control equipment at The Strand, Queen Street, Exmouth, EX8 1NX
Ward: Town
Plan No: DCC/3719/2014

Copy letter from Devon County Council was attached.

Date Limit for Comments: 2nd December 2014.

No Objection

- (iii) **Licensing Act 2003 – Proposed Variation (PLWA0173)**
Premises: Central Stores, 116-118 Withycombe Village Road, EX8 3AN
Name of Applicant: W S Retail Ltd
Ward: Withycombe Raleigh

PROPOSED VARIATION

To extend the hours for sale of alcohol (for consumption off the premises) to: Monday to Sunday 05:30am to 11pm and remove restriction on hours for Christmas Day and Good Friday.

Current Licensed Hours:

Monday to Saturday	8.00am	11.00pm
Sunday	10:00am	10:30pm
Good Friday	8:00am	10:30pm
Christmas Day	Noon	3:00pm
Christmas Day	7:00pm	10:30pm

To submit modified plans for layout of the premises.

To confirm opening hours of premises would be 24 hour opening Monday to Sunday (currently no opening hours was shown on licence).

Last Date for receipt of representations by the Licensing Authority
15th December 2014

Resolved: No Objection to the extended hours for sale of alcohol however following comments from residents a preference for the hours on Christmas Day to remain the same.

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

(iv) Planning Committee Agendas

Feedback from members of the Planning Committee as to whether receipt of the agenda on Wednesday prior to the meeting date was satisfactory. There was concern particularly from members that worked full time that receipt of the agenda later in the week didn't leave much time for members to visit the premises.

RESOLVED: Agendas to be posted and emailed Monday prior to the meeting and any addendum items received for consultation at that meeting to be forwarded by emailed only.

P14/178. ITEM FOR INFORMATION

(i) East Devon District Council – Licensing & Enforcement Sub-Committee Decision – Shell Exmouth, 223 Exeter Road, EX8 3DZ

Decision Notice from 10th November was attached for information.

P14/179. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/2316/FUL Heavitree Arms, High Street	Split Decision	Approval
14/2108/LBC Hillcrest School St Johns Rd	No Objection	Approval
14/2258/LBC 20 Bicton Street	No Objection	Conditional Approval
14/2404/FUL 21B Cranford Avenue	No Objection	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 18.56

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