

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 22nd DECEMBER 2014 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Acting Chairman)
M Chapman T Dumper
S Gazzard M Mitchell – Observer only
B Nash (Reserve for Littleham Ward)
C Nicholas B Taylor
J Taylor – Observer only
B Toye R Turner
E Wragg

APOLOGIES: S MacQueen & A Greenhalgh

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Aimee Luxton spoke against application 14/1958/FUL, Sunny Slope, Bicton Villas, conversion of existing house into 2 dwellings and construction of 2 storey extension.

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

P14/188. MINUTES

The Minutes of the meeting held on 12th December 2014 were approved.

P14/189. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman and S Gazzard declared a personal interest in respect of Item 2 for Consideration on the addendum, Variation to License application for The Beach Hotel, as they sat on the Licensing Sub-Committee at EDDC who would decide on the application.

P14/190. URGENT BUSINESS

There were no items of urgent business.

P14/191. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	14/2900/FUL	76 Halsdon Avenue Mr Richard Tate Single storey rear extension incorporating flue, enlarged dormer on the north east elevation and insertion of roof lights on south elevation (revised proposal to approved application 14/1493/FUL to include pitched roof)	Contaminated Land Officer – Had no concerns. Highways – did not wish to comment.	None	No Objection
LIMIT	01.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	14/1958/FUL	<p>Sunny Slope Bicton Villas Mr R Burford Conversion of existing house into 2 no dwellings including construction of 2 storey extension</p> <p><u>Amended Plans</u> Amended plans showing reduced size of extension</p>	<p>Town Council Objected to original application on the 01.09.14, on the grounds that the extension was:-</p> <ul style="list-style-type: none"> • Out of character with the open and spaciousness of surrounding plots. • Detrimental effect to the amenity of the neighbouring properties due to overlooking which would result in loss of light and privacy in particular to the 'Cottage'. • Contravened Policy D1 of the Local Plan. <p>However the Committee approved in principle the conversion of the house into 2 dwellings with no extension.</p>	<p>1 x support – the amended plans brought the extension away from the boundary of the communal garden at Montpelier Court. 2 x objections – one document was not scanned in on EDDC website and one objection was put forward within the public forum:- The extension would result in overlooking, loss of light, overdevelopment and pressure on drains.</p>	<p>Objection to the amended plans on the same grounds as before.</p>
LIMIT	22.12.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2928/FUL	6 Portland Avenue Bridgette Denner Construction of single storey side and rear extension to ground floor flat	Highways – did not wish to comment	None	No Objection
LIMIT	02.01.15				
PLAN No:	14/2930/FUL	ADDENDUM 81 Foxholes Hill Mr C Luxton Construction of first floor extension over existing dwelling and attached garage to provide carers and additional family accommodation incorporating first floor balconies, external staircase and car port		None	Deferred until the next Committee meeting on the 12.1.15 as neighbours hadn't received notification and therefore hadn't commented. There was concern that the proposal was out of keeping with properties on the area.
LIMIT	07.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2887/FUL	<u>ADDENDUM</u> Flat 5 St Cyr 26 Douglas Avenue Mrs Garland Construction of 2 no dormer windows to south elevation and installation of glazing to gable end to facilitate loft conversion		None	No Objection
LIMIT	09.01.15				
PLAN No:	14/3003/FUL	<u>ADDENDUM</u> Land At 4 Portland Avenue Mr R Galler Alterations and extensions to dwelling and conversion to form 2 additional flats including dormer windows in the roof and balconies on rear and north west elevations. Erection of single storey dwelling in the rear garden		None	Deferred until the next Committee meeting on the 12.1.15 as plans were not available to view on-line until late that afternoon and therefore meant that members were unable to visit the site in daylight.
LIMIT	09.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	14/2881/FUL	The Grove Esplanade Young And Co Brewery Plc Removal of existing balustrades and replacement with clear glazed balustrade on stainless steel posts to a height of 150cm	Highways – did not wish to comment.	Exmouth Civic Society – objected to the proposed height of the glazed balustrade which significantly exceeded the height of the current railings and changed the appearance of the whole facade.	Objection on the same grounds as the previous application – it would detract from the attractiveness & character of the building which was a landmark building on the seafront.
LIMIT	26.12.14				
PLAN No:	14/2944/COU	41A Rolle Street Ms S Pryke (Breathing Space) Change of use of first floor and second floors to residential use	Highways – did not wish to comment.	None	No Objection
LIMIT	02.01.15				
PLAN No:	14/2831/FUL	ADDENDUM Nationwide Building Society 10 Rolle Street Mrs Ella Tyler Change of use of first and second floor from Class A2 (Financial and Professional Services) to Class D1 (Language School)		None	No Objection
LIMIT	06.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2462/LBC	<u>ADDENDUM</u> St Andrews House St Andrews Road Chapter 1 Internal and external alterations of east part of former church to enable conversion to 3 no. residential care units (C2 use)		None	No Objection
LIMIT	06.01.15				
PLAN No:	14/2461/FUL	<u>ADDENDUM</u> St Andrews House St Andrews Road Chapter 1 Change of use of east part of former church to 3 no. residential care units (C2 Use) and insertion of new openings and replacement windows		None	No Objection
LIMIT	08.01.15				
PLAN No:	14/2933/FUL	<u>ADDENDUM</u> Manor Hotel The Beacon Mr Steve Doble Conversion of part of the Manor Hotel back into residential use to create three flats and associated works, including the provision of a new rear fire escape		None	Objection on the grounds that holiday accommodation in that area needed to be retained in accordance with policy TO3 of the Local Plan.
LIMIT	07.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2934/LBC	ADDENDUM Manor Hotel The Beacon Mr Steve Doble Conversion of part of the Manor Hotel back into residential use to create three flats and associated works, including the provision of a new rear fire escape plus internal improvements to the listed building and the provision of disabled facilities		None	Objection on the grounds that holiday accommodation in that area needed to be retained in accordance with policy TO3 of the Local Plan.
LIMIT	09.01.15				
WARD	Withycombe Raleigh				
PLAN No:	14/2855/FUL	18 Bradham Lane Mr & Mrs S & C Robertson Construction of rear extension	Highways – did not wish to comment.	1 x Rep – objected as the extension would be overbearing, was overdevelopment and would overshadow No 16 resulting in loss of light.	Objection on the grounds of loss of Sunlight & over shadowing to the neighbouring property.
LIMIT	25.12.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2880/FUL	44 Bradham Lane Mrs K Rodwell Single story side extension	Highways – did not wish to comment.	None	No Objection
LIMIT	25.12.14				
PLAN No:	14/2841/FUL	131 Salterton Road Mrs Sarah De-Ville Demolition of existing rear extensions and garage and replace with two storey rear extension and detached garage		EDDC Tree Officer stated there were trees growing along the properties north east boundary adjacent to the proposed extension. The new extension had the potential to damage the adjacent trees.	No Objection
LIMIT	30.12.14				
PLAN No:	14/2791/FUL	9 Burnside Mr Michael Graham Demolition of existing garage and construction of two-storey side extension incorporating front and rear dormer windows. <u>Amended plans</u> These amendments relate to Additional site layout plan	Highways – did not wish to comment. Town Council had no objection to the original application.	None	No Objection
LIMIT	24.12.14				

ADDENDUM

P14/192. ITEMS FOR CONSIDERATION

(i) Application under Delegated Powers

14/2708/TRE

9 Highbury Park

Mr M Newport

T1, Oak - Crown reduction by 2m making pruning cuts of up to 50mm diameter.

The report from the Tree Officer contained an error in the description of the approved works; unfortunately north and south were mixed up, the approved works should have read:

T1, Oak:

Crown spread reduction of 2 metres NE, E and SE aspect.

Crown height reduction.

Pruning cuts shall not exceed 50mm in diameter.

The Committee was requested to determine the application following receipt of the amended report.

RESOLVED: Approval in accordance with the Tree Officer's report.

(ii) Licensing Act 2003 – Proposed Variation (Ref No. 038286)

Premises: Beach Hotel (The) Victoria Road, EXMOUTH, Devon, EX8 1DR

Ward: Town

Name of applicant: HEAVITREE BREWERY PLC

PROPOSED VARIATION

The proposed variation was to extend the premises opening hours to start at 7am on Monday to Sunday.

Last Date for receipt of representations by the Licensing Authority 07 January 2015

RESOLVED: No Objection

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

P14/193. ITEM FOR INFORMATION

(i) Changes to Planning Guidance

Ed Freeman The Service Lead for Planning had written to advise of recent changes in government guidance on planning and the use of planning obligation.

As you will be aware we have been using planning obligations (otherwise known as S106 agreements and Unilateral Undertakings) to secure financial contributions from developments of new dwellings across the district to fund infrastructure such as open

space and sport/recreation facilities. Sadly changes in government guidance mean that it will no longer be possible to collect these contributions on residential developments of less than 10 units in Exmouth, Honiton, Seaton and Sidmouth and less than 6 units in the rest of the district. Education contributions are similarly affected. The government have introduced this change to reduce the financial burden of these obligations on small scale developments in order to encourage them to come forward. The different thresholds are intended to differentiate between “urban” and “rural” areas.

The result of this change in guidance is that small scale developments will no longer be mitigating the impacts that they place on local infrastructure, however the presumption is that permission will still be granted regardless of this if the development is acceptable in all other respects. Clearly this will result in a significant loss of funding for infrastructure in your communities while developments that place additional demands on infrastructure will continue to be built. Unfortunately there is nothing that can be done about this change since our strong objections that were voiced during the consultation on this matter have not been heard.

Contributions towards mitigating the impact of development on the Exe Estuary and Pebblebed Heaths can still be secured as these are protected under EU legislation. In terms of current applications therefore you should note that any that are supported by an undertaking to make a contribution towards open space facilities will now have to be amended by the applicants to remove this provision. We do not intend to re-consult on these changes since we do not have the power to oppose them.

Please note that this is a change to national guidance which is impacting on all other local planning authorities in the same way as us and has nothing to do with our local plan position. There is however a wider implication of this change in guidance on the new Local Plan because we had proposed that all new residential developments should contribute towards the provision of affordable housing through a policy in the new plan. The same thresholds detailed above apply to affordable housing as well and so this approach will no longer be possible and the proposed policy will need to be reviewed. The implications of this are currently being considered. I am sorry to be reporting such disappointing news but hope that this information is helpful.

P14/194. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/2675/FUL 188 Withycombe Village Road	No Objection	Conditional Approval
14/2385/LBC 14 The Beacon	No Objection	Conditional Approval
14/2631/FUL 13 Caroline Close	No Objection	Approval
14/2657/FUL The Clipper 33-34 The Strand	Objection	Approval

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

P14/195. DEVON COUNTY COUNCIL – PLANNING DECISION

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
DCC/3716/2014 Camperdown Terrace	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 18.53

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