

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 12th JANUARY 2015 AT 6.00 P.M.

PRESENT: Councillors: S MacQueen (Chairman)

M Chapman	T Dumper
L Elson	S Gazzard
A Greenhalgh	M Mitchell (Reserve for Withycombe Raleigh)
C Nicholas	B Taylor

APOLOGIES: Councillors R Turner, B Toye & E Wragg

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Linda Parkhouse spoke against application, 14/2930/FUL 81 Foxholes Hill – 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.

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

P15/001. MINUTES

The Minutes of the meeting held on 22nd December 2014 were approved.

P15/002. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman and S Gazzard declared a personal interest in respect of Item 7, Item (i) for Consideration, Variation to License application for The Clipper, as they sat on the Licensing Sub-Committee at EDDC who would decide on the application.

Councillor M Mitchell declared a personal interest in respect of 14/2920/FUL 22 St Johns Road as the applicant had been a fellow governor with him at Withycombe Raleigh Primary School.

Councillor L Elson declared a personal interest of Item 8, Item (ii) 1 Roswell Court as she knew a number of residents through her work.

P15/003. URGENT BUSINESS

**Co-Op 8-10 Littleham Road -14/2400/FUL - Construction of a timber framed extension to rear, installation of new refrigeration plant, ATM and alterations to shopfront
Littleham Ward**

Amended plans for consultation. The amendments related to a new air cooled condenser detail update, previous new air conditioning unit removed from the scheme.

No Objection to the amended plans subject to Environmental Health to monitor noise levels, once installed.

P15/004. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Halsdon				
PLAN No:	14/2688/TRE	172 Exeter Road Mrs Anne Jeffs T1,Liquidamber: Reduce secondary branches on the eastern side to give 3 metre clearance from the building. Remove secondary branches near to clear BT line.	DC Councillor Bernard Hughes – had no objection to the application but would have liked the branches trimmed round the streetlight so that the pavement below was illuminated. The Tree Officer had agreed to include the comment as an informative.	Tree Officer’s Report – The mature Liquidamber was located on a main road frontage within the front garden so therefore had a high amenity value. The proposed crown works were very minor and would provide clearance of a BT cable that currently ran through the crown. The works would provide reasonable clearance of the house and cable without affecting the trees amenity value. Recommendation – was for approval as the proposed works were reasonable and acceptable with limited long term impacts.	Approval in accordance with the Tree Officer’s report.
LIMIT	14.01.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	14/2723/TRE	21 Drakes Avenue Mr Bowden T1, Oak: Fell		Tree Officer's Report – was not available in time for the meeting	To be Deferred to Planning Committee Chair for determination when the Tree Officer's report was available.
LIMIT	19.01.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
PLAN No:	14/2798/ADV	Tesco Salterton Road Tesco Stores Ltd 4 no. double sided non-illuminated banner signs; 2 no. one sided non-illuminated pole/post sign	Highways did not wish to comment.	None	Deferred until the next Committee meeting on the 26.1.15 so that the Clerk could establish with EDDC if they were replacement signs for the existing click and collect signs or the application was in fact retrospective. Enforcement officer to be asked to visit the site in respect of the many banners & signs that had been erected and to pay particular attention to those on Salterton Road.
LIMIT	02.02.15				

P15/005. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	14/2930/FUL	<p>DEFERRED ITEM FROM 22.12.14</p> <p>81 Foxholes Hill</p> <p>Mr C Luxton</p> <p>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</p> <p>Linda Parkhouse spoke during the Public Speaking.</p>	<p>Cllr. M Williamson said it was clear that the application recognised the possible detrimental impact on adjacent properties as the 2nd storey follows the existing footprint and the flat roof reduced the likelihood of a loss of light and sun. There also appeared to be a clear social need underlying the internal layout in terms of provision for a Carer. His principal concern however was that the design in terms of the flat roof and white render would not harmonize with the other properties in that part of the Foxholes Hill which had ridged roofs and were brick built, whilst acknowledging that over time there had been some variation in materials on some elevations and also the addition of flat roofed extension and balconies.</p> <p>Highways – Did not wish to comment.</p>	<p>10 x Reps – the extension would look like a large ugly commercial type 2 storey white rendered box with no character in a prominent position out of character and out of keeping with the style of surrounding properties and detrimental to the area. The bungalow was sited on a very generous plot with scope to extend horizontally. The bungalow was already much higher and twice as long as surrounding bungalows so the upper floor extension would be very conspicuous and overlook 73 Foxholes. The proposed car port would exit out into an already hazardous blind bend. The application would, if approved, set a precedent in the area.</p>	<p>Objection on the grounds of:</p> <ul style="list-style-type: none"> • The style and character was out of keeping with the surrounding properties which had ridged roofs and had brick exteriors. • The size and mass was overbearing and detrimental to the amenity of the neighbouring properties. • Detrimental to the distinctiveness of the area. <p>The Committee would be minded to accept a proposal that increased the property size at ground level rather than increase the height.</p>
LIMIT	07.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/3003/FUL	<u>DEFERRED ITEM FROM 22.12.14</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	Highways did not wish to comment.	Exmouth Civic Society – the elevations on the extensions were totally out of keeping with the existing character of the ‘Avenues’ and created a ‘mass’ effect.	No Objection
LIMIT	09.01.15				
WARD	Town				
PLAN No:	14/2800/FUL	<u>ADDENDUM</u> 3 And 5 Tower Street Mr Andrew Dyer Change of use of ground floor from restaurant to 2 no. dwellings and external amenity space		None	No Objection subject to a bin and recycling provision being provided.
LIMIT	26.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Withycombe Raleigh				
PLAN No:	14/2920/FUL	22 St Johns Road Mr A Tilke Provision of off road parking space	Note: Cllr M Mitchell had previously declared a Personal Interest.	None	No Objection
LIMIT	26.01.15				
PLAN No:	14/2855/FUL	<u>ADDENDUM</u> 18 Bradham Lane Mr & Mrs S & C Robertson Construction of rear extension <u>Amended Plans</u> These amendments relate to Revised roof form	Highways did not wish to comment. Town Council objected to the original plans on the grounds of loss of sunlight and over shadowing to the neighbouring property.	None	No Objection to the amended plans.
LIMIT	19.01.15				

P15/006. ITEM FOR CONSIDERATION

(i) Licensing Act 2003 – Proposed Variation (Ref No 038293)

Clipper (The) 33-34 The Strand, EX8 1AQ

Ward: Town

Name of applicant: Stonegate Pub Company Limited

PROPOSED VARIATION

1. Vary the layout of the premises (new boothed fixed seating opposite bar servery, removal of fixed seating near main entrance and removal of single door to stairs leading to first floor)
2. Extend start time for films to begin at 7am - Mon to Sun
3. To extend the premises opening hours to begin at 7am – Mon to Sun
4. Add an hour to the end of opening hours when British Summer Time begins (standard and non standard hours)
5. Remove conditions 1,2,7 and 9 of Annexe 2 under 'additional conditions converted from the Public Entertainment Licence'
6. To amend condition 5 of Annexe 2 (as 4) to read "The double doors to the rear external area of the premises shall be kept closed except for access and egress at all times when live and recorded music are taking place at the premises"
7. To remove conditions 1, 4, 12, 13 and 14 of Annexe 2 Operating Schedule
8. Change name of premises to The Merchant

Last Date for receipt of representations by the Licensing Authority

08 January 2015

RESOLVED: No Objection subject to closure not being later than 3.30am

Members requested that when determining future licensing variation application full details of the conditions that were being changed or removed be provided so that they could make an informed decision.

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

P15/007. ITEMS FOR INFORMATION

(i) Notification of Tree works considered an exception to TPO 141/1989

Blue Cedar Court, Cyprus Road, EX8 2DZ

Littleham Ward

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

(ii) 1 Roswell Court 8 Douglas Avenue EX8 2FA

Complaint: Advertisement Boards still in situ after expiry of planning consent

A copy letter sent by EDDC was attached regarding the aforementioned premises for information.

Note: Cllr L Elson had previously declared a personal interest.

P15/008. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/2467/FUL 18 Montpellier Road	No Objection	Conditional Approval
14/2587/FUL Eastbrook & Westbrook Maer Road	No Objection	Withdrawn
14/2239/FUL Exmouth Leisure Centre Royal Avenue	No Objection	Approval
14/2268/FUL Exmouth Town Football Club	No Objection	Conditional Approval
14/2671/FUL 40 Bapton Close	No Objection	Approval

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

P15/009. DEVON COUNTY COUNCIL – PLANNING DECISION

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
DCC/3719/2014 The Strand, Queen Street	No Objection	Conditional Approval

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 18.45

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