

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 26th JANUARY 2015 AT 6.00 P.M.

PRESENT: Councillors: S MacQueen (Chairman)
 T Dumper L Elson
 S Gazzard A Greenhalgh
 C Nicholas B Taylor
 B Toye R Turner

APOLOGIES: Councillors M Chapman & E Wragg

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Julia Hadley spoke against application, 15/0126/FUL, 34 Cranford Avenue - Construction of detached 2 storey building to be used for ancillary/annex accommodation to 34 Cranford Avenue (amendments to building approved under reference 10/2398/FUL to straighten the eaves, remove leaded lattice work to the windows and amend the openings to the south and east elevations)

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

P15/010. MINUTES

The Minutes of the meeting held on 12th January 2015 were approved subject to an amendment made prior to the meeting which was in respect of item P15/002 under declarations of pecuniary interest and dispensations to replace “was” with “had been” a fellow governor.

P15/011. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor S Gazzard declared a personal interest in respect of Items for Consideration, Variation to Licenses applications for The Devon Cliffs Holiday Park and Premier Inn, as he sat on the Licensing Sub-Committee at EDDC who would decide on the application.

P15/012. URGENT BUSINESS

None

P15/013. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	14/2874/TRE	Blue Cedar Court Cyprus Road Whitton & Laing T573 - Poplar - Fell		<p>Tree Officer's Report – this prominent maturing poplar was growing on the property boundary with Cyprus Road. It was one of a number of maturing trees but sat individually further east than the other trees and had a slight lean over Cyprus Road. The main stem grew through the boundary wall and if allowed to continue to grow was likely to grow out into the public footpath and cause damage. The species was not resistant to fungi and the decaying progress would likely to be rapid. Numerous branches growing around old pruning point could possibly fail. Whilst felling would remove the risk of failure, this could be managed by pruning. Though individually significant, the other trees would compensate for the loss of amenity, however many local residents may have not agreed. To subjectively determine the application a "Heliwell Visual Amenity Valuation" was completed. The valuation given was low, due to its short lifespan, and given the high future management costs no objection was raised.</p> <p>Recommendation for Approval Subject to a replacement more decorative tree, being planted within 5m to the same location and maintained for 5 years. The species to be selected from the list provided by the officer or agreed in writing by the authority.</p>	APPROVAL in accordance with the Tree Officer's report.
LIMIT	06.02.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	14/2798/ADV	<u>DEFERRED ITEM FROM 12.01.15</u> 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.	The agent had confirmed by email that the application was for replacement signs for the existing temporary click and collect signs that were already in place.	APPROVAL
LIMIT	02.02.15				

P15/014. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	15/0028/FUL	1 Springfield Road Mrs P Bumpstead Construction of single storey extension		None	NO OBJECTION
LIMIT	27.01.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/3007/FUL	7 Seafield Avenue Mr G Taylor Construction of single and two storey rear extensions incorporating loft conversion, balconies and dormer window to rear. Alterations to front elevations.	Highways – did not wish to comment.	None	NO OBJECTION
LIMIT	27.01.15				
PLAN No:	14/2946/MFUL	Courtlands House Courtlands Lane Michael Caines Ltd Renovation, restoration and extension of Courtlands House estate from a wedding venue into a 21 bedroom luxury country house hotel and fine dining restaurant. Including refuse and maintenance store, staff accommodation and kitchen facilities, landscaping of private gardens and parkland including a nature trail, tennis court and croquet lawn and access to the Exe Estuary cycle way.	Environment Agency – Standard Flood Risk advice applied.	None	NO OBJECTION
LIMIT	09.02.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/0126/FUL	34 Cranford Avenue Mr M Sansome Construction of detached 2 storey building to be used for ancillary/annex accommodation to 34 Cranford Avenue (amendments to building approved under reference 10/2398/FUL to straighten the eaves, remove leaded lattice work to the windows and amend the openings to the south and east elevations)		1 x Verbal Rep – Julia Hadley spoke during the Public Speaking section of the meeting. She was opposed to the removal of the leaded lattice work to the windows, especially the request that the sills be raised on the South Side and believed it was a stealth application for a residential dwelling.	OBJECTION on the grounds that the inspector was insistent, when the original application went to appeal, that the annex was in keeping and replicated the host house in terms of appearance. Plain windows and straight eaves were not consistent with the main house. There was no landscaping and there had been a tree screening the annex from the house but this had since been lost. Members requested that this application was brought to The Development Management Committee. Members were concerned that the footprint had increased and the internal layout was different to original plan. They were aware that the enforcement officer had attended but not received any paperwork. The Clerk was asked to request paperwork regarding this.
LIMIT	06.02.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	15/0033/LBC	Manor Hotel The Beacon Mr Steve Doble Proposed replacement of slate roof to front elevation		None	NO OBJECTION
LIMIT	27.01.15				
WARD	Withycombe Raleigh				
PLAN No:	15/0027/FUL	14 Elizabeth Road Ms M Pemberton Construction of ramp to front door		None	NO OBJECTION The Clerk was requested to ask EDDC if this proposal required planning permission.
LIMIT	02.02.15				

P15/015. ITEM FOR CONSIDERATION

- (i) Licensing Act 2003 – Proposed Variation (Ref No: 038359)**
Premises: Devon Cliffs Holiday Park - Owners Exclusive Lounge
Name of applicant: Haven Leisure Ltd
Ward: Littleham

PROPOSED VARIATION

The proposed variation was to amend the premises plan to show internal alterations of Owners Club in the ground floor of the spa.

The proposed plan was available on the EDDC licensing public registers or a copy was also available to view at the Town Hall.

Last Date for receipt of representations by the Licensing Authority 05 February 2015

RESOLVED: No Objection

Note: Councillor S Gazzard left the room whilst discussions took place as he had previously declared a personal interest.

- (ii) Licensing Act 2003 – Proposed Variation (Ref No: PLWA0654)**
Premises: Premier Inn
Name of applicant: Whitbread Group
Ward: Town

PROPOSED VARIATION

The proposed variation was to amend the licensed plan to show changes to the internal layout of the premises. A Copy of the plan was available to view at the Town Hall.

Last Date for receipt of representations by the Licensing Authority 05 February 2015

RESOLVED: No Objection

Note: Councillor S Gazzard left the room whilst discussions took place as he had previously declared a personal interest.

P15/016. ITEM FOR INFORMATION

- (i) EDDC Planning Enforcement**
Copy letters sent by the EDDC Enforcement officer were attached to the agenda for information.

Four enforcement notices received and noted.

- (ii) **APPEAL DECISION – The Planning Inspectorate**
Appeal Ref: APP/U1105/A/14/2227739
Courtlands Barn, Courtlands Lane, EX8 3NZ
Change of Use of Agricultural Building to a Dwelling house and for associated operational development
Planning Application 14/1944/PMB
Ward: Halsdon

The above appeal was allowed and conditional permission was granted in accordance with the terms of application ref 14/1944/PMB. A copy of the decision notice was attached for information.

This Council commented on the 1st September 2014 that this application was not eligible to be approved as a Prior Notification as its current use was stables (07/3141/COU). The building would have to have been registered as an agricultural building since 20.03.13. The inspectorate decided that the application could be approved as a Prior Notification Application because the applicant was able to provide evidence that the permission granted for change of use from Agricultural to stables never actually took place. It was therefore eligible to be approved as a Prior Notification Application.

The appeal was allowed by the inspectorate as in his judgement the site wasn't isolated and therefore didn't agree with EDDC reasons for refusal that it was an unsustainable location.

- (iii) **Government publishes Plain English guide to the planning system**

The Government had published its 'Plain English guide to the planning system'. This document gave a succinct summary of how the planning system in England worked under 12 headings including national planning policy, neighbourhood planning, obtaining planning permission and planning enforcement. It was intended to give an overview only and did not set out planning policy or guidance. A copy of this useful document could be found at

<https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>

P15/017. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/2880/FUL 44 Bradham Lane	No Objection	Approval
** 14/2881/FUL The Grove Esplanade	Objection	Approval
14/1635/VAR Pier head Shelly Road	No Objection	Conditional Approval
14/2777/FUL 10 Delderfield Gardens	Objection	Conditional Approval
14/2683/FUL		

Land at rear of Timberlawn Littlemead Lane	No Objection	Conditional Approval
14/2831/FUL Nationwide Building Society 10 Rolle Street	No Objection	Approval
14/2928/FUL Ground Floor Flat 6 Portland Avenue	No Objection	Conditional Approval
14/2900/FUL 76 Halsdon Avenue	No Objection	Conditional Approval
14/2686/VAR Premier Inn, Esplanade	No Objection	Conditional Approval
14/2944/COU 41A Rolle Street	No Objection	Approval
14/1958/FUL Sunny Slope Bicton Villas	Objection	Conditional Approval

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

****** Members were disappointed to note that planning application 14/2881/FUL, The Grove had granted permission despite this Council strongly objecting. The clerk was requested to forward members a copy of the decision notice for their information.

P15/018. DEVON COUNTY COUNCIL – PLANNING DECISION

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
DCC/3718/2014 Camperdown Terrace, Lavis's Boatyard	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 18.40

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