

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 23rd MARCH 2015 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Acting Chairman)
M Chapman T Dumper
S Gazzard A Greenhalgh
B Nash (Reserve for Littleham Ward)
C Nicholas B Toye
E Wragg

APOLOGIES: Councillors S MacQueen, B Taylor & R Turner

P15/041. MINUTES

The Minutes of the meeting held on 9th March 2015 were approved.

P15/042. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P15/043. URGENT BUSINESS

Halsdon Ward – Amended Plan - 15/0325/FUL & 15/0356/LBC Olive Tree Barn, Courtlands Lane- Proposed structural buttress repairs to stone retaining wall, including new access stair and boundary wall – **Amendments to the design of the scheme** - No Objections to original applications subject to the Conservation Officer's report - Target date: **31.03.15**

RESOLVED: No Objection to the amended plans subject to the Conservation Officer's report.

P15/044. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	14/2947/LBC	<p>Courtlands House Courtlands Lane Mr Michael Caines Renovation, restoration and extension of Courtlands House estate from a wedding venue into a 21 bedroom luxury country house hotel and fine dining restaurant.</p> <p>Deferred Application from 23.02.15 Conservation officer's report now available.</p>	<p>Conservation Officer stated the application was acceptable in principle subject to further discussion.</p>		<p>No Objection subject to further discussions between the Conservation Officer and the applicant as referred to in the Conservation Officer's report. It was noted that the Conservation Officer's report did not make reference to the metal louvered doors to the plantroom which had been raised as a concern.</p>
LIMIT	25.02.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/0549/COU	Car Park Maer Road Mr Ian Stuart Retention of two metal storage containers to house Exmouth Land Train (revisions to planning permission 14/0158/FUL) to allow increase in width to 4.575m	The new replacement land train was wider than the original train. EDDC Estates The applicant had liaised with officers. An in principal agreement had been given to the applicant to put the necessary lease arrangements in place if planning permission was granted. The wider containers should not encroach any further into the Car Park than their current position. The extra width should be taken up on the grass verge.	None	No Objection
LIMIT	25.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/0586/CPE	32 Salterton Road Mr & Mrs M Land <u>Certificate of lawfulness</u> for proposed single storey rear extension.	Highways did not wish to comment	None	A subsequent conversation with EDDC Planning Department confirmed that this application should not have been received for consultation.
LIMIT	31.03.15				
PLAN No:	15/0422/LBC	1 Castle Cottages Castle Lane Mr M Charlton Re-rendering and lime washing	Highway did not wish to comment	None	No Objection subject to the Conservation Officer's report.
LIMIT	31.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	15/0590/FUL	74 Victoria Road Mr A Quinn Conversion of bed and breakfast to 5 flats to include re construction of the new bay and in-fill of the first floor balcony. (re-submission of 13/2507/FUL)	Environment Agency Provided development proceeded in accordance with the submitted flood risk assessment dated November 2013 there were no objections to this proposal.	None	No Objection
LIMIT	31.03.15				

P15/045. ITEM FOR CONSIDERATION

(i) Deferred Item from Previous Planning Meeting

EDDC Development Management Committee Procedure

Councillor A Greenhalgh was concerned that the Committees reasons for supporting (not objecting to) an application was not added in detail when submitted to EDDC. Councillor L Elson had spoken to the Chairman of the East Devon Development Management Committee on the matter and had advised that any material comments for supporting an application where EDDC planning officer's views may differ would be helpful as some EDDC Planning Officers might not always have the local knowledge. Councillor S Gazzard was concerned that the expansion of what is submitted to EDDC could impact on staff time. There was further discussion about potential future changes regarding East Devon Development Management Committee in respect of larger developments. Councillor T Cope, who was observing the meeting in the public gallery, suggested that the District Ward Councillor should be informed if the Planning Committee had an objection to an application and given full reasons so as to enable a submission to EDDC on the Town Council's behalf within the 3 days response time.

RESOLVED:

- **Comments of support (material planning considerations) would be added the reason for "no objection" to an application if the Town Council Planning Committee felt that there would be a possibility that EDDC Planning Officers would be in disagreement to the Town Council's view. It was noted that to forecast EDDC's Planning Officer's views would prove difficult. A decision as to whether comments of support would be submitted for a planning application would be verified at the Planning Committee as appropriate.**
- **If the Committee OBJECT to an application request that District Wards Members submit their objection to EDDC.**
- **Review in 3 months to review the impact on staff time. A monitor of application and their outcomes to be undertaken during that period.**

P15/046. ITEMS FOR INFORMATION

(i) EDDC Planning Enforcement

Copy letters sent by the EDDC Enforcement officer had been previously circulated for information.

(ii) Electronic Communications Code Regulations 2003

Ward: Brixington

Site Address: OPP 1 Brixington Lane, EX8 4HQ

A copy letter had been previously circulated from Openreach BT for information

P15/047. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/0152/FUL 25 Hill Drive	No Objection	Conditional Approval

14/2755/FUL 1A South Street	No Objection	Condition Approval
15/0042/FUL 17 Maristow Avenue	No Objection	Approval
15/0078/LBC The Royal Beacon Hotel The Beacon	No Objection	Conditional Approval
15/0281/FUL 8 Marpool Crescent	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 18.34

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