

## EXMOUTH TOWN COUNCIL

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON TUESDAY 7<sup>TH</sup> APRIL 2015 AT 6.00 P.M.**

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

**APOLOGIES:** Councillors A Greenhalgh, B Taylor & R Turner

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### **PUBLIC SPEAKING TIME**

The meeting was adjourned for:-

Peter Gilpin, Chief Executive of LED Leisure Management spoke in support of their application 15/0485/ADV, Ocean Blue Harlequins Bowling and Leisure Centre, Queens Drive to display of 6 no. non illuminated signs.

Emma Mitchell spoke in support of her partners planning application 15/0652/FUL, 95 Langstone Drive and clarify the position of the extension.

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**Note:** The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

### **P15/048. MINUTES**

The Minutes of the meeting held on 23<sup>rd</sup> March 2015 were approved.

### **P15/049. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor L Elson declared a possible personal interest in planning application 15/0710/CPE, 17 Woodville Road as she may know the applicant. Councillor T Dumper also declared an interest as he lived opposite the applicant.

### **P15/050. URGENT BUSINESS**

The Chairman advised members that for the Planning Inspection Committee to visit 2 Gypsy Lane had been changed to 17th April 2015.

**P15/051. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/0485/ADV	Ocean Blue Harlequins Bowling And Leisure Centre, Queens Drive <b>LED Leisure Management</b> Display of 6 no. non illuminated signs	<b>Highways</b> did not wish to comment. <b>Environmental Health</b> – did not envisage any E H concerns. <b>Cllr. M Williamson</b> had no objection as the signs were non-illuminated.	<b>Exmouth Civic Society</b> considered signs 1 & 2 large and overbearing & out of keeping with the character with the seafront.	<b><u>SPLIT DECISION</u></b>  <b>APPROVAL of signs 3,4,5 &amp; 6</b> <b>REFUSAL of signs 1 &amp; 2 by virtue of their size as they would cause significant harm to the character and appearance to the seafront area and contrary to previous guidance and policies given to other nearby establishments. There was also a concern for public safety as by virtue of their size may be a distraction to motorist.</b>
<b>LIMIT</b>	21.04.15				

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>PLAN No:</b>	15/0317/ADV	Roswell Court 8 Douglas Avenue <b>McCarthy And Stone Retirement Lifestyles Ltd</b> Retention of 3 no. flags, 2 no. banners and 4 no. hanging signs for temporary period until 31 December 2015	<b>Highways</b> did not wish to comment.	<b>5 x Reps</b> – objected to the excessive visually intrusive advertising for the few remaining unsold flats. One of the flags mislead people into thinking the flats were at No 6 and created a parking and caller nuisance to residents.	<b>REFUSAL as they caused a cumulative effect and had an adverse effect on the residential amenity in the area.</b>  <b>NB: Few apartments were now for sale and it was felt the previous signs had run their course.</b>
<b>LIMIT</b>	22.04.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
<b>PLAN No:</b>	15/0439/TRE	<p>Kincraig 11 Cranford Avenue  <b>Ms Elaine Harper</b>            T1, Holm Oak: Reduce the crown by approximately three metres, from ten metres to approximately seven metres, with maximum diameter cuts of 50mm.            T1, Holm Oak: To reduce dominance over site.</p>		<p><b>1 x Rep</b> – A resident felt that the tree was top heavy and too large for its surroundings and in a very dangerous condition and caused anxiety to residents when conditions were windy.  <b>Tree Officer's Report</b> – the main reason for the proposed works was concern for leaf fall, the trees asymmetrical form, moss growth in the shade cast by the tree and bird faeces on the path and parking spaces. In principle some crown management was considered acceptable but a 3 metre reduction would significantly alter the appearance of the tree and be detrimental to its visual amenity and the removal of foliage to such an extent would be detrimental to the health of the tree.  <b>Recommendation for a split decision</b> in that the proposed works be refused and a lesser specification for reduction of the crown by 1 metre removing branches up to 3 metres in length making pruning cuts of approximately 50mm diameter. Tree would be retained at a height of approximately 14 metres.</p>	<p><b>Refusal in accordance with the Tree Officer's report for the proposed works but Approval of lesser works for the reduction of the crown by 1 metre removing branches up to 3 metres in length making pruning cuts of approximately 50mm diameter. Tree to be retained at a height of approximately 14 metres.</b></p>
<b>LIMIT</b>	16.04.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
<b>PLAN No:</b>	15/0493/TRE	Kincraig 11 Cranford Avenue <b>Mr P Bennett</b> Holm Oak: Remove two branches (one grows to the east and one to the south west).		<b>1 x Rep</b> – A resident felt that the tree was top heavy and too large for its surroundings and in a very dangerous condition and caused anxiety to residents when conditions were windy. <b>Tree Officer's Report</b> – the proposed works to remove 2 branches were requested to combat the dropping of bird faeces from the branches onto the path and car park area. The works to remove the branches together with the approved works on the previous application would have a detrimental effect on the trees health as it would create decay developing points on the main structural branches. <b>Recommendation for Refusal</b> as the proposed works in addition to the recommended approval in application 15/0439/TRE would be detrimental to the health and physiological condition of the tree.	<b>REFUSAL in accordance with the Tree Officer's report to remove two branches (one to the East and one to the South West)</b>
<b>LIMIT</b>	16.04.15				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/0457/ADV	Co-Operative Food Stores 3 - 7 Magnolia Walk <b>Cardtronics UK Ltd</b> Non illuminated advertisement surrounding ATM in shop front.	<b>Highways</b> did not wish to comment.	None	<b>APPROVAL</b>
<b>LIMIT</b>	22.04.15				

**P15/052. Consider the Planning Applications for consultation set out below**

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Brixington</b>				
<b>PLAN No:</b>	15/0591/FUL	1 Vernon Road <b>Miss Sally Walker</b> Erection of 1.8m fence to the side of the dwelling.		None	<b>Deferred to Brixington Ward Councillors pending clarification from EDDC to the extent the fence line.</b>
<b>LIMIT</b>	13.04.15				
<b>PLAN No:</b>	14/2466/FUL	15 Evergreen Close <b>Mr David McCarthy</b> Construction of retaining walls to facilitate re-levelling of the rear garden.			<b>No Objection</b>
<b>LIMIT</b>	13.04.15				
<b>PLAN No:</b>	15/0709/FUL	72 Ivydale <b>Mr K Daniels</b> Single storey side and front extension			<b>No Objection subject to the preservation of the Lime tree.</b>
<b>LIMIT</b>	20.04.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	15/0584/FUL	111 Byron Way <b>Mr &amp; Mrs Witherby</b> Extend existing attached garage and convert to ancillary accommodation	<b>Highways</b> do not wish to comment.		<b>No Objection</b> subject to the ancillary accommodation remaining as part of the existing dwelling and not used as a separate dwelling.
<b>LIMIT</b>	09.04.15				
<b>PLAN No:</b>	15/0733/FUL	8 Hulham Vale <b>Mr &amp; Mrs D V Jones</b> Construction of single storey side extension			<b>No Objection</b>
<b>LIMIT</b>	16.04.15				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/0630/FUL	Foxholes House Maer Lane <b>Mr P Rowsell</b> Construction of two storey rear extension incorporating roof terrace and basement garden room (revised bay design and privacy screening). Amendments to approval granted under 14/2153/FUL	<b>Highways</b> do not wish to comment.		<b>No Objection</b>
<b>LIMIT</b>	07.04.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/0452/FUL	15 Carlton Hill <b>Mr &amp; Mrs Edwards</b> Change of use from parent and child assessment unit to form 3 no. dwellings including two storey side extension with balcony to front and single storey rear extension and dormer windows in north west elevation	<b>Highways</b> gives Standing Advice	<b>1 x Rep</b> – objects to the noise and disturbance the work will create.	<b>No Objection in principle but would prefer the 2 windows that overlooked properties in Rolle Road to be glazed with obscure glass.</b>
<b>LIMIT</b>	07.04.15				
<b>PLAN No:</b>	15/0734/FUL	Maer Court Cottage 12 Douglas Avenue <b>Mr Dave Quinnell</b> Construction of replacement entrance porch	<b>Highways</b> do not wish to comment.		<b>No Objection</b>
<b>LIMIT</b>	16.04.15				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/0446/COU	Mamhead Slipway Mamhead View <b>Mr Ian Stuart</b> Temporary relocation of booking office to gardens adjacent to Mamhead Slipway for a further 2 year period		<b>1 x Rep</b> – objects as the building is garish in colour and out of keeping with surrounding dwellings. Tourist buses park up for periods over an hour with their engines running which cause a nuisance and vibration to nearby properties.	<b>No Objection</b>
<b>LIMIT</b>	08.04.15				



		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>PLAN No:</b>	15/0582/FUL	The Famous Ship High Street <b>Mr A Dyer</b> Change of use of part ground floor from public house (A4) to live work unit comprising B1 (a) office. (Re-submission of 14/1357/COU)	<b>Highways</b> do not wish to comment. <b>Original</b> application form did not identify existing live/work unit.		<b>No Objection</b>
<b>LIMIT</b>	09.04.15				
<b>PLAN No:</b>	15/0658/FUL	HSBC Bank 9 Chapel Street <b>Mr B French</b> Installation of 2 no. external ATMs to replace existing			<b>No Objection</b>
<b>LIMIT</b>	13.04.15				
<b>PLAN No:</b>	15/0710/CPE	17 Woodville Road <b>Mr Neil Hurlock</b> <u>Certificate of lawfulness</u> for use of the building for motor vehicle servicing and repairs			<b>No Objection</b>
<b>LIMIT</b>	13.04.15				
<b>PLAN No:</b>	15/0619/FUL	6 Esplanade <b>Mr &amp; Mrs D Ashworth</b> Demolition of existing garages and construction of a residential dwelling and carport	<b>Highways</b> do not wish to comment. <b>Environmental Agency</b> give standing advice.		<b>No Objection subject to the window in the loft being glazed with obscure glass to prevent overlooking.</b>
<b>LIMIT</b>	14.04.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	15/0652/FUL	95 Langstone Drive <b>Mr M Dobrijeyic</b> Two storey side and single storey rear extension	<b>Highways</b> do not wish to comment.	<b>1 x Rep</b> – objects as the extension will come up to his boundary and block the light to the front and back gardens and the living room. A proposed window on the first floor will overlook the garden and his storage shed will have to be removed during construction.	<b>No Objection</b>
<b>LIMIT</b>	07.04.15				
<b>PLAN No:</b>	15/0670/FUL	Land Adjoining 12 Newlands Avenue <b>Mr Graham Bunyard</b> Construction of detached dwelling	<b>Highways</b> give Standing Advice <b>Cllr. B Taylor</b> has no objection once the access to build has been overcome.	<b>3 x Reprs</b> – The proposal is overdevelopment of a very narrow site which would result in loss of privacy and light to neighbouring properties as the building is right on the boundary line of the site. Concern about excavation to build causing subsidence to properties next door and damage to trees. May create a risk to flooding and the drainage system in the area may be unable to support a further dwelling. Design is out of keeping with the character of properties in the area.	<b>Objection on the grounds of out of keeping with the street scene particularly as almost 40% of the frontage was glass.</b>
<b>LIMIT</b>	08.04.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/2697/COU	Land To North Of Unit 4 Swifts Units Pound Lane <b>Mr G Delenty</b> Use of land for retention of catering van and seating area with canopy over	<b>Highways</b> do not wish to comment.		<b>No Objection</b>
<b>LIMIT</b>	09.04.15				
<b>PLAN No:</b>	15/0583/FUL	63 Green Close <b>Mr D Frost</b> Replacement garage	<b>Highways</b> do not wish to comment.		<b>No Objection</b>
<b>LIMIT</b>	09.04.15				
<b>PLAN No:</b>	15/0649/FUL	65 Moorfield Road <b>Mr T Churchill</b> Construction of single storey rear extension and decking area.	<b>Highways</b> do not wish to comment.		<b>No Objection</b>
<b>LIMIT</b>	13.04.15				
<b>PLAN No:</b>	15/0347/FUL	2 Grenville Road <b>Mr Paul Haase</b> Construction of single storey extension to front elevation			<b>No Objection</b>
<b>LIMIT</b>	15.04.15				

**P15/053. ITEMS FOR INFORMATION**

**(i) EDDC Planning Enforcement**

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

**(ii) Electronic Communications Code Regulations 2003**

**Ward: Brixington**

**Site Address: 34 Valley Way S/O 149 Parkside Drive**

Copy letter was attached from Openreach BT for information.

**P15/054. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
14/2800/FUL 3 & 5 Tower Street	No Objection	Conditional Approval
14/2841/FUL 131 Salterton Road	No Objection	Conditional Approval
15/0175/FUL Pier Head	No Objection	Conditional Approval
15/0252/FUL 34 Ashleigh Road	No Objection	Approval
15/0307/FUL 11 Lyndhurst Road	No Objection	Conditional Approval
15/0363/FUL 95 Green Close	No Objection	Conditional Approval
15/0378/FUL 1 Grange Avenue	No Objection	Conditional Approval
<b>15/0242/FUL 3 The Maldens Marley Road</b>	<b>Objection</b>	<b>Conditional Approval</b>
15/0245/FUL 80 Douglas Avenue	No Objection	Conditional Approval
15/0259/FUL 33 Carter Avenue	No Objection	Conditional Approval
15/0461/FUL 53 Phillipps Avenue	No Objection	Conditional Approval
14/2965/LBC 12 Bicton Street	No Objection	Approval
14/2982/FUL 54 Colleton Way	No Objection	Conditional Approval
15/0395/FUL 5 Colleton Way	No Objection	Conditional Approval
15/0459/FUL 38 Ryll Grove	No Objection	Approval
15/0466/FUL 2 Old Bystock Drive	No Objection	Conditional Approval
15/0417/FUL 41 Phillipps Avenue	No Objection	Conditional Approval
14/2054/FUL Orcombe Lodge 12 Foxholes Hill	No Objection	Withdrawn

<b>14/2934/LBC Manor Hotel The Beacon</b>	<b>Objection</b>	<b>Conditional Approval</b>
<b>14/2933/FUL Manor Hotel The Beacon</b>	<b>Objection</b>	<b>Conditional Approval</b>
14/2999/OUT 39 Cranford Avenue	No Objection	Conditional Approval
15/0456/FUL Co-Op 3-7 Magnolia Walk	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 19.15**

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