

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 20<sup>TH</sup> APRIL 2015 AT 6.00 P.M.

**PRESENT:** Councillors: L Elson (Chairman)

M Chapman	T Dumper
S Gazzard	A Greenhalgh
M Mitchell (Reserve for Withycombe Raleigh Ward)	
B Nash (Reserve for Littleham Ward)	
C Nicholas	B Toye
E Wragg	

**APOLOGIES:** Councillors S MacQueen, R Turner & B Taylor

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#### **PUBLIC SPEAKING TIME**

The meeting was adjourned for:-

Mr Michael Keep, Mr Robert Smith, Julia Cowan & Cllr. J Humphreys spoke against application, 15/0753/MOUT land to the rear of 62-82 Douglas Avenue, outline application seeking approval for access (matters of layout, scale, appearance and landscaping reserved) for up to 44 open market and tenure restricted (over 55's) dwellings demolition of 76 Douglas Avenue to create new vehicular access.

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

#### **P15/055. MINUTES**

The Minutes of the meeting held on 7<sup>th</sup> April 2015 were approved.

#### **P15/056. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor M Mitchell declared a non-pecuniary interest in respect of item 7, iii, land rear of 2 Littleham Road as a resident, who had been a fellow governor with him at Withycombe Raleigh Primary School, lived in part of the property.

#### **P15/057. URGENT BUSINESS**

**Ward: Town**

**15/0351/FUL 18A Windsor Square**

Raising of roof to facilitate loft conversion, including construction of dormer windows to front and rear elevations.

**Amended plans for consultation.**

Amendments to the dormer window on the front elevation  
Town Council had no objection to original plan.

**Target Date: 30.04.15**

**RESOLVED: No Objection to the amended plans.**

**P15/058. 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>Town</b>				
<b>PLAN No:</b>	15/0659/ADV	HSBC Bank 9 Chapel Street <b>Mr B French</b> 2 no. halo illuminated fascia signs and 1 no. internally illuminated projecting sign	<b>Highways</b> did not wish to comment.		<b>Approval</b>
<b>LIMIT</b>	14.05.15				

**P15/059. To 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>	15/0790/FUL	1 Norman Close <b>Mr Philip Gilby</b> Construction of single storey side extension	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	23.04.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	15/0777/FUL	21 Maristow Avenue <b>Mr Keith Cornish</b> Construction of first floor extension	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	22.04.15				
<b>PLAN No:</b>	15/0788/FUL	9 Marpool Hill <b>Ms M Williams</b> Construction of two storey side and rear extensions	<b>Highways</b> did not wish to comment.	None	<b>Objection on the grounds of overlooking and loss of light to neighbouring property.</b>
<b>LIMIT</b>	23.04.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/2946/MFUL	<p>Courtlands House Courtlands Lane  <b>Michael Caines Ltd</b>  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.</p> <p><b><u>Amended Plans</u></b>  Alterations to layout including revised parking arrangements, number of staff lodges; removal of balcony above kitchen extension; alterations to windows on north elevations; details of extraction equipment; removal of privacy dividers on south east elevation; removal of louvre doors to courtyard elevation.</p>		<p><b>1 x Rep</b> – objected to the amended plan as the metal louvered doors were still retained as replacements for timber doors which would create noise and disturbance to 3 homes nearby. There was also no mention of moving the 4 proposed steel extract chimneys which were situated a few metres from the front windows of the 3 homes. The plant design was also insensitive to both existing residents of Courtlands and the listed building.</p>	<p><b>Objection to the position of the plant room but support in principle the application for change of use.</b></p>
<b>LIMIT</b>	22.04.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/2947/LBC	<p>Courtlands House Courtlands Lane  <b>Mr Michael Caines</b>            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><b><u>Amended Plans</u></b>            Alterations to layout including revised parking arrangements, number of staff lodges; removal of balcony above kitchen extension; alterations to windows on north elevations; details of extraction equipment; removal of privacy dividers on south east elevation; removal of louvre doors to courtyard elevation.</p>		<p><b>1 x Rep</b> – objects to the amended plan as the metal louvered doors are still retained as replacements for timber doors which will create noise and disturbance to 3 homes nearby. There is also no mention of moving the 4 proposed steel extract chimneys which are situated a few metres from the front windows of the 3 homes. The plant design is also insensitive to both existing residents of Courtlands and the listed building</p>	<p><b>Objection to the position of the plant room but support in principle the application for change of use.</b></p>
<b>LIMIT</b>	22.04.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/0753/MOUT	<p>Land To Rear Of No's 62-82 Douglas Avenue <b>Littleham 2010 Ltd</b></p> <p>Outline application seeking approval for access (matters of layout, scale, appearance and landscaping reserved) for up to 44 open market and tenure restricted (over 55's) dwellings demolition of 76 Douglas Avenue to create new vehicular access</p> <p><b>Mr Michael Keep, Mr Robert Smith, Julia Cowan &amp; Cllr. J Humphreys spoke during the public speaking time against the application</b></p> <p><b>A statement was read out from Clinton Devon Estates in support of their application.</b></p>	<p><b>26 x Objections. Précis of representations on page Highways did not object.</b></p> <p><b>Cllrs M Williamson &amp; T Wood's</b> comments were distributed to members prior to the meeting both of whom object to the application as does <b>Cllr. S Macqueen.</b></p> <p><b>OBJECTION – on the grounds that the proposed development was outside the emerging EDDC Local Plan. There had been no public consultation. The plan was contrary to policy TA7 of the Local Plan. The access point would be detrimental to safety as it was on a bend with a poor visibility splay. Demolition of a family home and loss of privacy and amenity to nearby properties. Development of a green field site, Maer Valley. There was a concern about the impact of flooding and inadequate sewerage infrastructure and no provision made for affordable housing. No provision made in respect of the impact of on health facilities arising as a consequence of the development.</b></p>		
<b>LIMIT</b>	29.04.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/0795/FUL	16 Dunsford Close <b>Mr D Jackson</b> Retention of retaining wall to facilitate provision of car parking area and retention of garden store		<b>1 x Rep</b> who wished to object to the provision of the car parking area and retaining wall as anyone stood there could look directly into the bedrooms of the property below. The new drainage provided flowed into the garden of the property below which may result in a landslide. From a safety aspect there were no measures in place to stop a car rolling off the parking area into the garden below.	<b><u>Split Decision</u></b> <b>No Objection to the retention of garden store</b>  <b>Objection to the retaining wall to facilitate provision of car parking on the grounds of overlooking and the loss of privacy and amenity to the adjoining property. It was a condition of the original application that a landscaping scheme &amp; sewage drainage plan was submitted. There was no evidence of any landscaping or sewage drainage plan had been submitted.</b>
<b>LIMIT</b>	29.04.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	14/2461/FUL	St Andrews House St Andrews Road <b>Chapter 1</b> 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 <b><u>Amended Plans</u></b> Plans showing changes to windows and the submission of a Flood Risk Assessment		None	<b>No Objection to the amended plans</b>
<b>LIMIT</b>	23.04.15				
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	15/0763/FUL	187 Withycombe Village Road <b>Mr &amp; Mrs J &amp; E Rogers</b> Construction of first floor extension to rear elevation	<b>Highways</b> do not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	21.04.15				



		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/0775/FUL	84 Withycombe Village Road <b>Corner House Veterinary Surgery</b> Extension to existing car park	<b>Highways</b> did not wish to comment.  <b>Environment Agency</b> gave standing advice.	None	<b>No Objection on condition that the car park lights were turned off after opening hours.</b>
<b>LIMIT</b>	22.04.15				

## **P15/060. ITEMS FOR CONSIDERATION**

- (i) **Department of Transport Town & Country Planning Application  
Proposed Stopping Up of Highway At Queens Drive, Exmouth, EX8 2AY  
Ward: Littleham**

Copy of the draft order and relevant plan is attached.

Last Date for receipt of representations by the National Transport Authority  
08.05.2015

**RESOLVED: No Objection**

- (ii) **Devon County Council Town & Country Planning Application  
Ward: Withycombe Raleigh  
Retention of one existing modular classroom for a further 15 years at  
Withycombe C of E Primary School, EX8 3BA**

The application is available to view at [www.devon.gov.uk/environmentplanning](http://www.devon.gov.uk/environmentplanning) by following the link to “view planning applications received” and scrolling to the foot of the webpage and entering **3757/2105** in the “application reference” field and then clicking on “search”. Alternatively a hard copy of the plan is available to view at the Town Hall.

Last Date for receipt of representations by Devon County Council 22.04.2015

**RESOLVED: No Objection**

- (iii) **Land to the rear of 2 Littleham Road  
Ward: Littleham**

To consider email from EDDC previously circulated.

**RESOLVED: No Objection**

**Note:** Cllr M Mitchell had previously declared an interest and abstained from the vote.

## **P15/061. ITEMS FOR INFORMATION**

- (i) **EDDC Planning Enforcement**

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

- (ii) **Notification of Tree works considered an exception to TPO11/0001 – University of Plymouth 1 Douglas Avenue**

A Copy letter from EDDC was previously circulated for information.

**P15/062. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
15/0223/FUL 1 Dagmar Road	No Objection	Approval
15/0335/FUL The Cottage 6 Rolle Road	No Objection	Conditional Approval
15/0398/FUL 15 High Street	No Objection	Approval
14/1733/FUL 102 Bradham Lane	No Objection	Conditional Approval
14/3003/FUL Land at 4 Portland Avenue	No Objection	Conditional Approval

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

**The meeting closed at 19.09**

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

**Summary of Representations received for application 15/0753/MOUT Land to the rear of 62 – 82 Douglas Ave**

**26 Objections on the grounds of:-**

**The impact of increased traffic on Douglas Avenue will add to environmental pollution and may compromise pedestrian safety crossing near parked cars and add to this fast cut through route particularly in the summer when holiday makers use it to access the beach. The extra volume will add to the danger already experienced by residents exiting their driveways.**

**Potential flooding through loss of the field to drain water away.**

**The access to the site has a poor visibility splay and is on a bend where accidents have taken place and garden walls damaged through collision.**

**Inadequate sewerage infrastructure.**

**The application is outside of the Local Plan and contradicts one of the core Planning Principles of the National Planning Policy Framework. The development is in conflict with the existing Right of Way across the field. Wildlife and fauna in the area will be disturbed, particularly bats and current recreational use of the valley by walkers will be lost.**

**Demolition of a family house and loss of privacy and amenities to nearby properties.**

**Concern that if approved it will lead to further development in the valley leading to further loss of good valuable farming land and the existing landscape.**

**No affordable housing provision. Housing for the over 55's is already catered for in the area.**