

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON TUESDAY 5<sup>th</sup> MAY 2015 AT 6.00 P.M.

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

**PUBLIC GALLERY:** B Nash

**APOLOGIES:** Councillors S Gazzard, B Toye & E Wragg

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#### **PUBLIC SPEAKING TIME**

The meeting was adjourned for:-

George Boyd spoke against application, 15/0804/FUL, Owls Cott, St Johns Lodge, St Johns Road, demolition of single storey dwelling and double garage and construction of replacement 1.5 storey dwelling (amendments to planning permission 14/2353/FUL to include revised design to dwelling, addition of car park and amendments to access)

Cllr B Nash spoke against application, 15/485/ADV, Ocean Blue Harlequinns Bowling and Leisure Centre, Queens Drive, display of 6 no. non illuminated signs, amended plans showing reduction in the size of sign 1 and sign 2.

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

#### **P15/063 MINUTES**

The Minutes of the meeting held on 20<sup>th</sup> April 2015 were approved subject to an amendment from Cllr M Mitchell under P15/056 declarations of pecuniary interest and dispensation; the fellow Governor referred to was not the applicant but resided in part of the property. She could therefore be affected if and when the property was sold.

#### **P15/064. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillors M Chapman declared a personal interest in respect of Items or Consideration, Licensing application Imperial Recreation Ground, as she sat on the Licensing Sub-Committee at EDDC and would leave the room for that item.

#### **15/065. URGENT BUSINESS**

None

**P15/066. 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	<p>Ocean Blue Harlequinns Bowling And Leisure Centre Queens Drive <b>LED Leisure Management</b> Display of 6 no. non illuminated signs</p> <p><u><b>Amended plans for consultation.</b></u> Amended plans showing reduction in the size of sign 1 and sign 2.</p> <p><b>Cllr B Nash spoke during the public speaking time against the amended application.</b></p>	<p><b>Cllr S Gazzard-</b> Welcomed reduction by almost 25% and supported the application.</p>	None	<p><b>Approval of the amended plans showing the reduction in the size of sign 1 and sign 2.</b></p>
<b>LIMIT</b>	05.05.15				

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>PLAN No:</b>	15/0657/TRE	29 Raddenstile Lane <b>Mr Bishop</b> T1, Plane: Reduce height by up to 2m. Shorten back second and third order branches over road by 1 - 2m, to leave a radius of 6 - 7m spread. T2 and T3, Lime: Crown reduction via thinning second and third order branches by 10% to leave a spread of approximately 5m.		<b>Tree Officer's Report</b> – The trees were visible from Raddenstile Lane and contributed to the amenity of the area. The proposed works were not strictly speaking necessary, however the works were not significant and would leave a more balance crown form. <b>Recommendation for Approval</b> as works were relatively minor and would not significantly affect the health or amenity of the trees	<b>Approval in accordance with the tree officer's report.</b>
<b>LIMIT</b>	14.05.15				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/0873/TCA	Lloyds Tsb Bank Plc 22 The Strand <b>Ms B Dunne</b> T1, Sorbus: Fell. T2, Prunus: Fell.		<b>Tree Officer's Report</b> – T1 was actually a cultivar of the Malus genus and the decision notice would be amended. It was a small tree not suitable for protection and its removal would not affect the amenity of the conservation area. T2 was dead and thus exempt however there was a duty to replace the tree. <b>Recommendation for Approval.</b>	<b>Approval in accordance with the tree officer's report.</b>
<b>LIMIT</b>	22.05.15				

**P15/067. 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>	15/0804/FUL	Owls Cott St Johns Lodge St Johns Road <b>Mr John Wright</b> Demolition of single storey dwelling and double garage and construction of replacement 1.5 storey dwelling (amendments to planning permission 14/2353/FUL to include revised design to dwelling, addition of car park and amendments to access)		<b>1 x Rep</b> – Neighbours objected to the amended access and the granting of access rights to the lane. The lane was very narrow and their only means of access to their property. They had had problems with cars parking in the lane. The existing two entrances which currently serve Owls Cott and St Johns Lodge would be a preferable alternative access rather than the lane.	<b>Objection on the grounds of the access arrangements. Access could be resolved by using the existing entrances on St Johns Road which currently served Owls Cott and St Johns Lodge.</b>
<b>LIMIT</b>	06.05.15	<b>George Boyd spoke against the application during the public speaking time</b>			
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	15/0914/FUL	15 Springfield Road <b>Mr P Drew</b> Single storey front extension	<b>Highways-</b> Did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	13.05.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/0893/FUL	Land South Of Courtlands Lane <b>Mr B Penny</b> Demolition of barn and erection of dwelling and detached garage	<b>Cllr P Stott</b> – Objected on the grounds that the proposal was unsustainable & was a stable not a barn.	<b>3 x Rep</b> – Objected on the ground that it would set a precedent and lead to further development. The NPPF suggested new isolated homes should be avoided. The location was unsustainable and would exacerbate an already busy single track lane.	<b>Objection on the grounds that approval would set a precedent for further development. The proposal was unsustainable and development of a greenfield site. Contrary to policy guidelines, the proposed building had a larger footprint than the existing stable. Previous applications on the other side of the road had been refused.</b>
<b>LIMIT</b>	14.05.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/0068/FUL	Rose Lodge 2 Isca Road <b>Mr Peter De Groot</b> Alterations and extensions to existing bungalow	<b>Cllr M Williamson</b> – Declared an interest, as his garden backed onto Long Lane. Access and turning problems had been to the detriment of the amenity of residents who used Lang Lane for access. He was concerned that the current approved works did not have a Construction Environment Management Plan and that the turning space had never been provided. He recommended that the application was refused on the grounds of unmet conditions of the previous application and requested that enforcement and environmental health reported on the breaches before ward members to consider a draft CEMP.	<b>5 x Rep</b> – Objected on the grounds of poor access and the lack of parking provision resulting in cars parking in the front garden at Croylands Court. Also the loss of light, overlooking and loss of privacy to the flats at Croylands Court.  <b>Aldborough Court Management Co Ltd</b> – Concerned that Long Lane had been blocked on numerous occasions, the speed of delivery vehicles, contractors vehicles using their garage area for parking and using their roof to access the new build. Also the turning area was “miniscule” and suitable only for a minivan.	<b>Objection on the grounds that the conditions of the original application had been breached. Provision of a turning facility had not be provided. The Clerk was asked to request EDDC Enforcement and Environmental Health Officers to investigate.</b>
<b>LIMIT</b>	07.05.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/2480/FUL	10 Cyprus Road <b>Mr &amp; Mrs Munnings</b> Construction of detached dwelling	Town Council had no objection to the original application.	None	<b>No Objection to the amended plans.</b>
<b>LIMIT</b>	04.05.15	<u><b>Amended plans for consultation.</b></u> amendments relate to additional Information - Arboricultural Report and Plans.			
<b>PLAN No:</b>	15/0872/FUL	Land Adjacent Clayton House Salterton Road <b>Open Door Exmouth</b> Construction of timber workshop for community use	<b>Cllr M Williamson</b> – supported this application which would enable a valued community initiative to function better and made productive use of land not required.	None	<b>No Objection</b>
<b>LIMIT</b>	07.05.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/0205/FUL	Spindrift Maer Road <b>Mr A Fudge (ATA Estates LLP)</b> 680l/Demolition of existing buildings, currently arranged as 4 no dwellings and a garage, and construction of 3no houses and vehicular garages, and associated landscaped works  <b><u>Amended plans for consultation.</u></b> Amended plans to show relationship between application site and Eastbrook along with levels	Town Council had no objection to the original application.	None regarding amended plans.	<b>No Objection to the amended plans.</b>
<b>LIMIT</b>	05.05.15				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/0877/LBC	Flat 1, 11 The Beacon <b>Mr D Foa</b> Proposed raising of garage roof and construction of extension to outhouse	<b>Cllr S Gazzard</b> – had no objection subject to the LBC officer’s report  <b>Highways</b> – did not wish to comment	None	<b>No Objection subject to the Conservation Officer’s report.</b>
<b>LIMIT</b>	14.05.15				



		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/0961/LBC	Strand Gardens The Strand <b>Mr M Williams</b> Laying of Victoria Cross Commemorative Paving Stone	<b>Cllr S Gazzard –</b> declared a Personal interest as an EDDC Councillor and had no objection subject to the LBC Officer's report.  <b>Highways –</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	14.05.15				
<b>PLAN No:</b>	15/0931/PDJ	Second Floor 11 Rolle Street <b>OLIM Property</b> Change of use of second floor from offices (B1) to 3 no. flats (C3)	<b>Cllr Steve Gazzard-</b> Had no objection.  This was not a planning application. The presumption was that this development could proceed without requiring planning permission unless we objected on grounds of transport and highways impact, contamination risks on the site and/or flooding risks on the site.	None	<b>No Objection subject to satisfactory provision of amenity space for refuse/ recycling bins.</b>
<b>LIMIT</b>	13.05.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	15/0886/FUL	33 Travershes Close <b>Mrs J Hindle</b> Construction of single storey front extension	<b>Highways-</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	06.05.15				
<b>PLAN No:</b>	15/0887/FUL	59 Bradham Lane <b>Mrs A Chater</b> Creation of off street parking area to front of property	<b>Highways –</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	06.05.15				

**P15/068. ITEMS FOR CONSIDERATION**

**(i) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS  
VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING  
ACT 2003**

**Imperial Recreation Ground The Royal Avenue, EX8 1DG, Ref No. 038907**

**Ward: Exmouth Town**

**Name of applicant: Exmouth Town Council**

**THIS APPLICATION IS FOR A TIME LIMITED LICENCE FOR 29 TH – 31ST MAY**

Premises Licence Application to include

**Premises Open Hours requested**

Friday

Saturday

Saturday

Sunday

**Time From Time To**

6:00pm 10:30pm

10:00am 5:00pm

6:00pm 10:30pm

10:00am 5:00pm

**Activities Times requested**

Performance of live music (Outdoors)

Friday & Saturday

**Time From Time To E.**

6:00pm 10:30pm

F. Playing of recorded music (Outdoors)

Saturday

Sunday

10:00am 6:00pm

10:00am 5:00pm

J. Supply of alcohol for consumption ON the premises only

Friday

Saturday

Sunday

6:00pm 10:30pm

10:00am 10:30pm

10:00am 5:00pm

**CONDITIONS OFFERED BY APPLICANT**

Event management plan and risk assessments in place.

The kite Festival is a returning event run by Exmouth Town Council and Exmouth Rotary and staff and stewards have knowledge of site and security.

Event management plan provided to police and blue light services.

Event is ticketed and numbers capped.

Event management plan provided to security and stewards.

Stewards and security working to ensure people leave site in safe and quiet manner.

Event ticketed.

All children supervised by adults.

No children admitted without adult supervision.

Last Date for receipt of representations by the Licensing Authority 12 May 2015

**RESOLVED: Did not wish to comment**

**(ii) Devon County Council Town & Country Planning Application**

**Ward: Town Ward**

**The provision of a double sided shelter to be used on the carriageway side as a bus shelter and the Strand gardens side as a special event shelter for public performances and other events at Rolle Street, Exmouth, Devon EX8 1HL**

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 **3768/2105** 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 14.05.2015

**RESOLVED: No Objection**

**P15/069. ITEMS FOR INFORMATION**

**(i) EDDC Planning Enforcement**

Please find attached copy letters sent by the EDDC Enforcement officer for your information.

**(ii) Notification of Tree works considered an exception to TPO 62/000A  
A La Ronde, Summer Lane**

Copy letter from EDDC attached for information.

**(iii) Tree Preservation Order**

**Land at East & West Dunsinane Maer Road, EX8 2DA TPO 15/0009/TPO**

The above tree preservation order has been confirmed by EDDC Arboricultural Team.

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

**Ward: Littleham**

**Site Address: 2 Stevenstone Road, EX8 2EP**

Copy letter attached from Openreach BT for information.

**(v) Establishing the Sustainable Drainage (SuDS) Approval Body**

Under schedule 3 of the Flood and Water Management Act, Lead Local Flood Authorities were to be required to establish SuDS Approval Bodies (SABs) which would have required Devon County Council (as the LLFA) to approve and adopt SuDS for new developments. In December the Government announced that schedule 3 would not be enacted and SuDS would be dealt with by strengthening existing planning policy instead. This change, which took effect on April 6th 2015, required local planning authorities to ensure that SuDS were included on new developments. Whilst Devon County Council, as the LLFA, would no longer be required to establish a SAB, they would now be a statutory consultee for major developments which have surface water drainage implications. This responsibility would require that LLFAs provide comments in relation to the surface water drainage aspects of planning applications within 21 days.

**P15/070. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
14/1955/LBC 4 Castle Cottages Castle Lane	No Objection	Conditional Approval
<b>14/2912/FUL 2 Gipsy Lane</b>	<b>Objection</b>	<b>Conditional Approval</b>
15/0347/FUL 2 Grenville Road	No Objection	Conditional Approval
15/0591/FUL 1 Vernon Road	No Objection	Approval
14/2752/FUL Land South of Courtlands Lane	Objection	Refusal
15/0325/FUL Olive Tree Barn Courtlands Lane	No Objection	Approval
15/0549/COU Car Park Maer Road	No Objection	Conditional Approval
15/0652/FUL 95 Langstone Drive	No Objection	Conditional Approval
15/0422/LBC 1 Castle Cottages Castle Lane	No Objection	Conditional Approval
15/0477/FUL Tesco Express Churchill Road	No Objection	Approval
15/0583/FUL 63 Green Close	No Objection	Approval

15/0584/FUL 111 Byron Way	No Objection	Conditional Approval
15/0649/FUL 65 Moorfield Road	No Objection	Conditional Approval

Councillors were disappointed to note the decision for 14/2912/FUL, 2 Gipsy Lane. Councillor L Elson thanked the members for their support in opposing the application.

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

**The meeting closed at 18.53**

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