

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 15th JUNE 2015 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill M Chapman (Ex Officio)
P Dean T Dumper
C Gough B Nash
B Toye J Trail

APOLOGIES: Councillors B Bailey, T Hill & C Nicholas.

P15/085. MINUTES

The Minutes of the meeting held on 1st June 2015 were approved.

P15/086. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors J Trail & P Dean declared a personal interest in respect of prior notification application 15/1504/PDO, 1A, Victoria Way as they knew the applicant. Councillor J Trail left the room whilst the application was discussed.

P15/087. URGENT BUSINESS

PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Premises Spoken 43, The Strand, EX8 1AL

Ref No. 039427

Ward: Town

Name of applicant: HOSPITALITY EXMOUTH LIMITED

PROPOSED VARIATION

Amended location and shape of the bar in the premises as per plan submitted to the licensing authority.

RESOLVED: No Objection to proposed variation

P15/088. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	15/1126/TRE	Flat 1 Greenacre, 5 Isca Road Mr N & Mrs J Pawson T2, Ash: Remove all growth back to historic reduction points (High Pollard). T1, Horse Chestnut: Crown reduction to leave a crown radius of approximately 7.5metres.		<p>Tree Officer's report – T1 was a mature Horse Chestnut with a crown of 8.7 metres extending over Isca Rd and a heavy limb hanging over the garden area. Following a pre-application visit it was agreed in principle for a modest crown reduction of 1.2 metres with pruning cuts of approx. 50 mm in diameter. Recommendation for approval as the modest work on this tree would not significantly affect the physiological condition of the tree. T2 was a mature Ash which had in the past been unsympathetically heavily pruned which had resulted in decay on old pruning points and vigorous re-growth. Pruning back heavily to the old pruning points would have a significant negative physiological effect on the tree and be detrimental to its amenity value. Recommendation for a split decision to refuse the heavy pruning to high pollard but recommended for approval lesser crown reduction of 7.5mtrs radius.</p>	<p>SPLIT DECISION</p> <p>Approval of T1 in accordance with the Tree Officer's report.</p> <p>Refusal of T2. Approval of recommended lesser works proposed by the Tree Officer.</p>
LIMIT	06.07.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Town				
PLAN No:	15/1158/ADV	Heavitree Arms High Street Heavitree Brewery PLC Installation of projecting sign, lettering and wall mounted signs	Highways had no objection. Cllr. B Nash – signs A,B & C were acceptable both in size and style. Signs D & E were too large and totally inappropriate for their location bordering a Conservation Area particularly the large mural sign which is out of keeping with the street scene in Exmouth.	None	SPLIT DECISION Approval of signs A,B,C & D Refusal of Sign E on the grounds that it was out of keeping and inappropriate for the location bordering a Conservation Area.
LIMIT	14.07.15				

P15/089. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	15/1225/FUL	12 Anson Road Ms Sonia Cheese Construction of detached annexe building	Highways did not wish to comment.	None	No Objection subject to the annexe not being sold or rented to anyone outside the family.
LIMIT	22.06.15				
PLAN No:	15/1265/FUL	6 Withycombe Park Drive Mr Nigel Hardy Construction of dormer window to front elevation.		None	No Objection
LIMIT	19.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	15/1156/FUL	11 Seymour Road Mr Simon Prince Loft conversion for bedrooms		None	No Objection
LIMIT	19.06.15				
PLAN No:	15/1201/FUL	195 Pound Lane Mr & Mrs Tracey Quilter Construction of attached garage and rear dormer including balcony	Highways did not wish to comment.	None	No Objection
LIMIT	19.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1297/FUL	28 Essington Close Mr Ben Riches Construction of single storey rear extension	Highways did not wish to comment.	None	No Objection
LIMIT	26.06.15				
PLAN No:	15/1314/FUL	11 Belle Vue Road Mr Richard Bol Construction of rear extension including first floor accommodation, balcony, window to side elevations and provision of pitched roof over proposed en-suite and new chimney	Highways did not wish to comment.	1 x Rep Objection – Concerned about possible loss of privacy from the proposed 5 new windows at first floor level.	Deferred to ward members. Clarification required from EDDC regarding 3 roof windows and glazing of other 2 windows (on the South East elevation) in order to protect the privacy of the neighbouring property.
LIMIT	26.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/0910/FUL	Land East Of West Down Lane Bourne Leisure Ltd Change of use of land for storage of caravans	Highways did not wish to comment. Environmental Health had no objection.	None	No Objection
LIMIT	17.06.15				
WARD	Town				
PLAN No:	15/1268/LBC	Mamhead Slipway Mamhead View East Devon District Council (Ms A Hayward) Removal of wall adjoining the western face of the listed sea wall, cleaning of the western end of the listed sea wall and re-pointing to enable the redevelopment of the slipway (revisions to LBC granted under reference 14/1767/LBC)	Highways did not wish to comment.	None	No Objection
LIMIT	22.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1230/FUL	Land Rear Of 129/131 Exeter Road Mr Scott Clarke Construction of replacement garages	Highways did not wish to comment.	None	No Objection
LIMIT	22.06.15				
PLAN No:	15/1214/FUL	8 Camperdown Terrace Dr Joseph Bailey Construction of 2 storey rear extension to facilitate a loft conversion incorporating juliette balcony within roof and rear single storey extension with balcony	Highways did not wish to comment.	None	No Objection
LIMIT	24.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1304/PDO	1A Victoria Way Mr Lake Prior approval of proposed change of use of first floor office (Class B1a) to two dwelling houses (Class C3)	Cllrs J Trail & P Dean declared a personal interest. Cllr J Trail left the room whilst the application was discussed Note: this was a prior notification application 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. Highways did not wish to comment.	None	No Objection
LIMIT	25.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1203/LBC	17 Chapel Hill Mr D Jarman Re-roofing of building and rendering of part elevation	Highways did not wish to comment.	None	No Objection
LIMIT	29.06.15				
PLAN No:	15/1202/FUL	17 Chapel Hill Mr D Jarman Change of use of retail shop (A1) to financial and professional services (A2) or office (B1) and provision of replacement roof	Highways did not wish to comment.	None	No Objection
LIMIT	29.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Withycombe Raleigh				
PLAN No:	15/1178/FUL	20 Masey Road Mr J Avery Construction of single storey rear extension	Highways did not wish to comment.	None	No Objection
LIMIT	19.06.15				
PLAN No:	15/1052/FUL	10 Southern Wood Mr G Hawkins Construction of single storey side extension	Highways did not wish to comment.	None	No Objection
LIMIT	19.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1227/MRES	Land North Of Liverton Business Park Clinton Devon Estates Construction of 8 no industrial units (B1, B2 & B8 use) comprising open yard and parking area and new concrete access road (approval of details and layout, appearance, access and landscaping pursuant to outline planning permission 09/2533/MOUT)	Environmental Health stated that the lighting scheme displays an acceptable level of light for the area and the conclusions of the noise mitigation report should be applied to each business unit so that there was no increase in noise levels to residential properties in the area. South West Water Applicant advised to inform SWW about work within 3 metres of a public or lateral drain. A plan had been provided advising the location of public sewers in the vicinity. Permission would not be granted for surface water to return to the public or foul network. Surface water must be removed using SUDS e.g. Soakaway.	None	No Objection
LIMIT	24.06.15				

P15/089. ITEMS FOR CONSIDERATION

(i) Dinan Way Extention Consultation

To consider the two proposed route options for the Dinan Way route extension in order to send a response on behalf of the planning Committee to Devon County Council.

Note: Councillors can attend the exhibition Friday 12th June (1.30pm 7pm) or Saturday 13th June (10am -2pm) showing information about the options and ask DCC staff questions. Venue: Brixington Community Church.

RESOLVED: Deferred as an agenda item was to be considered by Full Council which followed Planning Committee that evening.

P15/090. ITEMS FOR INFORMATION

(i) Tree Preservation Orders

The tree preservation orders below have been confirmed by EDDC Arboricultural Team.

Land at The Coach House, Bystock Drive, EX8 5EQ TPN No: 14/0024/TPO

Land at 5 Salterton Road 14/0023/TPO

P15/091. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/0961/LBC War Memorial The Strand	No Objection	Approval
15/1040/FUL 84 Bradham Lane	No Objection	Approval
14/2697/COU Land to North Of 4 Swifts Units, Pound Lane	No Objection	Approval
15/0416/COU Buildbase, Salterton Road	No Objection	Conditional Approval
15/0893/FUL Land South Of Courtlands Lane	Objection	Refusal
10 Cyprus Road 14/2480/FUL	No Objection	Conditional Approval
15/0452/FUL 15 Carton Hill	No Objection	Conditional Approval

14/2480/FUL 10 Cyprus Road	No Objection	Conditional Approval
15/0452/FUL 15 Carlton Hill	No Objection	Conditional Approval
15/0775/FUL 84 Withycombe Village Road	No Objection	Approval
15/0988/FUL 9 Mount Pleasant Avenue	No Objection	Conditional Approval
15/1032/FUL 40 Springfield Road	No Objection	Conditional Approval

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

P15/092. DEVON COUNTY COUNCIL – PLANNING DECISION

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	DDC DECISION
DCC/3757/2015 Withycombe Raleigh C of E Primary School	No Objection	Conditional Approval

The meeting closed at 19.00

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