

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 29th JUNE 2015 AT 6.00 P.M.

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

APOLOGIES: Councillor C Gough

P15/093. MINUTES

The Minutes of the meeting held on 15th June 2015 were approved.

P15/094. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor P Dean declared a personal interest in planning application 15/1135/FUL Land South of Flat 4, 3 Trefusis Terrace as the applicant was a personal friend. Councillor B Nash also declared an interest as he lived on the same road.

Councillor T Hill declared a personal interest in respect of planning application 15/1369/FUL, 14 Hartley Road as his office was in the same road.

P15/095. URGENT BUSINESS

None

P15/096. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	15/1346/FUL	57 Maple Drive Mr Martin Small Single storey side and rear extension	Highways – Did not wish to comment	None	No Objection subject to the advice given by SWW
LIMIT	02.07.15				
PLAN No:	15/1333/FUL	127 St Johns Road Mr D Sendal Construction of dormer windows to facilitate a loft conversion	Highways – Did not wish to comment	None	No Objection
LIMIT	02.07.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/1287/FUL	29 Foxholes Hill Mr R Eaton Changes to previous planning permission including balcony to infill between existing balcony and porch roof at the front of the house, windows and Velux windows, gable and ridge heights (partially retrospective)	Highways – Did not wish to comment	1 x Rep – The character of the original Coastguard Cottage, which was situated in an area in outstanding national beauty, had been lost. The roof space appeared to have been taken into the accommodation and now concerned that the intention was to split into two units. The extended balcony across the frontage was too large and out of keeping with the cottages.	Objection on the grounds of overlooking the property next door, number 31. The balcony was too large for the size and scale of the property. The Clerk was asked to request EDDC Enforcement to revisit the property with regard to the front wall that had been removed and query if in a Conservation Area.
LIMIT	02.07.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1135/FUL	Land South Of Flat 4 3 Trefusis Terrace Mr Mark Bayles Retention of summerhouse and raised decking	Retrospective Application following Officers visit. Planning permission was required as located in a conservation area, erected on a raised platform and garden was separated from the property curtilage. Conservation - It could not be seen very clearly from outside the site and was hidden from the properties in Trefusis Terrace by the boundary wall and mature vegetation and trees. It had no impact on the character and appearance of the Beacon/Louisa Terrace Conservation Area.	None	No Objection on condition that the felt roof was re-covered with tiles and the structure painted to blend in with its surroundings. Also that it was not to be used as a separate dwelling or holiday let. The clerk was asked to confirm with the Conservation Officer that they had viewed the structure from Madeira Walk and if their opinion still stood.
LIMIT	08.07.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1369/FUL	14 Hartley Road Exmouth Business Centre Ltd Removal of existing outbuilding and construction of outbuilding for consulting rooms or office space.	Note: Cllr T Hill had previously declared a personal interest.	None	No Objection
LIMIT	13.7.15				
WARD	Town				
PLAN No:	15/1296/FUL	6 Windsor Square Mr R Fenn Construction of two storey infill front and side extensions and single storey rear extensions		Civic Society – Objected on the grounds that the extension was overlarge given size of existing house and site. Window proportions were not sympathetic with the front elevation and gave a bland unpleasing look.	No Objection on condition that the rear of the property could still be accessed at the side, the windows were glazed with clear glass so as to be in keeping with the rest of the properties in vicinity and the tree is retained in the front.
LIMIT	30.06.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1315/FUL	11 Rolle Street OLIM Property Construction of second floor extension to create residential unit	Environment Agency – Had no objection provided proceeded in accordance with submitted flood risk assessment.	None	No Objection
LIMIT	02.07.15				
PLAN No:	15/1330/COU	42 Chapel Street Nero Holdings Ltd (Miss A Yates) Change of use of public highway to cafe seating area (use class A3)	Environment Agency As the proposal had been submitted without an appropriate Flood Risk Assessment (FRA), this should have been a reason for refusal. However, due to the minor nature of the proposal, he suggested a simple FRA was produced. The FRA should confirm sign up to the Environment Agency's Flood Warning system. In the event of a flood, the furniture should be removed to a secure place so to ensure it was not washed away, potentially causing a risk to people and property. Environmental Health Had no objections	None	No Objection subject to Environment Agency comments.
LIMIT	08.07.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Withycombe Raleigh				
PLAN No:	15/1332/FUL	91 The Marles Mr Luke Mears Construction of raised rear decking area		None	No Objection
LIMIT	08.07.15				
PLAN No:	15/1374/FUL	Mast Thorntree Business Units Liverton Business Park CTIL & Vodaphone Ltd Replacement of the existing 19m monopole with 20m monopole and ancillary works		None	No Objection
LIMIT	08.07.15				
PLAN No:	15/1431/FUL	29 Hamilton Lane Mr Jay McInnes Replacement balcony to north west elevation.		None	No Objection
LIMIT	13.07.15				

P15/097. ITEMS FOR INFORMATION

- (i) **Electronic Communications Code Regulations 2003 – Notifications**
Copy letters from Openreach were previously circulated for your information.
- (ii) **EDDC Planning Enforcement**
A copy letter sent by EDDC Enforcement officer was previously circulated for information.
- (iii) **Planning Appeal - Ref APP/U1105/D/15/3027964**
Ward: Withycombe Raleigh
Application 14/2791/FUL
9 Burnside, EX8 3AH
Mr Michael Graham
Demolition of existing garage and construction of two-storey side extension incorporating front and rear dormer windows.

EDDC had written to advise that an appeal had been made against the decision to refuse planning permission for the proposed development described above.

P15/98. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/2575/MFUL Exmouth Community College	No Objection	Conditional Approval
15/0630/FUL Foxholes House Maer Lane	No Objection	Conditional Approval
15/0914/FUL 15 Springfield Road	No Objection	Approval
15/1044/FUL 99 Byron Way	No Objection	Conditional Approval
15/0932/FUL 43 Halsdon Road	No Objection	Conditional Approval
15/1062/FUL 80 Withycombe Village Road	No Objection	Conditional Approval
15/1054/LBC 9 Louisa Terrace	No Objection	Conditional Approval

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

P15/099. DEVON COUNTY COUNCIL – PLANNING DECISION

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	DDC DECISION
DCC/3768/2015 The Strand, Rolle Street	No Objection	Withdrawn

The meeting closed at 18.55

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