

## EXMOUTH TOWN COUNCIL

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 21<sup>st</sup> SEPTEMBER 2015 AT 6.00 P.M.**

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

B Bailey	F Caygill
T Dumper	C Gough
T Hill	B Nash
C Nicholas	B Toye
J Trail	

**APOLOGIES:** Councillor P Dean

### **P15/136. MINUTES**

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

### **P15/137. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor B Bailey declared a personal interest in respect of planning application 15/1828/LBC The Mews Cottage, Knappe Cross, Brixington Lane.

### **P15/138. URGENT BUSINESS**

None

**P15/139. 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>	15/1739/TRE	University Of Plymouth 1 Douglas Avenue <b>Mr Chris Mayhead</b> T26, Lime: Crown lift from over road up to 5metres and balance crown accordingly. Remove major deadwood. T27, Monterey Pine: Remove major deadwood and prune to clear roof and building by up to 2 metres. T28, Cedar: Prune torn out limb back to main truck. Prune back to clear buildings and roof by up to 2 metre. Remove major deadwood. Prune back large split limb hanging over building. T29, Cedar: Remove major deadwood and various large hung up branches. Prune off building and roof by 2 metres. T30, Holm Oak: Remove major deadwood and prune to clear roof by 2 metres. T31, Monterey pine: Crown lift from over road up to 5meters and remove major deadwood.		<b>Tree Officer's Report:</b> The application related to 5 large mature trees within the grounds of the Campus site. The proposed works addressed either part failed branches, removal of deadwood, pruning of branches off buildings, crown lift over the public highway or to address structural faults. The works would not adversely affect the public amenity of the trees and were considered necessary on practical grounds. <b>RECOMMENDATION:</b> Approval	<b>Approval in accordance with the Tree Officer's report.</b>
<b>LIMIT</b>	30.09.15				

**P15/140. 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>	15/1828/LBC	The Mews Cottage, Knappe Cross Brixington Lane <b>Mr David Rogers</b> Removal of two no. windows and door on rear elevation and replacement with French doors and new window and internal alterations	<b>Note:</b> Cllr B Bailey had previously declared an interest.  <b>Highways:</b> Did not wish to comment	None	<b>No Objection subject to the Conservation Officer's report.</b>
<b>LIMIT</b>	25.09.15				
<b>PLAN No:</b>	15/1665/FUL	Pine Ridge Higher Marley Road <b>Ms Loulla Gardis</b> Alterations and extensions including two storey front extension, raising the roof and installation of dormers, first floor rear extension and formation of new entrance and driveway onto Higher Marley Road.	<b>Highways:</b> Gave standing advice.	None	<b>No Objection subject to the Tree Officer's report and provided the applicant sort advice from the Environment Agency and SWW with regards to constructing a driveway over the leat/ditch.</b>
<b>LIMIT</b>	25.09.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	15/2076/FUL	Ground Floor Flat 153 Exeter Road <b>Mr G Tolman-May</b> Flats 153 & 153A Construction of two storey and single storey extensions to flats and installation of roof lights to facilitate loft conversion	<b>Highways:</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	01.10.15				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/1598/OUT	51B Salterton Road <b>Mr &amp; Mrs Simon West</b> Outline application for the construction of a detached dwelling seeking approval for access only (matters of appearance, landscaping, layout and scale reserved)	<b>Cllr A Greenhalgh:</b> Several properties had now built on the large rear gardens and had access onto Claremont Lane so in her view the proposal was acceptable.  <b>Highways:</b> Gave standing advice	<b>1 x Rep:</b> Objection from the resident directly opposite the proposed site on the grounds that an additional building would be overpowering, the loss of light and privacy. The private lane was in a poor state of repair. Additional traffic would make the road more impassable.	<b>No Objection in respect of the access or in principle to a dwelling, however felt that the proposed dwelling should only be single storey. On the grounds anything higher would be overpowering and would result in loss of light and privacy to the bungalow opposite.</b>
<b>LIMIT</b>	23.09.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/2053/FUL	9 Rodney Close <b>EDDC (Housing)</b> Installation of new ramp to allow disabled/elderly access to property		None	<b>No Objection</b>
<b>LIMIT</b>	24.09.15				
<b>PLAN No:</b>	15/2109/FUL	8 Gussiford Lane <b>Mr And Mrs Moore</b> Proposed front extension	<b>Highways:</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	01.10.15				
<b>PLAN No:</b>	15/1935/FUL	2 Stevenstone Road <b>Adamant Developments Ltd</b> Conversion of loft space to provide a single dwelling including construction of 2 no. dormer windows and roof lights		None	<b>No Objection</b>
<b>LIMIT</b>	01.10.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/2005/VAR	Lavis's Boatyard 6A Camperdown Terrace <b>Mr A Griffin</b> <b>The Trustees Of Exmouth Sea Cadets Corps</b> Variation of condition 2 of approval granted under reference 14/1820/FUL to allow extended first floor to replace balcony and minor alterations to fenestration	<b>Environmental Health:</b> Requested applicant follow council's "Construction Site Code of Practice" as site close to nearby residents.  <b>Highways:</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	23.09.15				
<b>PLAN No:</b>	15/2039/FUL	1 Exeter Road <b>Mr G Bowen</b> Replacement of timber windows with upvc windows at first floor level	<b>Highways:</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	23.09.15				
<b>PLAN No:</b>	15/1934/FUL	Flat 1 11 The Beacon <b>Mr D Foa</b> Removal of conservatory, raising of garage roof and extension to outhouse	<b>Highways:</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	28.09.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/2066/LBC	The Jubilee Clock Tower Esplanade <b>Mrs Lisa Bowman</b> Repairs and refurbishment of Jubilee Clock Tower			The Chairman acknowledged that this as a Town Council application and so would therefore not be discussed.
<b>LIMIT</b>	01.10.15				
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	15/2057/FUL	64 Langstone Drive <b>Mr &amp; Mrs R Poole</b> construction of single storey extension to front elevation	<b>Highways:</b> Did not wish to comment	None	<b>No Objection</b>
<b>LIMIT</b>	28.09.15				
<b>PLAN No:</b>	15/2047/FUL	65 Moorfield Road <b>Mr &amp; Mrs T Churchill</b> Demolition of single storey extension and construction of two storey side extension		None	<b>No Objection</b>
<b>LIMIT</b>	29.09.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/2017/MFUL	<p>Veiges Farm House St Johns Road</p> <p><b>Veiges Farm Solar Park Limited</b> Installation of 5MW ground mounted photovoltaic solar arrays with transformer stations; battery storage; internal access track and various associated infrastructure including CCTV, security fencing</p>	<p><b>Environment Agency:</b> Recommended a number of conditions – the full report circulated to members.</p> <p><b>Conservation:</b> Were satisfied that there would be no impact upon setting of St John in the wilderness (listed grade II).</p>	<p><b>1 x Rep:</b> Objected on the grounds of that the area was inhabited by wildlife and the stream was prone to flooding. Concerned the potential cable route may cause damage to a recreation area that was maintained by residents and the possible loss of access to the garages. Also concerned to hear recent reports about the increase of noise associated with solar parks.</p>	<p><b>No Objection but had concerns with regards to the conditions of Construction and Environment Management Plan being met. Members were also concerned by the proposal for vehicles exiting the site to travel South along St John's road and then into Dinan Way. It was felt that it would be safer for the vehicles to return back North up St Johns Lane as the lane was wider at this point and was less densely populated.</b></p>
<b>LIMIT</b>	30.09.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</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 <u>Amended plans for consultation.</u> Reduced length of rear extension	<b>Town Council</b> had no Objection to original application	None	<b>No Objection to amended plans.</b>
<b>LIMIT</b>	28.09.15				

## P15/141. ITEMS FOR CONSIDERATION

### (i) EDDC - Estates

#### Land at Bapton Farm, Exmouth EX8 3JT

#### Ward: Withycombe Raleigh

The owner of Bapton Farm, Bapton Lane, had asked to purchase 40 sq m of Council owned land at the rear of his property to extend the garden. The land formed a small area of public open space adjacent to a brook and was currently an overgrown area of trees and shrubs – photos and location plan were previously circulated for information.

**RESOLVED: No Objection subject to the brook being maintained.**

### (ii) EDDC - Estates

#### Land Adjacent 32 Cheriswood Avenue

#### Ward: Brixington

The owner of 32 Cheriswood Avenue, had asked to purchase 16.66 sq m of Council owned land at the side of his property to form a parking area. The land formed an area of public open space which had restrictive covenants by the former developer. Consent would also be needed from the developer before a sale was possible. The prospective purchaser proposed to tarmac the area from the parking space to the road. This would need consent from Devon County Highways as it was an adopted road. Photos of the type of boundary wall / fence proposed between the parking area and the public open space were previously circulated for information.

**RESOLVED: No Objection subject to a condition being applied that the area remained a parking space and not later developed.**

## P15/142. ITEMS FOR CONSIDERATION

### (i) EDDC Planning Enforcement

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

## P15/143. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/1740/FUL 24 Gipsy Lane	No Objection	Approval
<b>15/0910/FUL Land East of West Down Lane</b>	<b>No Objection</b>	<b>Refusal *</b>
15/1415/VAR Unit 1 Liverton Business Park	No Objection	Conditional Approval
15/1493/FUL 9 Sunwine Place	No Objection	Approval
15/1813/FUL 14A Cranford Avenue	No Objection	Approval
15/1815/FUL Coastguards Station 25 Foxholes Hill	No Objection	Approval

15/1542/LBC 110 Withycombe Village Rd	No Objection	Approval
15/1582/FUL 28 Waverley Road	No Objection	Approval
15/1748/FUL 33 Rivermead Avenue	No Objection	Approval
15/1796/LBC A La Ronde Summer Lane	No Objection	Withdrawn
15/1667/FUL Serendipity 24 Victoria Road	No Objection	Approval
15/1781/FUL 31 Moorfield Road	No Objection	Approval
15/1227/MRES Land North of Liverton Business Park	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 19.00**

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