

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 19th OCTOBER 2015 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

B Bailey F Caygill

M Chapman P Dean

T Hill B Nash

C Nicholas J Trail

APOLOGIES: Councillor T Dumper, B Toye and C Gough

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Mr Andy Fairbanks spoke in respect of urgent business item P15/152 and his concerns regarding the recently submitted planning application 15/2347/FUL for 20 Cheriswood Avenue.

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

P15/150. MINUTES

The Minutes of the meeting held on 5th October 2015 were approved.

P15/151. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors C Nicholas declared a personal interest in respect of planning application 15/1873/FUL, 33 Pines Road as her husband was a patient at the surgery. Councillor L Elson also declared a personal interest as she dealt with the surgery through her work for Hospiscare. Councillor J Trail also declared a personal interest.

Councillor B Nash declared a personal interest in respect of planning application 15/1883/FUL, Orcombe Lodge, 12 Foxholes Hill, as he knew the owner of the property next door, number 14 Foxholes.

Councillor T Hill declared a pecuniary interest in respect of planning application 15/1826/FUL, 102 St Andrews Road as his company was carrying out work on the building and would leave the room whilst the application was discussed.

Councillor L Elson declared a personal interest in respect of planning application 15/1913/FUL, 9B Portland Avenue as the applicant's wife was a trustee of her employers Hospiscare.

Councillor J Trail declared a personal interest in respect of planning application 15/2313/1FUL 6 Marions Way.

Councillors L Elson, M Chapman & F Caygill declared a personal interest in respect of item under urgent business, planning application 15/2347/FUL, 20 Cheriswood Avenue.

P15/152. URGENT BUSINESS

Brixington Ward

20 Cheriswood Avenue 15/2347/FUL

Agency Assistance, Ms J Rhodes

External alterations to detached garage to facilitate ancillary accommodation.

Target date: 03.11.15

Mr Andy Fairbanks spoke during the public speaking time about his concerns about the recently submitted planning application. Brixington Ward Members expressed concern that the dwelling was being used by a commercial business and questioned its Class C3 use. Members felt that it was an inappropriate area for a care business. There was concern that the works were being carried out whilst they were providing care for four residents and that the redesigned garage would be occupied prior to planning decision being made.

RESOLVED: The Clerk was requested to contact EDDC to request enforcement for the works to cease to restrict residents moving in before a planning decision was made and express that it was the Town Council's view, following information received, there may be more than 6 residents plus a full time carer that would occupy the property and therefore the application should be for a house of multiple occupation.

Note: Councillors L Elson, M Chapman & F Caygill had previously declared a personal interest.

Town Ward

Exmouth Sea Cadets Camperdown Terrace 15/1986/FUL

Mr A Griffin (The Trustees of Exmouth Sea Cadets Corps)

Change of use of land to Sea Cadets Centre including siting of porta cabin and parking of minibus; enclosure of site with fencing.

Amended plans for consultation

Amendments relate to Flood Risk Assessment

Town Council had no objection to original application subject to the FRA being submitted.

Target date: 28.10.15

RESOLVED: No Objection to the amended plans.

Littleham Ward

9B Portland Avenue 15/1913/FUL

Mr J Sumner

Proposed conversion of existing second floor loft space to additional accommodation.

Amended plans for consultation

Amended plans to show removal of external staircase/fire escape from proposal.

Town Council had no Objection to the original application in principle to the conversion of the loft but were concerned that the fire escape and the replacement of a window with a door would be out of keeping with the Streetscene.

Target date: 28.10.15

RESOLVED: No Objection to the amended plans.

Note: Cllr L Elson had previously declared a personal interest.

P15/153. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	15/2098/TRE	Heritage Grange 77 Salterton Road Mr Alan Pitman T1 - Copper Beech: Dismantle in sections to just above ground level T2 - Western Red Cedar: Dismantle in sections to just above ground level	No report submitted for T2 – Western Red Cedar	Tree Officer's Report – The Copper beech (T1) made a positive contribution to the amenity and character of Salterton Road. The tree has caused the failure of the wall to the south and was likely to be causing damage to the remaining section abutting Salterton Road. The tree had a thinning upper crown, indicative of physiological stress. The application followed recent advice given by the Senior Arboricultural Officer to remove the tree. Rebuilding the walls retaining the tree would require a complex & expensive engineering solution which could be reasonably justified as the tree had a limited life expectancy due to its physiological condition. Recommendation: Approval on condition that a replacement tree was planted as close as practical to the same location in the first planting season. The replacement tree should have a minimum girth of 8-10cm and maintained for a period of 5 years including the replacement of the tree should it die. The species selected may be a Cypress Oak or other such species.	Deferred to 02.11.15 pending Tree Officer's report on T2.
LIMIT	03.11.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEE'S VIEWS OF REPRESENTATIONS	DECISION
PLAN No:	15/2197/TCA	Flat 6, 5 Cyprus Road Avebury Court Management Company T1 – Oak: Crown lift to 5.4 metres above ground level (measured from road side) Prune crown back from BT lines to give 1.5 metre clearance. T2 – Pittosporum: Crown reduction to retain a height of 3.5 metres and a crown spread of 2 metres.		Tree officer's Report: T1 was a significant oak tree seen from the public highway & adjacent properties making an important contribution to the amenity and character in the recently established extended conservation area. The works to the Oak, sort statutory clearance over the highway, balancing the lower crown profile to the north and provide clearance from overhead utilities. T2 Pittosporum was less significant with a low contribution to the amenity and character of the area. The reduction of the T2 was considered renovation pruning. Recommendation – for approval as the submitted works concurred with those recommended at the pre-application site meeting.	Approval in accordance with the Tree Officer's report.
LIMIT	27.10.15				
PLAN No:	15/2074/TRE	Merrist House 14 Douglas Avenue Mr Crawford T1 - Horse Chestnut - Crown reduction by 2.5m, making cuts <100mm diameter. Retaining tree height of 13m and crown spread of 10m (N/S).			Deferred to 02.11.15 pending the Tree Officer's report.
LIMIT	02.11.15				

P15.154. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	15/1873/FUL	33 Pines Road Mr Louise Ford Construction of two storey rear and single storey rear extension, access ramp and retaining wall and external escape staircase <u>Amended plans for consultation.</u> Revised design to proposed extension.	Note: Cllr C Nicholas, L Elson and J Trail had previously declared a personal interest. Town Council had no objection to the original application.	1 x Rep – was in agreement that the amended plan was an improvement to the visual outlook of his property. Concerned about rainwater from the extension draining onto his property due to the contour of the land.	No Objection to the amended plans.
LIMIT	19.10.15				
PLAN No:	15/2313/FUL	6 Marions Way Mr W Kelleher Construction of two storey rear and single storey side extension	Note: Cllr J Trail had previously declared a personal interest.	None	No Objection
LIMIT	02.11.15				
PLAN No:	15/2338/FUL	33 Little Meadow Mr Craig Wilson Construction of two storey side extension.		None	No Objection
LIMIT	02.11.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/1883/FUL	<p>Orcombe Lodge 12 Foxholes Hill UKRP (Foxholes) LLP Part demolition, extensions and alterations to existing dwelling incorporating new balcony, new garage and construction of 3 no. detached dwellings and garages and creation of new vehicular access onto Foxholes Hill</p> <p><u>Amended plans for consultation.</u> Revised site plan and submission of section plans, supporting statement, photomontages and arboricultural report</p>	<p>Note: Cllr B Nash had previously declared a personal interest</p> <p>Town Council made a SPLIT DECISION regarding the original application. No objection in principle to the site being developed with up to 3 units. Objection to unit 2 on the grounds of overdevelopment of the site, overbearing and the loss of amenity to no. 14 Foxholes.</p> <p>Landscape Architect – Scheme should be refused, the development did not respond well to the existing topography.</p> <p>EDDC Trees- Principle reason for refusal was the loss T1.</p> <p>Cllr A Greenhalgh- Out of character and appearance to the streetscene. Adversely affected privacy and amenity of neighbour.</p>	1 x Rep: The photomontage was completely misleading in scale & building lines compared to the applicant's site plan.	The original decision still stood as the amended plans did not address any concerns raised. If was felt that the photomontage was misleading and bore no resemblance to the site as it stood.
LIMIT	20.10.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1657/FUL	11 Turner Avenue Mr Richard Parker Sub-division of existing dwelling into 2 no. properties		None	No Objection
LIMIT	30.10.15				
WARD	Town				
PLAN No:	15/1826/FUL	102 St Andrews Road Jonathan Burns (EDDC) Alterations to rear flat roof, rendering of rear walls and increase in size of bike storage area	Note: Cllr T Hill had previously declared a pecuniary interest and left the room whilst the application was discussed.	None	No Objection
LIMIT	02.11.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Withycombe Raleigh				
PLAN No:	15/1818/MFUL	<p>Moreton 13 Drakes Avenue Methodist Homes (MHA) Redevelopment of former Moreton Care Home to provide a total of 61 retirement living with care units (Use Class C2) with residents facilities, parking and landscaping, demolition of 13a Drakes Avenue.</p> <p><u>Amended plans for consultation.</u> These amendments relate to Additional sections, amended block plans, elevations and floor plans</p>	<p>Cllr B Toye: The amended proposal still remained overdevelopment.</p> <p>Town Council objected on the grounds of overdevelopment, size and scale, loss of privacy and amenity to neighbours properties and lack of parking provision within the site</p>	<p>Landscape Architect – report dated today states the proposal did not respond very well to its visual and landscape setting. Its location on the site and its size impeded the integration of existing boundary trees. Its massing was out of scale with surrounding residential development of 1 to 2 storey buildings.</p> <p>Tree Officer – had concerns about the impact of the building on trees.</p>	<p>Objection to the amended plans on the same grounds as before. In agreement with the Tree Officer's and landscape Architect's report.</p>
LIMIT	20.10.15				
PLAN No:	15/2078/FUL	<p>115 Withycombe Village Road Mr A McGlynn Demolition of garage and erection of single storey annexe extension to rear</p>		None	No Objection
LIMIT	27.10.15				

P15.155. ITEMS FOR CONSIDERATION

(i) To respond to a consultation by East Devon District Council in respect of the Licensing Act 2003 & Gambling Act 2005 - Statement of Licensing Policy

Members of the Regeneration and General Purposes requested that the Town Council Planning Committee gave consideration to the changes contained within the draft policies. An explanatory letter from EDDC was attached for information with a link to draft policy documents.

Date Limit: 2nd November 2015

Members had no comment to make at the time of the meeting. The Clerk noticed a date error in the draft gambling policy and would inform the Licensing office. The Chairman advised members to email the Clerk should they wish to make a comment after the meeting. Councillor T Hill observed that each licensing application was to be considered on its merit, in the context of the four licensing objectives.

P15/156. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/0763/FUL 187 Withycombe Village Road	No Objection	Conditional Approval
15/0877/LBC & 15/1934/FUL Flat1, 11 The Beacon	No Objection	Conditional Approval
15/1222/MFUL Exe Estuary Trail	No Objection	Conditional Approval
15/1875/FUL 37 Ashleigh Road	Objection	Refusal *
15/1793/FUL 21 Seymour Road	Objection	Conditional Approval *
15/2047/FUL 65 Moorfield Road	No Objection	Approval
15/2057/FUL 65 Langstone Drive	No Objection	Approval
15/2109/FUL 8 Gussiford Lane	No Objection	Approval
15/2039/FUL 1 Exeter Road	No Objection	Approval

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

The Chairman advised members that she had been in contact with Sulina Tallack, Section S106 Officer at EDDC who had agreed to put on a briefing for members and this would be arranged. Councillor F Caygill requested a copy of the Section 106 funding documents that had been sent to the Chairman.

Councillor J Trail made a request for Town Council business cards.

The meeting closed at 18.58

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