

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 30th NOVEMBER 2015 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
B Bailey (Apologies given but arrived 18.13)
F Caygill M Chapman (Ex Officio)
T Dumper B Nash
C Nicholas B Toye (left at 19.20)

APOLOGIES: Councillor P Dean, C Gough, T Hill and J Trail

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Mr Steve Canham spoke against application 14/3022/MOUT, Land at Higher Marley Road, outline application for 98 dwellings, amendment to show revised access arrangements showing impact on trees.

Mr John Petty & Roma Patten spoke against 15/2648/MFUL, Bus Station, Royal Avenue, redevelopment of site to provide food store (A1), car parking and access.

Peter Rutter from Savills UK Ltd spoke in support of their clients application 15/1818/MFUL, Moreton, 13 Drakes Avenue, redevelopment of former Moreton Care Home to provide a total of 61 retirement living with care units (Use Class C2) with resident's facilities, parking and landscaping, demolition of 13a Drakes Avenue, amendments to plans to show reduced footprint of building - move 1.6m from Bradham Court and 2.0m from Avondale Road.

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

P15/173. MINUTES

The Minutes of the meeting held on 16th November 2015 were approved.

P15/174. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman, B Bailey and Cherry Nicholas declared a personal interest in respect of item for consideration, premises licence application for Southwest Hampers Limited, as they sat on the licensing sub-committee at EDDC who would decide the application.

P15/175. URGENT BUSINESS

None

P15/176. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	15/2465/ADV	Street Record Land South Of West Down Lane (Opposite Rodney Close) Miss Claire Booth Retention of free standing advertisement sign.	Highways did not wish to comment	None	Refusal on the grounds that it was too large, contained too much writing and would set a precedence in an AONB.
LIMIT	17.12.15				
PLAN No:	15/2448/TRE	Flat 4 Madeira Court Douglas Avenue Mrs A Popham T1, Lime: Repollard		Tree Officer's Report – this was a mature Lime pollard growing between the east elevation of Madeira Court and the western elevation of the adjacent building. Historically it had been managed as a pollard and as such the proposed works were a continuation of this management. The current growth was circa 150mm in diameter so this would be a good point to initiate another pollard cycle. Recommendation for Approval.	Approval in accordance with the Tree Officer's report.
LIMIT	11.12.15				

P15/177. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	14/3022/MOUT	<p>Land At Higher Marley Road Mr P Lee & Mr T Davey Outline application for the construction of 98 residential dwellings and associated parkland and open space seeking approval for access only (matters of appearance, landscape, layout and scale reserved)- Application revised from original submission by reducing site area and removal of access from Marley Drive <u>Amended plans for consultation.</u> Amendments relate to revised access arrangements showing impact on trees</p> <p>Mr Steve Canham spoke during the public speaking time.</p> <p>Councillor J Trail objected on:-</p> <ol style="list-style-type: none"> 1. Loss of Wildlife Habitat. 2. Loss of Trees. 3. Loss of hedge rows. 4. Possible flooding issues. 5. Vehicle access. 6. Pedestrian public safety. 	<p>Town Council's representation – Objected to original and amended application. Detailed Consultees comments emailed to Cllrs.</p> <p>Updated in respect of amendment:- Tree Officer – the new layout would reduce the impact on the amenity of the area and would retain 5 of the 9 hedgerow Oak trees.</p> <p>South West Water & Environment Agency – not satisfied that the public foul and surface water drainage network had the capacity to support the development without causing downstream property flooding so required a detailed survey.</p>	<p>1 x Rep – objected to the amended plan in respect of the removal of the current footpath at the northern end of Bystock Road near the junction with Winchester Drive and replacing it where there was currently a grass verge. This would create a dangerous situation for pedestrians to cross from Winchester Drive side of the road near a corner where visibility was reduced to enter the new development.</p> <p>The Exmouth Society – objected to the amended plans as the creation of visibility splays could only be achieved by encroaching onto DCC Highways land as opposed to within the development site. The lack of pavements on the narrow road would increase danger for pedestrians. Also horses and cyclists would be at risk from additional traffic generated from the development.</p>	<p>Objection to the amended plans on the same grounds as the original application and in accordance with the Environment Agency and SWW reports plus the removal of part of a Devon bank. Members were extremely concerned that the Highways and Education Authorities report stated they had been in discussion with the developer regarding using S106 monies for the forthcoming Dinan Way Extension when it was understood that monies were to come from Government funds.</p>
LIMIT	08.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	15/2463/FUL	Land Adjoining 2 Byron Way No. 10 Developments Ltd Erection of detached dwelling	Highways- Standing Advice	None	Objection on the grounds of overdevelopment, loss of 3 parking spaces and concerns regarding surface water runoff.
LIMIT	01.12.15				
PLAN No:	15/2602/FUL	37 Ashleigh Road Mr I Thompson Construction of two storey side extension on west elevation, single storey extension to east elevation, construction of front garage extension, construction of rear elevation and access steps to rear decking	Highways- Did not wish to comment	None	Objection on the grounds of overdevelopment of the site, overlooking and out of keeping with the streetscene.
LIMIT	04.12.15				
PLAN No:	15/2627/COU	37 Ashleigh Road Mr Ian Thompson Change of use of land to form private garden		None	No Objection
LIMIT	14.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2573/FUL	3 The Maldens, Marley Road Nexus Properties Ltd (Mr Jamie Chilcott) Amendment to original application 15/0242/FUL changing obscured 4 no. panel folding/sliding doors on the first floor to obscured 2 no. panel sliding doors	Highways- Did not wish to comment.	None	No Objection subject to the glazing being obscured.
LIMIT	04.12.15				
WARD	Littleham				
PLAN No:	15/2411/FUL	Mundys Farm West Down Lane Mr D Bates Retention of shed	Highways- Did not wish to comment	None	No Objection
LIMIT	01.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2441/OUT	41 Littleham Road Dexvale Ltd (Mr N Parker) Outline application for the demolition of existing building and construction of up to 8 no. dwellings (all matters reserved)	Highways – Considered acceptable subject to the provision of a wider driveway which would allow for better access and reduce congestion and create suitable visibility onto Littleham Road. Cllr M Williamson - supports in principle subject to good design and compliance in respect of affordable housing.	1 x Rep – objected that the plans were encroaching on their land removing a large section of their driveway in order to create a wider driveway for the proposed development.	No Objection in principle to the development of the site subject to plots 1 & 2 indicated on the plan being changed to bungalows as there was a concern that there could be overlooking issues with number 39. It was noted that the plan indicated that the proposed widened driveway to the site may have encompassed part of number 39's driveway.
LIMIT	04.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2213/FUL	Land Adjacent To Inchcoulter Cottage, 15 Isca Road Singleton And Manning Construction of detached bungalow		3 x Reps – objection to the proposed South facing windows which would overlook upper floors in Inchcoulter apartments. Excavation work could weaken rear walls of apartment garages. The loss of existing garden, trees and shrubs, to the south side. Bungalow was extremely small, the amenity area inadequate and out of keeping with area. Turning area incorporates the access road and would be a blind spot particularly as Isca Road was a single track road.	No Objection
LIMIT	10.12.15				
PLAN No:	15/2654/MFUL	4 Elwyn Road Mr & Mrs Treharne Conversion and extensions to existing property to provide 10 no. apartments, provision of car parking and cycle store	Environmental Health – requested that a Construction and Environmental Management Plan be submitted and approved with conditions on construction working hours.	None	No Objection subject to consultation with SWW as there had been a history of sewage problems in the area.
LIMIT	14.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	15/2494/FUL	47 Camperdown Terrace Mr Simon Came Replacement dormer in front elevation	Highways – Did not wish to comment.	None	No Objection
LIMIT	04.12.15				
PLAN No:	15/2587/FUL	6 Esplanade Mr D Ashworth Demolition of existing garages and erection of detached two storey annexe, with first floor terrace on rear elevation		2 x Reps – Concerned about the height, scale and mass and unacceptable in a conservation area. Cramped in appearance and out of keeping. Overdevelopment to the expense of the physical and visual amenity and openness of the area. Did not meet the criteria of Policy D1 in the Local Plan which deals with Design and Distinctiveness and would set a precedence for future development on St Andrews Road.	Objection on the grounds of Overdevelopment of the site and out of keeping with the area.
LIMIT	08.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2348//COU	102 Exeter Road Mr Philip Hill Change of use from house in multiple occupation (sui generis) to mixed use office (ground floor) and residential use (B1/C3)		None	No Objection
LIMIT	11.12.15				
PLAN No:	15/2210/COU	1 Morton Road Mrs R Tripp Change of use from C4 (HMO for up to 6 unrelated persons) to a larger HMO for up to 11 persons		2 x Reprs - Noise levels were already unacceptable and would escalate the situation to unbearable. Inadequate parking provision and the current bin provision was already at breaking point.	Objection on the grounds of the small rooms giving cramped living conditions and the lack residential amenity, bin area inadequate and no cycle provision and parking.
LIMIT	11.12.15				
PLAN No:	15/2554/FUL	27 Lawn Road Mr Mathew Kenny Construction of single storey rear extension		1 x Rep – Concerned that the plan indicated that the back yard was a parking provision and this could affect current car parking arrangements in the service road.	No Objection
LIMIT	11.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2648/MFUL	<p>Bus Station Royal Avenue Kilo Properties Redevelopment of site to provide food store (A1), car parking and access</p> <p>Mr John Petty & Roma Patten spoke against this application during the public speaking time</p>	<p>Environmental Health – Recommended that a condition was attached for a Construction & Environment Management plan.</p> <p>SWW- No objection subject to surface water drainage being in accordance with submitted FRA.</p> <p>Cllr B Nash – felt concerns raised at public consultation had been addressed and recommends approval.</p>	<p>33 x letters of support Exmouth Civic Society – felt that the building was excessive in height and the design did not reflect integration with the local environment nor utilize sympathetic materials of a local nature in respect of cladding. There had been no concession to the Integrated Transport Interchange and the building may preclude movement of pedestrians, cyclists, buses, trains and taxis providing continuity of onward travel modes.</p> <p>Note: advertising consent would be considered as a separate application.</p> <p>2 x Reps – objected to the building on the edge of the Estuary and the lack of integration with the proposed transport interchange. The Devon County Structure Plan in respect of existing town centres states that the development should not affect the vitality and viability of the existing town centre.</p>	<p>No Objection but would like developers to give consideration towards integration with the Transport Interchange in the future.</p>
LIMIT	14.12.15				

		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> Amendments to plans to show reduced footprint of building - move 1.6m from Bradham Court and 2.0m from Avondale Road</p> <p>Peter Rutter from Savills UK Ltd spoke during the public speaking time.</p>	<p>Town Council – Objected to original and amended application on the grounds that the size and scale was overdevelopment of the site. The loss of privacy and amenity to neighbouring properties on Drakes Ave, Freelands Close and Avondale Road. The lack of a parking provision would result in the overflow of cars parking on Drakes Avenue. In agreement with the Tree Officer's and landscape Architect's report.</p> <p>Landscape Architect- The revised proposal still did not respond very well to its visual and landscape setting.</p>	<p>2 x Rep – Residents of Freelands Close were still concerned about the sheer size and scale of the proposed building, the loss of privacy and windows overlooking. The increase in noise and traffic in Drakes Avenue and feeding onto Salterton Road.</p>	<p>Objection to the amended plans on the same grounds as before.</p>
LIMIT	02.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2474/FUL	13 Denmark Road Mr Cameron Moncrieffe Single storey infill extension	Cllr. B Bailey had no objection.		No Objection
LIMIT	09.12.15				
PLAN No:	15/2017/MFUL	Veiges Farm House St Johns Road Veiges Farm Solar Park Limited Installation of 5MW ground mounted photovoltaic solar arrays with transformer stations; battery storage; internal access track and various associated infrastructure including CCTV, security fencing. <u>Amended plans for consultation.</u> Amended and updated Appraisal of Landscape and Visual Effects, revised Arboricultural Method Statement and drawing 3068-ma-01 Rev 18 Masterplan.	Town Council – No Objection to original application but had concerns with regards to the conditions of CEMP 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.	Landscape Architect – request further details. DCC Flood Risk SuDS Consultation – request further information be provided. Exmouth Civic Society – Proposal for a third solar farm unacceptable and would lie within a stone throw of the other two sites and would be a blot on the landscape. Town already struggling on limited areas of green belt.	No Objection to the amended plans subject to consultee's approval and consideration given to original comment regarding the movement of vehicles on St Johns Road.
LIMIT	01.12.15				

P15/178. ITEMS FOR CONSIDERATION

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

Ref No. 040582

Premises Ashcroft Bassetts Gardens, EX8 4EE

Ward: Brixington

Name of applicant: Southwest Hampers Limited

Premises Licence Application to include

Activities - Times requested

Time From

Time To

J. Supply of alcohol for consumption OFF the premises only

Monday to Friday

8:30am

5:30pm

CONDITIONS OFFERED BY APPLICANT

The Business is an online business only, and members of the public will not be able to call at the premises.

Customers ordering online must enter their date of birth and tick a box stating they are over 18 years of age before they could purchase any drinks that contain alcohol. This requirement would also be displayed as part of the terms and conditions of sale published on their website.

All of their products would be delivered and would require the recipient to provide proof of age if they appear to be under 18 years old. Proof of age could be a PASS approved Proof of age card or other similar card, a photo drivers licence or a passport.

The ABV of every product containing alcohol would be clearly displayed on the website.

Hampers only contain Alcoholic products that complement the food hamper they form part of.

Non-alcoholic drinks and beverages would be promoted in the same way as alcoholic drinks.

They would not use any advertising that appealed to those under the legal age to purchase alcohol.

Last Date for receipt of representations by the Licensing Authority:

3 December 2015

Deferred item from 16.11.15

ADDITIONAL INFORMATION FROM LICENSING

- The expected movement of traffic up the road would be minimal because the applicant would purchase the alcohol themselves from the cash and carry
- Hampers would only be collected from the property by the couriers who would be delivering them. They have offered the following licence condition: "the

business is an online business only, and members of the public will not be able to call at the premises.”

- Alcohol would be stored in the area marked “store” on the plan which had been submitted with the licence application.
- Alcohol made up only a very small percentage of their hampers. It was predominantly a food hamper business but they wanted to have the ability to offer alcohol within the hampers.

RESOLVED: No Objection

Note: Cllrs B Bailey, M Chapman and C Nicholas left the room whilst discussions took place as they had previously declared a personal interest.

Cllr B Toye gave his apologies and left the meeting after this item had been discussed.

P15/179. Gypsy and Traveller Development Plan Document (DPD)

(i) East Devon District Council were consulting on three matters relating to the Gypsy and Traveller Plan. Comments to be received by 5pm on 4th January 2016.

1. They would like to invite landowners to submit details of sites within their ownership which they feel are suitable, and available, for Gypsy and Traveller accommodation using the form. Sites would be assessed using a process set out in the Site Assessment Methodology with a view to allocating the most suitable sites in the Gypsy and Traveller Plan.
2. EDDC would like view on the process and criteria set out in the draft Site Assessment Methodology. It was intended that this document (subject to any revisions arising from the consultation) would be used to assess the sites submitted for consideration for Gypsy and Traveller accommodation.
3. They would like view on the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Scoping Report relating to the Gypsy and Traveller Plan.

The replies they receive would help identify suitable sites for allocation for Gypsy and Traveller accommodation use.

Item deferred to next meeting 14.12.15

P15/180. ITEMS FOR INFORMATION

(i) NOTICE OF INTENTION TO INSTALL ELECTRONIC COMMUNICATION APPARATUS PURSUANT TO THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)(ENGLAND) ORDER 2015 AND THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND REGULATIONS) 2003 (AS AMENDED)

**LOCATION: PCP026 SPIDERS LANE S/O 2 LIME GROVE EXMOUTH EX8 5NN
301326 083059**

Copy letter circulated for information.

(ii) EDDC Planning Enforcement

Copy letter sent by EDDC Enforcement officer was circulated for information.

P15/181. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/1679/OUT 42 Salterton Road	Objection	Conditional Approval
15/2120/FUL 22 Gipsy Lane	No Objection	Approval
15/2313/FUL 6 Marions Way	No Objection	Conditional Approval
15/2338/FUL 33 Little Meadow	No Objection	Approval
15/1598/OUT 51b Salterton Road	No Objection	Refusal
15/1900/FUL A La Ronde, Summer Lane	No Objection	Approval
15/1986/FUL Exmouth Sea Cadets Camperdown Terrace	No Objection	Conditional Approval
15/2078/FUL 115, Withycombe Village Road	No Objection	Conditional Approval
15/1935/FUL 2 Stevenstone 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 meeting closed at 19.28

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