

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 14th DECEMBER 2015 AT 6.00 P.M.

PRESENT: Councillors: J Trail (Acting Chairman)
B Bailey F Caygill
M Chapman (Ex Officio)
T Dumper T Hill (Arrived 18.15)
B Nash C Nicholas
B Toye

Note: Councillor J Trail invited Cllr B Nash to join him as Vice Chair for the meeting.

APOLOGIES: Councillors P Dean, L Elson and C Gough

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Mr Roy Pryke, Deputy Chairman of Rolle Exmouth Ltd who spoke in support of planning application 15/2711/MOUT, University of Plymouth, demolition of existing educational facilities and construction of 85 dwelling houses and apartments and educational, training and community facilities.

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

P15/182. MINUTES

The Minutes of the meeting held on 30th November 2015 were approved.

P15/183. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors T Dumper and B Toye declared a pecuniary interest in respect of planning application 15/2711/MOUT, University of Plymouth, 1 Douglas Avenue as they were members of the East Devon Liberal Democrats Group who were shareholders of Rolle Exmouth Ltd. Cllr M Chapman also declared a pecuniary interest as she was a shareholder, they left the room whilst the application was being discussed.

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

P15/184. URGENT BUSINESS

None

P15/185. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	15/2530/TRE	22 Brixington Drive Mr D Usherwood T1, Oak: Reduce canopy height and spread by up to 2.5m making pruning cuts of up to 75mm, after completion of works the tree will have a height of 12m and spread of 10m. Clean trunk of epicormic shoots to a height of 2m.		Tree Officer's Report – this Oak made a positive contribution to the amenity of the area. This tree had been historically topped with the central stems completely removed which had resulted in tissue die back and a possible column of decay in its main stem. The crown was asymmetrical with a bias to the East which could be modified by pruning. Recommendation for approval as the proposed works were considered appropriate.	Approval in accordance with the Tree Officer's report.
LIMIT	21.12.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
PLAN No:	15/2567/TRE	14 Sherwood Drive Persimmon Homes T1, Oak - Crown raise to 7 metres above ground level by removing epicormic growth. Reduce radial spread by up to 3.5 metres, reducing height by up to 5 metres. Target pruning cuts of up to 100mm diameter.		Tree Officer's Report – This was an individual mature Turkey Oak growing within a large tree group. Although the tree looked in good condition it is in a poor condition with active basal decay and decay moving into the centre of the stem and may be up to a third or half of the tree. This was more decay than identified in the application and more detailed inspection needed to take place to identify the extent. Recommendation for Approval given the condition of the tree.	Approval in accordance with the Tree Officer's report
LIMIT	28.12.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEE'S VIEWS OF REPRESENTATIONS	DECISION
PLAN No:	15/2657/TRE	<p>Copse At Truro Drive Truro Drive Mr A Jeans T1, Norway Maple - Crown lift to give 50cm clearance over fence. T2, Oak - Crown lift to give 50cm clearance over fence and shed. T3, Western Red Cedar - Fell.</p>		<p>Tree Officer's Report – following a request from a nearby resident, EDDC's application sort to lift the lower branches of the Maple and the Oak where they grew onto an adjacent boundary fence. These were relatively minor works and would not impact on the amenity value or area.</p> <p>Recommendation for approval. The removal of the Cedar which was competing for space and light amongst the Maple was felt appropriate as within the evergreen and deciduous planting it did not make a significant landscape feature. Removal would be seen as a thinning operation, of benefit to other trees in the group.</p> <p>Recommendation for approval subject to a replacement tree being planted within 10 metres of the location.</p>	Approval in accordance with the Tree Officer's report
LIMIT	06.01.16				

15/186.To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	15/1490/OUT	<p><u>ADDENDUM</u></p> <p>Land South Of Ashcroft Bassetts Gardens Mrs Jenifer Riach Outline application for the construction of single storey dwelling seeking approval for access only (matters of appearance, landscaping, layout and scale reserved)</p> <p><u>Amended plans for consultation.</u> Revised site location plan and certificate of ownership</p>	<p>District Ward Councillors wished this application to go to DMC and a site visit arranged to give a wider understanding of the proposal.</p>	Councillor R Scott spoke against the application	<p>In view of information received since the original application members no longer wished to support the application</p>
LIMIT	24.12.15				
WARD	Halsdon				
PLAN No:	15/2526/FUL	<p>43 Hulham Road Mr Thierry Stortenbeker Side and rear extension</p>	<p>Highways had no comment.</p> <p>Cllr. J Elson had no objection.</p> <p>Cllr. L Elson had no objection.</p>	None	<p>No Objection</p>
LIMIT	17.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2692/FUL	11 East Drive Mr Adrian Bovey Construction of single storey rear extension	Highways had no comment. Cllr. L Elson had no objection.	None	No Objection
LIMIT	21.12.15				
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 4no. panel folding/sliding doors on the first floor to obscured 2 no. panel sliding doors <u>Amended plans for consultation.</u> Amended plans with windows and balcony obscurely glazed. Drawing Nos. 110-005-Rev 03 and 110-006-Rev 03 This application is a result of breach of planning condition to original application as clear glass has been installed as opposed to obscure glass.	Highways had no comment. Cllr. J Elson had no objection now confirmation had been given on obscure glass. Cllr. L Elson had no objection as it appeared that it was now accepted that with regard to the application it must be obscured glass.	None	No Objection to amended plans
LIMIT	16.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/2653/FUL	Green Farm Maer Lane Wastenage Farms (Mr P Wastenage) Retention of farm track Retrospective application subject to enforcement action.	Environment Agency gave Standing Advice. Highways did not wish to comment.	None	No Objection subject to DCC carrying out the flood prevention works they had identified in Maer Lane as the farm track could potentially exacerbate the situation.
LIMIT	17.12.15				
PLAN No:	15/2591/FUL	Coppers Littleham Village Mr R Palmer Widening of bridge and creation of car parking area at front of property	Retrospective application subject to enforcement action. Environment Agency gave Standing Advice. Devon Highways did not wish to comment.	None	No Objection
LIMIT	17.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2711/MOUT	<p>University Of Plymouth 1 Douglas Avenue Plymouth University Demolition of existing educational buildings; residential development of up to 85 new houses and apartments (Class C3); up to 3,750m2 of education, training, community and employment facilities (within Classes D1, B1) and; up to 3700 m2 of sheltered housing units (Class C2); car parking, landscaping and associated works. Outline application with all matters reserved except access.</p> <p>Roy Pryke spoke during the public speaking time.</p> <p>Note: Cllr F Caygill wished to thank REL for their sterling work in retaining some of Rolle College for use by the Community.</p>	<p>Note: Cllrs M Chapman, T Dumper & B Toye had previously declared a pecuniary interest and left the room whilst the application was discussed.</p> <p>South West Water had no objection.</p> <p>Cllr. A Greenhalgh supported the application in principle but wished consideration to be given to provision of a further separate building for community use.</p> <p>Cllr. J Elson cannot support the sheltered housing element and would like it to be for young people. The application did not contain the vision of additional new buildings to provide education/training.</p> <p>Cllr. M Williamson supported the application for a mixed use development.</p> <p>Environmental Health had identified concerns</p>	<p>Exmouth Civic Society – objected to the application on the grounds that it did not provide enough of the site for community education, employment and other uses in line with the views of the people of Exmouth as demonstrated at the public consultation in October this year.</p>	<p>No Objection but wished it to be noted that Town Council was supportive of scheme 2. Also, if it was not possible to deliver scheme 2 the preference was for the sheltered housing element be replaced with affordable housing for young people and small business units, as it was felt that the sheltered housing provision in Exmouth was already at saturation point.</p>
LIMIT	28.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2608/FUL	Devon Cliffs Holiday Centre Sandy Bay Bourne Leisure Ltd Climbing wall activity base	Cllr. M Williamson – had no objection. Highways did not wish to comment.	None	No Objection
LIMIT	25.12.15				
PLAN No:	15/1938/FUL	<u>ADDENDUM</u> 83 Salterton Road Mr G & M Cowley & Jennings Demolition of existing property and construction of 10 no. apartments <u>Amended plans for consultation.</u> Reduction of size of proposed building, internal layout, removal of dormer windows and insertion of roof lights, building repositioned and additional drainage information.	Town Council on the 7 th September objected to the original proposal on the grounds of overlooking, loss of privacy, overdevelopment of site in height and mass. Cllr. M Williamson felt that the amendments had taken into account the concerns previously expressed and wished to support the application.	None	No Objection to the amended plans
LIMIT	24.12.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Withycombe				
PLAN No:	15/1818/MFUL	<p><u>ADDENDUM</u></p> <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> Revised windows to the North East elevation at First and Second floor level</p>	<p>Tree Officer – had requested further details on the route the services to the building would take, had concerns about the impact of the building on trees on the North East boundary and the impact of some of the parking spaces beneath trees and water run-off.</p> <p>Town Council had previously objected.</p>	Cllr R Scott spoke against the application.	Objection on the grounds that obscure glazing was not acceptable to the amenity of the future residents and was not an acceptable solution to prevent overlooking issues.
LIMIT	24.12.15				

P15/187. ITEMS FOR CONSIDERATION

(i) Gypsy and Traveller Development Plan Document (DPD)

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 wanted to invite landowners to submit details of sites within their ownership which they felt were suitable, and available, for Gypsy and Traveller accommodation. 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. They wanted views 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. We wanted views on the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Scoping Report relating to the Gypsy and Traveller Plan.

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

Deferred item from 30.11.15

Councillor Lynne Elson had previously stated that any site identified had to be sustainable and the Gypsies and Travellers themselves wanted to be on the old A30 so she would support their view.

RESOLVED: Feedback to EDDC the suggestion that the Long Range Hotel site near the A30 could be reinstated. District Councillors to take any further suggestions direct to EDDC.

ADDENDUM ITEM

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

Ref No: 040792

Premises: Devon Cliffs Holiday Park - Capones, Bugsys, Mash & Barrel & Cafe Sandy Bay, EX8 5BT

Ward: Littleham

Name of applicant: HAVEN LEISURE LTD

Premises Licence Minor Variation Application to include:

PROPOSED VARIATION

Amend internal seating & include existing stage into licensed area.

Last Date for receipt of representations by the Licensing Authority 21 December 2015

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.

P15/188. ITEMS FOR INFORMATION

(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

This application was rejected by EDDC as the public notices were not correctly displayed. The application had now been re-started in exactly the same terms.

(ii) EDDC Planning Enforcement

A copy letter sent by EDDC Enforcement officer was previously circulated for information.

(iii) Planning Applications – Paper Copies

A copy letter from Nick Wright, Economy Practice Manager at East Devon District Council regarding the future of hard copies of planning applications was previously circulated.

The following comment from Councillor L Elson was read out to the Committee by the Chairman. In regard to hard copies of planning applications she felt that the Town Council Planning Committee members should attend the EDDC workshops in January, as she personally felt we must have a large screen. Obviously with the likely move from the Town Hall into temporary accommodation it would not be sensible to get a large screen in the interim. She would, therefore, like EDDC to consider deferring the withdrawal of sending the paper copies from May 2016 until we are able to put a sensible option in place for both Councillors and the public. On some occasions Councillor L Elson had not been able to access on line or the plan was so small that the details were not clear which needed a larger plan.

RESOLVED: To request that EDDC defers withdrawal of paper copies pending the possible move out of the Town Hall into temporary accommodation.

P15/189. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/0921/COU Unit 1 Pound Lane	No Objection	Conditional Approval
15/1657/FUL 11 Turner Avenue	No Objection	Approval
15/2169/FUL 9 Bicton Street	No Objection	Conditional Approval
15/2312/FUL East Lodge, Courtlands Lane	No Objection	Approval
15/1720/FUL 8 Ryll Grove	No Objection	Refusal

15/2347/FUL 20 Cheriswood Avenue	Objection	Conditional Approval
15/2435/FUL Rose Lodge, 2 Isca 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 19.10

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