

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 8th FEBRUARY 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
 B Bailey F Caygill
 T Dumper T Hill
 J Humphreys C Nicholas
 B Toye J Trail

The Chairman welcomed Cllr. J Humphreys to the Committee who was replacing Cllr. B Nash who had resigned from the Committee at the previous meeting.

APOLOGIES: Councillor C Gough & M Chapman

P16/013. MINUTES

The Minutes of the meeting held on 25th January 2016 were approved.

P16/014. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr. J Humphreys declared a personal interest in respect of planning application 16/0104/FUL Westlands, 25 Douglas Avenue and 16/0107/FUL 58 Foxholes Hill as he done work for both the applicants in his line of business.

Councillor J Trail declared a personal interest in respect of urgent business, variation to premises licence application for Co-Op (Brixington) as the applicant was known to him.

Councillors B Bailey and C Nicholas declared a personal interest in respect of urgent business, variation to premises licence application for Co-Op (Brixington), as they sat on the licensing sub-committee at EDDC who would decide the application.

P16/015. URGENT BUSINESS

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

Co-op (Brixington) - 12 Brixington Parade, Churchill Road, EX8 4JS

PROPOSED VARIATION - Amend the internal layout of the premises including re-positioning of the till points. A copy of the amended plan was emailed prior to the meeting to Brixington Ward members. The application was to correct the licensing plan to show works that had actually already been carried out at the premises by previous owners including the addition of the post office area.

The variation to the license was noted by the Committee.

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

P16/016.To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	16/0096/FUL	77B St Johns Road Devon Sheltered Homes Trust Installation of ground floor window.	Highways – did not wish to comment	None	No Objection
LIMIT	09.02.16				
WARD	Littleham				
PLAN No:	16/0104/FUL	Westlands 25 Douglas Avenue Miss J Nelson-Smith Westlands Freeholders (Exmouth Ltd) Replacement of 3 no wooden entrance doors and screen with aluminium double glazed units	Note: Cllr J Humphreys had previously declared a personal interest and did not vote on the recommendation Highways – did not wish to comment	None	No Objection
LIMIT	15.02.16				
PLAN No:	16/0107/FUL	58 Foxholes Hill Mr Laurie Wood Construction of dormer window to rear elevation and raising chimney height	Note: Cllr J Humphreys had previously declared a personal interest and did not vote on the recommendation Highways – did not wish to comment	None	No Objection
LIMIT	10.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	16/0144/FUL	4 Albion Court Housing And Social Inclusion Mr J Burns Alterations to windows and doors to provide disabled access	Highways – did not wish to comment	None	No Objection
LIMIT	09.02.16				
PLAN No:	16/0106/COU	St Saviours 12 & 14 Morton Road Mr Rajen Shah Change of use of care home (C2Use) to 18 bedroom house of multiple occupation (Class C4)	Environment Agency – No objection in principle on condition that a scheme to account for, and manage flood risk had been submitted and approved.	1 x Rep - Concerned about the additional parking that this might bring about. Parking in the Victoria and St Andrews road area was already at capacity. A recent application was passed for 1 Morton Road, changing the use from a B&B to a multiple occupation for up to 11. If this was the general trend for the larger houses in this area, parking will become completely impossible, even during the winter periods.	No Objection but members were concerned that it would further exacerbate the parking problems in the area.
LIMIT	11.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0153/MFUL	The Q Club Elm Grove Mr Paul Kortland Proposed demolition and redevelopment with a block of 10 flats, garages and ancillary accommodation.	Environment Agency No objections in principle to the proposal, subject to a number of conditions due to the proposal being located in Flood Zone 3. Cllr P Graham Appeared to be an improvement with parking provided & reasonable sized accommodation. Cllr B Nash Supportive of the application, provided much needed accommodation & garages. A more attractive building and would produce less noise. SWW had no objection and confirmed that the combined discharge arrangement could continue. Conservation Did not wish to comment.	None	No Objection subject to the Environment Agencies conditions.
LIMIT	17.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/2648/MFUL	<p>Bus Station Royal Avenue Kilo Properties Redevelopment of site to provide foodstore (A1), car parking and access</p> <p>Amended Plans Revisions to design of building incorporating panelling, increase to size of cycle parking area with associated amendments to photo montage, design and access statement and local character assessment.</p>	<p>South West Water & Environmental Agency have no objections to the amendments.</p> <p>DCC Flood Risk SuDS has no objection subject to a detailed surface water drainage management plan being submitted and approved by the Planning authority after consultation with lead Local Flood Authority.</p>	<p>2 x Reps – concerned at the lack of space between the building and the railway station and the Sports Centre. Signs are too many in number but will be dealt with separately.</p> <p>1 x letter of support</p>	<p>No Objection to the amended plans subject to DCC Flood Risk SuDS recommendations and consideration was given to the zebra crossing on Marine Way being changed to a pelican crossing to control traffic flow.</p>
LIMIT	08.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/1025/FUL	<p>Landon House 9 New North Road Ms L Lee Change of use of day care centre (D1 - non-residential use) to 4 no flats (c3 use) including demolition of part of the existing building and construction of two storey extension</p> <p><u>Amended Plans</u> Amended design including reduction in height of proposed extension. Revised Flood Risk Assessment.</p>	<p>Town Council Objected to original application on the 16.11.15 on the grounds of loss privacy, over development, overlooking and loss of amenity of adjoining properties.</p> <p>Highways has no objection.</p> <p>Cllr P Graham - Objects on the grounds of over development, particularly the problems with parking in this area. There are great difficulties with parked cars and building 4 more units is only going to make it worse. There are also likely to be problems with flooding.</p>	None	Objection to amended plans as the original grounds for objection.
LIMIT	16.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0198/FUL	Land At Entrance To Marina Pier Head Exe Sailing Club Proposed starter building	Highways – Did not wish to comment Cllr B Nash – Supported the application as the position would be better for viewing races. The circular tower was practical & attractive in appropriate materials.	None	No Objection
LIMIT	18.02.16				
WARD	Withycombe Raleigh				
PLAN No:	16/0041/FUL	Bassetts Farm House St Johns Road Mr G Holmes & Miss G Smith Construction of detached garage with annex accommodation over.	Conservation Officer – a detached garage had previously been approved in 2009 of which no objection to garaging was or is raised. This proposal for garage with an annex above was unacceptable due to its size, scale, detailed design and materials plus the impact of the introduction of hard landscaping at the rear on the setting of the listed building, a heritage asset. Recommended refusal.	None	Objection in accordance with the Conservation Officer's report.
LIMIT	09.02.16				

P15/017. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/2827/FUL 37 Langstone Drive	No Objection	Approval
15/2832/FUL 7 Highbury Park	No Objection	Approval
15/2608/FUL Devon Cliffs Holiday Centre Sandy Bay	No Objection	Approval
15/2587/FUL 6 Esplanade	Objection	Refusal *
15/2411/FUL Mundys Farm West Down Lane	No Objection	Approval
15/2348/COU 102 Exeter Road	No Objection	Approval
15/2303/FUL 5 Booth Way	Objection	Conditional Approval
15/2875/FUL 6 Cranford Close	No Objection	Approval
15/2824/FUL 35a Cranford Avenue	No Objection	Approval
15/2814/FUL 86 Valley Way	No Objection	Approval
15/2823/FUL 18 Hulham Road	No Objection	Approval
15/2769/FUL 11 Church Street	No Objection	Approval
15/2602/FUL 37 Ashleigh Road	Objection	Conditional Approval
15/2210/COU 1 Morton Road	Objection	Conditional Approval
15/2213/FUL Land Adjacent to Inchcoulter Cottage 15 Isca Road	No Objection	Conditional Approval
15/2293/OUT 19 Marpool Crescent	No Objection	Conditional Approval
15/1883/FUL Orcombe Lodge 12 Foxholes Hill	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 18.40

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