

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 22nd FEBRUARY 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
 B Bailey M Chapman (Ex Officio)
 T Dumper C Gough
 J Humphreys J Trail

APOLOGIES: Councillor T Hill, F Caygill, C Nicholas & B Toyne

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Louise MacAllister spoke against amended planning application, 15/2487/MRES, Land Off Queens Drive, for approval of access, appearance, landscaping and scale for the highway re-alignment and parking areas, demolition of cafe, selected beach huts and shelter as part of the reserved matters of outline application 13/1819/MOUT - Amended plans for consultation - revised layout showing beach huts retained and existing surfacing of Queens Drive retained.

Sally Hammond & Megan Armstrong spoke against planning application 16/0018/FUL, 2 Gypsy Lane, proposed construction of an end of terrace dwelling (amendment to approved planning application 14/2912/FUL) to include retention of ground floor window, installation of roof lights to front and rear elevation and solar PV and including a further amended plan on addendum for the use of land previously approved as front garden for vehicular parking.

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

P16/018. MINUTES

The Minutes of the meeting held on 8th February 2016 were approved.

P16/019. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P16/020. URGENT BUSINESS

None

P16/021. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	16/0165/ADV	Unit 1 Liverton Business Park TJ Morris Ltd Internally illuminated fascia sign on front and side of elevations	Highways – Did not wish to comment	None	Approval
LIMIT	16.03.16				

P16/022. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	16/0322/FUL	135 St Johns Road Mr Roy Miles Construction of dormer on front elevation		None	No Objection
LIMIT	01.03.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0255/CPE	77B St Johns Road Devon Sheltered Homes Trust Consider application for certificate of lawfulness to certify that previous conversion works of the garage to form part of the residential property were lawful.	Certificate of lawfulness Application.	None	Did not wish to comment
LIMIT	03.03.16				
WARD	Halsdon				
PLAN No:	16/0295/FUL	28 Belle Vue Road Mr C Williams Construction of single storey side and rear extension and decking		None	No Objection
LIMIT	26.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0018/FUL	2 Gypsy Lane Mr N Hayman Proposed construction of an end of terrace dwelling (amendment to approved planning application 14/2912/FUL) to include retention of ground floor window, installation of roof lights to front and rear elevation and solar PV and for the use of land previously approved as front garden for vehicular parking Sally Hammond & Megan Armstrong spoke during the public speaking time.	Highways – Did not wish to comment	1 x Rep – Solar PV Panels were not in keeping with the streetscene & the roof lights may impact their property with regards to privacy.	Objection to the amended plans on the grounds of the loss of privacy and out of keeping with the streetscene. Members requested Ward Councillors to support the objections in order for the application to be brought to Development Management Committee.
LIMIT	29.02.16				
PLAN No:	16/0304/FUL	46 Featherbed Lane Gail Salway Construction of replacement garage		None	No Objection
LIMIT	02.03.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0259/FUL	Land South Of Courtlands Lane Mr B Penny Construction of detached dwelling and garage to replace barn with Prior Approval for conversion to one dwelling	Cllr P Stott – Contravened the Local Plan, policy no. H6 and was development outside the boundary line. Woodbury & Lympstone- Recommended refusal on the grounds it was adjacent to the green wedge in a Coastal Preservation area, outside built up area, promoted commuter travel and poor sustainable travel. Housing Strategy Officer – would seek a 50% on site affordable housing provision. Highways – gave standing advice.	3 x Rep – Proposal was for a higher & bigger footprint than the current barn, contravened legislation that redevelopment should be within the existing envelope. The external alterations should be limited to changes to the windows and door. The large area of glazing would increase light pollution in this Coastal Preservation Area and would set a precedent for further development in the future. Existing traffic issues in the lane would be exacerbated, should further development be allowed. 2 Letters of support.	Objection on the grounds that it contravened strategy 7 of the Local Plan and would set a precedent for future development on a green wedge in a Coastal Preservation Area.
LIMIT	29.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/2487/MRES	<p>Land Off Queens Drive East Devon District Council Approval of access, appearance, landscaping and scale for the highway re-alignment and parking areas, demolition of cafe, selected beach huts and shelter as part of the reserved matters of outline application 13/1819/MOUT.</p> <p><u>Amended plans for consultation.</u> Revised layout showing beach huts retained and existing surfacing of Queens Drive retained</p> <p>Louise MacAllister spoken during the public speaking time.</p>	<p>Conservation – Did not wish to comment regarding the amended plans.</p> <p>SWW- Had no objection.</p> <p>Cllr M Williamson- Supported the amended plans which will help deliver the Watersports Centre and enhance Exmouth’s facilities.</p> <p>Cllr A Greenhalgh- Fully supports the amended plans. An important component of the development was the watersports hub, requiring the moving of the road and carpark.</p> <p>Contaminated Land Officer – Had no additional comment to make.</p>	<p>73 Letters, 4 regarding the amended plans. 1 of which had not yet been scanned- However, many of the public comments related to the wider proposals for Queens Drive and not specifically to the amended plans and in the context of outline planning permission being in place. There was one comment relating to the increase in noise and traffic and its impact on the residents of Trefussis Terrace.</p>	<p>No Objection to the amended plan.</p>
LIMIT	23.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0309/RES	39 Cranford Avenue Mr & Mrs N Taylor-Hardman Construction of detached two storey dwelling and garage (approval of matters reserved under application 14/2999/OUT)	Highways – gave standing advice.	None	No Objection
LIMIT	29.02.16				
PLAN No:	16/0321/FUL	5 Dagmar Road M A Lane And Ms S Cowper Construction of two storey side extension.		None	No Objection
LIMIT	01.03.16				
PLAN No:	16/0311/FUL	23 Gussiford Lane Mr R Lucas Construction of two storey extension incorporating Juliette balcony and flue	Environmental Health – Did not anticipate any concerns regarding odour, however as the site was close to nearby residents they recommend that the applicant should follow their Construction Sites Code of Practice.	1 x Rep – From adjoining neighbour who were concerned that a large two storey extension would cause overshadowing, loss of light and loss of privacy from overlooking by the three proposed windows.	Objection on the grounds of overlooking, loss of light and loss of privacy. Members requested that this application was brought to Development Management Committee.
LIMIT	03.03.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0200/FUL	6 Louisa Place Mr Anthony Gardiner Construction of single storey rear extension		None	No Objection
LIMIT	03.03.16				
PLAN No:	16/0359/FUL	Cranford Nursing Home 15 Cranford Avenue Cranford Nursing Home Alterations to roof, two storey extension and dormer windows in front elevation		None	No Objection
LIMIT	07.03.16				
PLAN No:	16/0318/VAR	Orcombe Lodge 12 Foxholes Hill UKRP (Foxholes) LLP Variation of Condition 2 (plans Condition) to planning application 15/1883/FUL to include drawing number 6747-17B to approved drawings	Highways – Did not wish to comment Cllr M Williamson- No Objection	None	No Objection
LIMIT	01.03.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	16/0071/FUL	40 Morton Road Mr T Keough Conversion of care home to form 2 no. flats, including demolition of laundry and stores, and installation of 2 no. first floor windows on the south elevation.	Highways – gave standing advice. Cllr P Graham- No Objection	None	No Objection
LIMIT	23.02.16				
PLAN No:	16/0253/FUL	Flat 3, 17 Morton Crescent Mr John Gallimore Installation of three roof lights, and glass balustrade	Highways – Did not wish to comment	Civic Society – Felt that roof lights to the frontage of a building in a Conservation Area would be detrimental to the appearance and character of the area.	Objection on the grounds of out of keeping within a Conversation Area.
LIMIT	25.02.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0182/FUL	22 Marpool Hill Mr Brian Hempstead Construction of single storey rear extension incorporating flue	Environmental Health – Did not anticipate any concerns regarding odour, however as the site was close to nearby residents they recommend that the applicant should follow their Construction Sites Code of Practice.	None	No Objection
LIMIT	24.02.16				
PLAN No:	16/0106/COU	Addendum Item St Saviours 12 & 14 Morton Road Mr Rajen Shah Change of use of care home (C2 Use) to 18 bedroom large house of multiple occupation (Sui generis) <u>Amended plans for consultation.</u> These amendments relate to Amended description: Change of use of care home (C2 use) to 18 bedroom large house of multiple occupation (sui generis) Amended plans: Plans drawn to a recognisable scale	Highways – Recommended a condition that the development should not be brought into use until cycle parking facilities accommodating a minimum of one cycle per dwelling unit had been provided within the site.	None	No Objection to the amended plans subject to the Highways conditions and Environmental Health's approval.
LIMIT	03.03.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0184/FUL	43 St Andrews Road Mr Carl Reeves Alterations to building, change of use of existing business premises to form a one bedroom dwelling	Environment Agency – No Objection Housing Strategy Officer – Will seek a 25% affordable housing provision.	1 x Rep – the property was original purchased to provide parking needed for another property. The parking around Clinton Road/Morton Road/St Andrews Road was very acute and more properties being converted without parking provision would only make the situation worse.	Objection on the grounds that there was no parking provision.
LIMIT	26.02.16				
WARD	Withycombe Raleigh				
PLAN No:	16/0209/FUL	4 Hillcrest Gardens Mr Peter Hughes Conversion of garage to ancillary accommodation	Highways – Did not wish to comment	None	No Objection
LIMIT	29.02.16				
PLAN No:	16/0269/FUL	12 The Marles Mr Julian Finch Retention of log cabin		1 x Rep - Objected on the grounds that the height was intrusive and had an impact on their property.	No Objection
LIMIT	01.03.16				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	16/0330/FUL	28 Forton Road Mr & Mrs B Asselman Single storey rear extension		None	No Objection
LIMIT	03.03.16				

P16/023. ITEM FOR INFORMATION

(i) EDDC Planning Enforcement

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

P15/024. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/2017/MFUL Veiges Farm House St Johns Road	No Objection	Conditional Approval
15/2732/FUL 27 Birchwood Road	No Objection	Refusal
16/0004/FUL 9 Marpool Hill	No Objection	Conditional Approval
15/2734/FUL 12 The Marles	No Objection	Approval
15/2913/FUL 23 Meadow View	No Objection	Approval
16/0050/FUL Pine Ridge Higher Marley Road	No Objection	Conditional Approval

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

Cllr. M Chapman requested the Chairman seek clarification from EDDC regarding how applications are assessed when determining loss of light.

The meeting closed at 19.01

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