

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON TUESDAY 31 MAY 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill B De Saram
T Dumper R Masding
B Nash C Nicholas
B Toye

APOLOGIES: Councillor M Chapman

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Mrs McIntyre and Mr Saunders spoke against planning application 16/1181/FUL, 12 Newlands Avenue, erection of detached dwelling

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

P16/062. MINUTES

The Minutes of the meeting held on 16th May 2016 were approved.

P16/063. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor F Caygill declared a personal interest in respect of planning application 16/1019/FUL 74, Elmfield Crescent as he knew the applicant.

Councillor B Nash declared a personal interest in respect of planning application 16/0970/FUL 1a Trefusis Place as he had a garage in Trefusis Place.

Councillor C Nicholas declared a personal interest in respect of items for consideration, licence application for 45 The Parade as she sat on the licensing sub-committee at EDDC who would decide the application.

P16/064. URGENT BUSINESS

PLANNING COMMITTEE MEMBERSHIP

The Chairman updated members that Cllr. Brenda Taylor did not wish to represent Withycombe Ward but was happy to be a reserve when required. Cllr Brian Toye agreed to inform her if she was required to attend in his place. Cllr Clare Gough had agreed to be a reserve for Town Ward.

P16/065. To consider the Planning Applications for consultation set out below

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	<u>16/1154/FUL</u>	38 Lime Grove Mr & Mrs Buckler Construction of replacement single storey rear and side extension	Highway – did not wish to comment	None	No Objection
LIMIT	06.06.16				
PLAN No:	<u>16/1093/FUL</u>	81 Winston Road Mr & Mrs Simon & Emma Wilson Removal of existing attached garage and construction of two storey side extension, single storey rear extension and front porch	Highway – did not wish to comment	1 x Rep – Neighbour objected on the grounds of loss of light to their dining room, lounge, bedroom and kitchen.	Objection on the grounds of loss of neighbour’s amenity and light and loss of parking space.
LIMIT	07.06.16				

WARD	Halsdon				
PLAN No:	<u>16/1033/FUL</u>	157 Hulham Road Mr Jason Knight Proposed garage with balcony above		2 x Reps – Neighbours objected that the proposal was out of character with the area and the balcony impeded upon the privacy of neighbours due to its elevated position. The garage and balcony was out of line with the building line of the existing dwellings. The property was used as a business in a quiet residential street and the addition of a further garage for storage of business goods would encourage further nuisance from HGV's.	Objection on the grounds of overlooking and the loss of amenity to neighbouring property. The Clerk was asked to contact EDDC to ascertain if the property had change of use to be used as a business.
LIMIT	31.05.16				

PLAN No:	<u>16/1019/FUL</u>	74 Elmfield Crescent Mr M Blaber Retention of fence	Note: Cllr F Caygill had previously declared a personal interest. Highway – did not wish to comment. Retrospective application as a result of an enforcement letter.	1 x Rep – not scanned in at EDDC at the time of the meeting.	Objection on the grounds that it was too high and out of keeping with the street scene in the area of low walls and hedges.
LIMIT	06.06.16				
PLAN No:	<u>16/1172/FUL</u>	3 Garratt Close Mr David Mathews Construction of single storey rear extension	Highway – did not wish to comment	None	No Objection
LIMIT	08.06.16				

WARD	Littleham				
PLAN No:	<u>16/1022/MOUT</u>	<p>Land Adjacent To Buckingham Close Littleham 2012 & Taylor Wimpey Hybrid application for full planning permission for 264 houses and outline planning permission for 86 houses (all matters reserved)</p> <p>Cllr M Williamson objects to the proposal.</p> <p>Environmental Health raises concern about noise and dust from construction vehicles on Buckingham Close and considers the access unsuitable. No Environmental Statement has been submitted nor a Construction and Environmental Plan in respect of air quality, dust, water quality, lighting, noise and vibration, pollution prevention and control and monitoring arrangements. Concerns are raised in respect of proposed housing on the Eastern edge of the development which is thought to be too near to a scrapyards.</p>	<p>Public Rights of Way Officer – concerned that there had been no mention of Public Footpath No 2 particularly if it needed to be closed or re-surfaced.</p> <p>South West Water Submitted a S106 Agreement referencing the need for foul drainage improvements drawn up in respect of an earlier application (13/0297) for this proposal which needed to be applied to the latest and current application.</p> <p>Contaminated Land Officer wished to be notified when any contaminated ground or surface water was exposed.</p>	<p>11 x Reps – concerned about the possibility of accidents in the area with the increased volume of traffic. The main sewerage system needs to be upgraded. One access to the estate was inadequate and nearby estate roads would be used as rat runs. The area was prone to flooding. The loss of green fields, good farming land, plants and hedges and encroachment on public footpaths. The 2 houses planned for the north west corner would overshadow 100 & 102 Douglas Ave due to their closeness and height. The density of the site was too high and much greater than the surrounding area.</p> <p>Headteacher of Littleham Primary welcomed the application but asked that consideration be given to the provision of vehicular access and related parking to the top of the school playing field so as to minimise traffic using Littledown Close and to support development of the playing field for community use.</p>	<p>Objection on the grounds of:-</p> <ul style="list-style-type: none"> • that it was contrary to strategy 34 of the Local Plan which required affordable housing to be pepper potted around the site. • That no Construction and Environment Plan had been submitted in respect of the impact of the development on the residents of Buckingham Close. • That an up to date traffic management plan needed to be redone which took into consideration the approved application for Pankhurst (50 dwellings) and the expansion of Sandy Bay. • Consideration should be given for a 2nd access to the site.
LIMIT	03.06.16				

PLAN No:	<u>16/1106/FUL</u>	3A Elwyn Road Mr And Mrs Gill Erection of single storey rear extension, two storey side extension, loft conversion, and installation of pitched roof on existing garage		1 x Rep – objection received from a property at the rear who stated that the proposed loft conversion would impact on their privacy by overlooking their entire garden and the back rooms of their property.	Minded to object based on the information submitted on the grounds that the top floor dormer would be overlooking and the access to the garage could be too narrow to accommodate a car.
LIMIT	31.05.16				
PLAN No:	<u>16/1135/FUL</u>	7 Louisa Terrace Pan Properties Ltd Proposed replacement portico	Conservation - did not wish to comment on this application.	None	No Objection
LIMIT	12.06.16				
PLAN No:	<u>16/1110/FUL</u>	26A Raleigh Road Ms Louisa Evans Replacement of garage door with a glazed door screen	Highway – did not wish to comment	None	No Objection subject to the glazed door being obscure as stated in the application.
LIMIT	06.06.16				

<p>PLAN No:</p>	<p><u>16/1155/RES</u></p>	<p>Land Adjacent Cranford Sports Club Eagle Investments Ltd Construction of 5 no. dwellings, formation of access and parking areas (approval of details of access, landscaping, appearance, layout and scale reserved by outline planning permission 15/1679/OUT)</p>	<p>Cllr M Williamson Supports the application</p> <p>WW Utilities Have pipes in the area which may be affected and at risk during construction works. Should the planning application be approved then they would require the applicant to contact them to discuss their requirements before any works commence on site and should diversion works be required these will be fully chargeable. South West Water have supplied information on water and drainage considerations.</p>	<p>None</p>	<p>No Objection</p>
<p>LIMIT</p>	<p>06.06.16</p>				

PLAN No:	<u>16/1120/FUL</u>	20 Heatherdale J Turner & R Alford Erection of single storey side and rear extensions, and dormers on front and rear elevations	Highway – did not wish to comment	None	No Objection subject to the extension not used as a separate dwelling.
LIMIT	07.06.16				
PLAN No:	<u>16/0970/FUL</u>	1A Trefusis Place Mr P Brenton Construction of two storey side extension incorporating flue and porch and weatherboarding to all elevations	Note: Cllr B Nash had previously declared a personal interest.	None	Objection on the grounds of over development of the site.
LIMIT	08.06.16				

WARD	Town				
PLAN No:	<u>16/0793/FUL</u>	<p>2 Esplanade Mrs Jean Madge Construction of balcony on first floor elevation, removal of rear wall and structures to form parking area with new rear gates</p> <p>Amended Plans Revised plans removing balcony from front elevation.</p>	<p>Town Council Meeting 03.05.16 Original application was deferred pending receipt the Conservation Officer's report but minded to object on the grounds that the materials for the construction of the proposed balcony were out of keeping within a Conservation Area. No objection was made in respect of the formation of the parking area to the rear.</p> <p>Highway – did not wish to comment</p> <p>Conservation Did not wish to comment on this application</p>	<p>2 x Rep – in respect of the original application.</p> <p>Cllr E Wragg Objected as it would look directly into the bedroom of the house next door to east. It was also adjoining York House, which was a listed building. Additionally, it was inside a Conservation Area, & the balcony materials would not be appropriate, as unlike the other balconies along The Esplanade, this one would be of glass & steel construction. Also, the other balconies did not adjoin bay windowed properties & were not at levels to be intrusive.</p>	No Objection to the amended plans.
LIMIT	09.06.16				

WARD	Withycombe Raleigh				
PLAN No:	<u>16/1030/FUL</u>	The Range (former Bond Q Store) Liverton Business Park Mr Mike Cotter Erection of ancillary garden centre including open sales area	Cllr B Bailey – had no objection Environmental Health – had no concerns	None	No Objection subject to confirmation that there was adequate parking provision for the size of the site.
LIMIT	02.06.16				
PLAN No:	<u>16/1066/FUL</u>	24 - 25 Brooklands Road Mr R Everitt Block pave front gardens and rebuild garden wall	Highways – Standing advice Cllr B Bailey - Has no objections	None	No Objection
LIMIT	07.06.16				

<p>PLAN No:</p>	<p><u>16/1181/FUL</u></p>	<p>12 Newlands Avenue Mr R Anderson, 4mation (SW) Ltd Erection of detached dwelling</p> <p>Mrs McIntyre and Mr Saunders spoke during the public speaking time against this application.</p>	<p>Cllr B Bailey- Had no objections</p>	<p>2 x Rep – objection from both neighbouring properties. The application was for 2 bedrooms as opposed to one and was built up to the boundary of No14 with no gaps at the side for emergency access. Side windows would look into the bathroom windows. It was too high and out of character with other properties in the road. No off road parking with a shed in the front garden. Loss of privacy and light to No 12 and too close. Design and materials out of keeping with the character of surrounding properties.</p>	<p>Objection on the grounds that it was out of keeping with a street scene of bungalows.</p>
<p>LIMIT</p>	<p>08.06.16</p>				

P16/066. ITEM FOR CONSIDERATION

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

Ref No: 041758

Premises: 45 Parade, Convenience Store, EX8 1RD (New store located between Peacocks and Oxfam)

Ward: Town

Name of applicant: Mr Ali BOCU

Premises Licence Application to include

Premises Open Hours requested

Monday to Sunday

Time From

7:00am

Time To

10:00pm

Activities - Times requested

Time From

Time To

J. Supply of alcohol for consumption OFF the premises only

Monday to Sunday

7:00am

10:00pm

CONDITIONS OFFERED BY APPLICANT

Mainly with confirming to current regulations and staff training.

Hold CCTV and staff training. They will also be checking ID (pass accredited ID, passport or driving licence) and fulfilling the challenge 21 policy and no sale of alcohol will be made if these are not fulfilled.

With staff training and regular fire safety checks with risk assessments.

They were a normal shop away from residential areas with no loud music and any mess would be cleaned up straight away.

They would have good view points of keeping an eye on children and make sure products harmful to children are in out of reach of places for the children.

Last Date for receipt of representations by the Licensing Authority 10 June 2016

No Comment

Note: Cllr C Nicholas left the room whilst discussions took place for the above licensing application as she had previously declared a personal interest.

(ii) CONSULTATION ON AMENDMENTS TO VALIDATION REQUIREMENTS FOR EAST DEVON DISTRICT COUNCIL

An electronic draft of the validation requirements 'Information Required with Planning Applications' was previously circulated for consultation. Current advice for applicants on the validation requirements could be found on East Devon District Councils website - <http://eastdevon.gov.uk/planning/planning-permission/apply-for-planning-permission/general-validation-advice/>

The document detailed the national and local validation requirements for planning applications in East Devon and was to help provide applicants with certainty on the information required with applications whilst setting out the scope of the information required.

Members were requested to take time to study the document prior to the meeting as the target date for comments was midnight on the 31st May 2016. After the 31st May

2016, Chris Rose would review all of the comments received with a view to amending the document and presenting it to Committee in July for adoption.

Noted that the document provided clear guidance and was welcomed by members.

(iii) DEVON COUNTY COUNCIL STREET CAFÉ LICENCE APPLICATION

Location: The Bayleaf Café, The Strand

Ward: Town

A copy letter and plan was previously circulated for consideration.

Consultation End Date: 13 June 2016

No objection as long as the tables and chairs were kept within the designated area as shown on the drawing.

P16/067. ITEMS FOR INFORMATION

(i) TOWN AND COUNTRY PLANNING ACT 1990

Appeal by: Mr M Benjamin

Appeal Ref: APP/U1105/W/16/3149165

Planning Application: 16/0516/FUL

Proposal: Alterations and extensions to include two storey front extension/porch, new garage, new rear glazed extension with surrounding deck, new rear chicket dormer and integral balcony, and proposed new garden studio.

Location: 24 Ryll Court Drive, EX8 2JP

An appeal had been made against the decision of EDDC to refuse to grant permission for the above proposed development. The Town Council had no objection to the application.

(ii) APPEAL DECISION

Appeal by: Mr T Markham

Appeal Ref: APP/U1105/W/15/3138576

Planning Application: 14/2722/FUL

Proposal: Construction of replacement dwelling and garage

Location: 23 Elizabeth Road

The appeal was allowed and planning permission was granted.

(iii) NOTIFICATION OF DECISION OF LICENSING SUB-COMMITTEE 04.05.16

Premises: The Old Warehouse, 53 The Strand, EX8 1BR

Copy notification of the Licensing Authority's decision was previously circulated for information. The application for the variation of a premises license was granted.

P16/068. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/0763/FUL Elmsleigh, 10 Cyprus Road	No Objection	Conditional Approval
16/0794/FUL 14 Colvin Close	No Objection	Conditional Approval
16/0801/FUL 10 Gussiford Lane	No Objection	Refusal

<u>15/1818/FUL</u> Moreton, 13 Drakes Avenue	Objection	Conditional Approval
16/0833/FUL Jasmine Cottage 4 Maer Lane	No Objection	Conditional Approval
16/0812/FUL 38 Danby Terrace	Objection	Refusal
<u>16/0758/FUL</u> Bassetts Farm House St Johns Road	Objection	Conditional Approval
16/0973/FUL 50 Foxholes Hill	No Objection	Approval
<u>16/0018/FUL</u> 2 Gipsy Lane	Objection	Conditional Approval
<u>16/0507/FUL</u> 25 Priddis Close	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 19.30

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