

## EXMOUTH TOWN COUNCIL

### MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 24<sup>th</sup> AUGUST 2015 AT 6.00 P.M.

**PRESENT:** Councillors: L Elson (Chairman)

B Bailey      F Caygill  
P Dean      B Nash  
C Nicholas

**APOLOGIES:** Councillors T Dumper, C Gough, J Trail and B Toye

#### **P15/120. MINUTES**

The Minutes of the meeting held on 10<sup>th</sup> August 2015 were approved.

#### **P15/121. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillors C Nicholas declared a personal interest in respect of planning application 15/1873/FUL, 33 Pines Road as members of her family were patients at the surgery. Councillor L Elson also declared a personal interest as she dealt with the surgery through her work for Hospiscare.

Councillor B Bailey declared a personal interest in respect of planning application 15/1856/FUL, 13 Maristow Avenue as he knew the applicant.

Councillor L Elson declared a personal interest in respect of application 15/1597/ADV, 49 Parade as the company was the sister company of her employer

Councillor B Nash declared a personal interest in respect of planning application 15/1883/FUL, Orcombe Lodge, 12 Foxholes Hill, as he knew the owner of the property next door, number 14 Foxholes.

Councillor P Dean declared a personal interest in respect of planning application 15/1493/FUL, 9 Sunwine Place, as he knew the applicant.

Councillor F Caygill declared a personal interest in respect of planning application 15/1815/FUL Coastguard Station, 25 Foxholes Hill as he believed he may know the applicant.

Councillor L Elson declared a personal interest in respect of planning application 15/1794/PDO, First Floor, 15 Rolle Street, as she dealt with the business through her work for Hospiscare.

Councillor B Nash declared a personal interest in respect of planning application 15/1603/COU, 41 Morton Road as knew the owner of the business.

#### **P15/122. URGENT BUSINESS**

None

**P15/123. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/1597/ADV	49 Parade <b>Hospiscare (Mr W Gale)</b> Non-illuminated fascia sign and visual window stickers	<b>Note:</b> Cllr L Elson had previously declared a personal interest.  <b>Highways</b> did not wish to comment	None	<b>Approval</b>
<b>LIMIT</b>	04.09.15				

**P15/124. To consider the Planning Applications for consultation set out below**

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Brixington</b>				
<b>PLAN No:</b>	15/1873/FUL	33 Pines Road <b>Mr Louise Ford</b> Construction of two storey rear and single storey rear extension, access ramp and retaining wall and external escape staircase	<b>Note:</b> Cllr C Nicholas and L Elson had previously declared a personal interest.	None	<b>No Objection</b>
<b>LIMIT</b>	07.09.15				
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	15/1793/FUL	21 Seymour Road <b>Mr &amp; Mrs A Wilson</b> Alterations and extensions including two storey rear extension, with further room in roof, ground floor extension to form annexe, porch and garage	<b>Highways</b> did not wish to comment.  <b>Cllr. T Dumper</b> concerned it was fairly overdeveloped and out of keeping.	<b>1 x Rep</b> – the extension constituted gross overdevelopment and would overlook the rear of the property and garden at the back of the extension and result in loss of privacy to the residents.	<b>Objection on the grounds that the development was too large for the site and the loss of amenity to neighbours properties.</b>
<b>LIMIT</b>	25.08.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/1748/FUL	33 Rivermead Avenue <b>Mr Dean Roberts</b> Retention of single-storey rear extension and erection of further single storey extension.	<b>Highways</b> did not wish to comment.  <b>Cllr. T Dumper</b> stated other similar extensions had been added to properties in the area so no objection raised.	None	<b>No Objection</b>
<b>LIMIT</b>	26.08.15				
<b>PLAN No:</b>	15/1740/FUL	24 Gipsy Lane <b>Mr Pat Duffield</b> Demolition of existing car port and construction of detached garage.	<b>Highways</b> did not wish to comment.  <b>Cllr. T Dumper</b> stated the garage was slightly larger than the car port footprint but did not interfere with the neighbour and may be an improvement so no objection raised.	None	<b>No Objection</b>
<b>LIMIT</b>	27.08.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/1795/FUL	A La Ronde Summer Lane <b>Mr Luke Mitchell (National Trust)</b> Change of use of lower ground floor area to office, and construction of visitor hut	<b>Highways</b> did not wish to comment.  <b>Cllr. T Dumper</b> had no objection subject to the building being unobtrusive and the Conservation Officer being supportive of it.	<b>Conservation Officer</b> had no objection in principle to the visitor hut which would be located in the same location as the current temporary mobile unit. The design and materials were considered acceptable but would propose that the asphalt shingles identified for the roof be replaced with timber shingles.	<b>No Objection subject to the asphalt shingles being replaced with timber shingles in accordance with the Conservation Officer's report.</b>
<b>LIMIT</b>	31.08.15				
<b>PLAN No:</b>	15/1796/LBC	A La Ronde Summer Lane <b>Mr Luke Mitchell (National Trust)</b> Change of use of lower ground floor to office	<b>Highways</b> did not wish to comment.  <b>Cllr. T Dumper</b> had no objection providing the Conservation Officer had no objection.	<b>Conservation Officer</b> reports that following a visit no LBC was necessary for the change of use as no demolition, alteration or extension was being carried out to the building. The application should therefore be withdrawn.	<b>No Objection</b>
<b>LIMIT</b>	31.08.15				
<b>PLAN No:</b>	15/1856/FUL	13 Maristow Avenue <b>Mr Julian Sleeman</b> Construction of extension to garage and creation of pitched roof	<b>Note:</b> Cllr B Bailey had previously declared a personal interest.  <b>Cllr. T Dumper</b> had no objection.	None	<b>No Objection</b>
<b>LIMIT</b>	07.09.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/1493/FUL	9 Sunwine Place <b>Mr Patrick Lipp</b> Construction of first floor extension over existing garage	<b>Note:</b> Cllr P Dean had previously declared a personal interest.  <b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	26.08.15				
<b>PLAN No:</b>	15/1813/FUL	14A Cranford Avenue <b>Mr Daffin</b> Construction of 3no dormer windows.	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b> subject to the following conditions to prevent overlooking into neighbours bedrooms <ul style="list-style-type: none"> <li>• sills not less than 1.9m</li> <li>• 3 dormer windows to be glazed with obscure glass.</li> <li>• Windows hinged to the left, as facing, with a locked opening of no more 6”.</li> </ul>
<b>LIMIT</b>	27.08.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/1815/FUL	Coastguards Station 25 Foxholes Hill <b>Mrs Alison Strang-Faulds</b> Construction of balcony to front elevation and single storey rear extension	<b>Note:</b> F Caygill declared he may have a personal interest as he may know the applicant. <b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	27.08.15				
<b>PLAN No:</b>	15/1614/FUL	Jasmine Cottage 4 Maer Lane <b>Mr &amp; Mrs R Watson</b> Construction of detached dwelling and double garage	<b>Highways</b> gave Standing Advice.	None	<b>No Objection</b>
<b>LIMIT</b>	04.09.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/1883/FUL	Orcombe Lodge 12 Foxholes Hill <b>UKRP (Foxholes) LLP</b> Part demolition, extensions and alterations to existing dwelling incorporating new balcony, new garage and construction of 3 no. detached dwellings and garages and creation of new vehicular access onto Foxholes Hill	<b>Note:</b> Cllr B Nash had previously declared a personal interest.	<b>2 x Rep</b> – object to the loss of privacy to 14 Foxholes particularly by the balconies on new units 1 & 2. The development was also overbearing and extremely close to Rovie Cottage which would lead to overshadowing and a tunnel effect. The proposal was unsympathetic and gross overdevelopment with a design which was out of character with other properties in the area, particularly the Grade 2 listed building ‘The Barn’, and development on the site was too dense.	<b>SPLIT DECISION</b>  <b>No objection in principle to the site being developed with up to 3 units.</b>  <b>Objection to unit 2 on the grounds of overdevelopment of the site, overbearing and the loss of amenity to no. 14 Foxholes.</b>
<b>LIMIT</b>	03.09.15				
<b>PLAN No:</b>	15/1862/FUL	Maer Reef Foxholes Hill <b>Mr R Taylor</b> Construction of roof extension including dormer window to rear and cladding to front elevation	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	07.09.15				



		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/1909/FUL	5 Elwyn Road <b>Mr J Burnett-Hitchcock</b> Removal of existing conservatory and construction of single storey extension	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	07.09.15				
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/1794/PDO	First Floor 15 Rolle Street <b>Williams &amp; Hannah</b> Prior approval of proposed change of use of first floor office (class B1A) to 2 no. dwelling houses (class C3)	<b>Note:</b> Cllr L Elson declared a personal interest.  <b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	25.08.15				
<b>PLAN No:</b>	15/1716/FUL	18 - 20 Montpellier Road <b>Miss Jessica Pearson</b> Reconstruction of upper part of chimney stack serving 18 and 20 Montpellier Road	<b>Highways</b> did not wish to comment.	None	<b>No Objection subject to the Conservation Officer's report.</b>
<b>LIMIT</b>	25.08.15				
<b>PLAN No:</b>	15/1717/LBC	18 - 20 Montpellier Road <b>Miss Jessica Pearson</b> Reconstruction of upper part of chimney stack serving 18 and 20 Montpellier Road	<b>Highways</b> did not wish to comment.	None	<b>No Objection subject to the Conservation Officer's report.</b>
<b>LIMIT</b>	25.08.15				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/1603/COU	41 Morton Road <b>Mr Matt Henderson</b> Change of use from a guest house (C1) to a house of multiple occupancy (C4)	<b>Note:</b> Cllr B Nash declared a personal interest.  <b>Highways</b> did not wish to comment.	None	<b>No Objection subject to the adequate provision of refuse/recycling areas and multi-occupancy up to 5 units.</b>
<b>LIMIT</b>	31.08.15				
<b>PLAN No:</b>	15/1498/FUL	Strand Court Chambers 1 Victoria Road <b>Strand Court Management (Mr Richard Gray)</b> Construction of infill roof extension and installation of solar panels  <u>Amended plans for consultation.</u> Inclusion of solar panels on rear roof slope	<b>Highways</b> did not wish to comment.	None	<b>No Objection to the amended plans.</b>
<b>LIMIT</b>	26.08.15				

## P15/125. ITEMS FOR CONSIDERATION

(i) **Ward: Halsdon**

**Selling of Land at Rear of 37 Ashleigh Road**

A copy email, location plan and photo was previously circulated for consideration.

Cllr T Dumper had no objection.

**RESOLVED: No Objection**

(ii) **Ward: Littleham**

**Pre-Application Consultation on behalf of CTIL and Vodafone Ltd  
Proposed Base Station Upgrade, Rolle College, Spicer Building.**

Vodafone was in the process of progressing an upgrade of the above existing telecommunication installation and sought views on their proposal.

A letter had been previously circulated stating further details of the upgrade and a set of drawings, showing the proposed scheme.

*Target Date: 28<sup>th</sup> August 2015*

Members were concerned that the consultant may not be aware that the Spicer building was not included in the buildings identified for Rolle Exmouth Ltd and would therefore most likely be developed in the future.

**RESOLVED: The Clerk was requested to contact the consultant to clarify that they were aware that the site had been identified for possible future development.**

(ii) **Planning Training on the EDDC Planning portal.**

**RESOLVED: to arrange two group training sessions, one during the day and the other on a Monday evening when no Council meetings were being held.**

## P15/126. ITEM FOR INFORMATION

(i) **Ward: Littleham**

**Tree Preservation Order**

**Land at West Checkstone, 2 Douglas Avenue – TPO No: 15/0015/TPO**

The above tree preservation order had been confirmed by EDDC Arboricultural Team.

## P15/127. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/1521/FUL 112 Pound Lane	No Objection	Conditional Approval
<b>15/1315/FUL 11 Rolle Street</b>	<b>No Objection</b>	<b>Refusal *</b>
15/1369/FUL 14 Hartley Road	No Objection	Conditional Approval

15/1202/FUL 17 Chapel Hill	No Objection	Conditional Approval
15/1203/LBC 17 Chapel Hill	No Objection	Conditional Approval
15/1161/FUL Mereworth Gorse Lane	Objection	Withdrawn
<b>15/1431/FUL 29 Hamilton Lane</b>	<b>Objection</b>	<b>Conditional* Approval</b>
15/1438/FUL Flat 247 Exeter 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.***

**The meeting closed at 19.05**

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