

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 9th JANUARY 2012 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
M Chapman T Cope
T Dumper S Gazzard
A Greenhalgh C Nicholas

APOLOGIES: Councillors W McConnell, M Mitchell, B Nash and J Taylor

99. MINUTES

The Minutes of the meeting held on 19th December 2011 were approved and signed as a correct record.

100. URGENT BUSINESS

(i) Strand Gardens Building, The Strand – Ref. 11/2712/FUL

Following the objection made by the Town Council Planning Committee on 19th December 2011, Devon County Council had suggested a meeting be arranged for all Councillor's to attend with Paul Humphries, Architect of the proposed building. The purpose of this meeting would be to address concerns raised regarding the height and internal layout of the building.

RESOLVED that a meeting be arranged.

Note: Discussion about making this an open meeting took place. However the request from DCC was for the Architect to meet with Councillors only.

101. To consider the Planning Applications for consultation set out below.

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	11/2616/FUL	5 Vansittart Drive Mr D Jutson Construction of two storey attached dwelling		A nearby resident had no objection in principle to this dwelling. The only concern would have been car parking; which appeared to have already been addressed.	OBJECTION on the grounds of over-development of the site.
LIMIT	10.01.12				
WARD	Town				
PLAN No:	11/2760/COU	1 Magnolia House, Church Street Nova Homes (Mr Mark Salter) Change of use from retail unit (A1 use) to financial/professional services (A2 use)		None	NO OBJECTION
LIMIT	10.01.12				
PLAN No:	11/2769/FUL	The Pavilion, Esplanade Mr S Findel-Hawkins Construction of sail awnings		None	NO OBJECTION
LIMIT	16.01.12				

102. ITEMS FOR CONSIDERATION

1. Proposed Development on Land Adjacent to Withycombe Brook, Exmouth

A formal planning application was yet to be registered for a residential development at this site but it was anticipated that a submission would be made in the Spring of next year. Prior to this the Planning Authority had held discussions with their applicant and agent with a view to addressing some of the material planning considerations and providing more general advice on the proposed scheme.

The applicant was keen to seek the views of the Town Council at this stage so there would be time to implement any suggestions which may enhance the scheme. It had therefore been suggested to schedule a brief meeting with the relevant members at Exmouth Town Council, the applicant and a representative of Western planning team at EDDC. This meeting to take place on Monday 16th January 2012 at 6.00pm at the Town Hall.

RESOLVED. The date was acceptable and it was suggested that all members of the Planning Committee attend. Councillors A Greenhalgh and B Nash sent their apologies in advance.

2. Licensing Act 2003 – Current Application

Exmouth Pavilion, The Esplanade, Exmouth EX8 2AZ

Ref: 030681 Ward: Exmouth Town

A copy of the amendment to Licensing hours was distributed to all members at the beginning of the meeting. It was noted that the last date for receipt of representations by the Licensing Authority was 12th January 2012.

RESOLVED. The Committee recommended acceptance of the request for extended opening hours.

Note: Councillors M Chapman and S Gazzard declared a prejudicial interest and left the room as they both sit on the Licensing Committee at EDDC.

103. ITEMS FOR INFORMATION

The following items were noted: -

1. Location: Manor Cottage Club, 5 St Andrews Road, Exmouth EX8 1AP

Complaint: New Door installed on Listed Building without LBC

Copy letter dated 9th December 2011 to Ms T Dyer from EDDC, Planning Enforcement regarding the alleged installation of a new door within the Manor Cottage Club. During a site meeting on 25th November 2011 it was noted that the wooden panelling that was previously attached to the internal wall of the building had been lifted from the wall and re-positioned further into the building to create an entrance hall or vestibule. In addition a timber door had been added at the furthest end of the paneling to enclose the space that had been created. As the Manor Cottage Club was a confirmed Listed Building, specific Listed Building Consent would be required for the works. In the circumstances there were now two options available: -

- i. Remove the unauthorised vestibule from the interior of the Manor Cottage Club and return the interior of the building to its original state before the works were undertaken; or
- ii. Apply retrospectively for Listed Building Consent to retain the newly created vestibule area.

2. Location: 63 Roseway, Exmouth EX8 2PR

Complaint: Decking erected without permission. Exceeds height limit.

Copy letter dated 9th December 2011 to Mrs Myers from EDDC, Planning Enforcement regarding the erection of an area of decking at the rear of the property. During a recent site visit it was clear that a timber frame upon which decking would be placed had been constructed to the rear of the property. Furthermore, it was also noted that a small section of the eastern boundary fence in the rear garden had been removed and replaced with a sheet of frosted perspex. Certain restrictions apply in relation to overall height and in the circumstances there were now three options available: -

- i. Reduce the height of the decking to no more than 300 millimetres above ground level and also reduce the height of the perspex sheet to no more than 2.0 metres above ground level (this work would not require the benefit of formal planning permission); or
- ii. Remove the two pieces of unauthorised development from the land; or
- iii. Apply retrospectively for planning permission to retain both the decked area and the perspex fencing panel at their current heights.

3. Town and Country Planning Act 1990

Appeal by: Mr A Harris Appeal Ref: APP/U1105/A/11/2166443/NWF

Proposal: Demolition of garages and construction of 3no 1 bedroom flats and 3no 2 bedroom maisonettes with associated car ports and amenity area

Location: Land opposite 9 Albion Hill, Albion Hill, Exmouth

Letter from EDDC dated 14th December 2011, which confirmed an Appeal in connection with the above matter. Any representations on the Appeal should be received by the Planning Inspectorate no later than 23rd January 2012. The original application 11/0484/FUL was heard at the Planning Committee on 18th April 2011 with Objection on the grounds of overdevelopment, too many units, totally out of keeping and out of character with the area, insufficient parking provision within the site and height and mass unacceptable.

4. Clinton Devon Estates – PRESS RELEASE

The Plumb Park consultation, run by landowner Clinton Devon Estates, was launched on 15th December 2011. Copy details were attached.

5. Location: 2a Sarlsdown Road, Exmouth EX8 2HY

Complaint: Finishes being used are not ‘as approved’

Copy letter dated 19th December 2011 to Dr Capstick from EDDC, Planning Enforcement regarding the finishes that had been applied to the detached garage recently erected at 2a Sarlsdown Road. Following a recent site inspection it was clear that with exception of the roof (which had been finished in tiles as shown on the approved plans) the remainder of the new structure had been rendered. As the works were not considered to accord with the approved planning drawings there were now two options available: -

- i. Carry out works to ensure that the building was finished in the materials stated on the approved planning drawing (Drawing Number: R18410-1); or
- ii. Apply for permission to retain the current materials by way of the submission of a Non-Material Amendment to the original planning approval.

104. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
11/2278/FUL Sundown, Littlemead Lane	No Objection	Conditional Approval	19.12.11
11/2357/TRE A La Ronde, Summer Lane	Approved	Conditional Approval	20.12.11
11/2529/TRE 69A Salterton Road	Approved	Conditional Approval	21.12.11
11/2572/FUL Fernihurst Care Centre, 19 Douglas Avenue	No Objection	Conditional Approval	21.12.11
11/2578/TRE 1 Stanley Walk	Approved	Conditional Approval	21.12.11
11/2612/TRE Woodland (Land to rear of 70 & 72 Valley Way) Dinan Way	Approved	Conditional Approval	21.12.11
11/2623/TRE Copse at Truro Drive, Truro Drive	Approved	Conditional Approval	21.12.11
11/2276/ADV 28 The Parade	Refused	Refused	22.12.11
11/2407/FUL 2 Vansittart Drive	No Objection	Refused	22.12.11
11/2458/FUL Land at Bystock Wood, Higher Marley Road	Split Decision	Split Decision	22.12.11
11/2550/FUL 11 Carter Avenue	No Objection	Conditional Approval	22.12.11
11/2636/FUL 10 Vale Road	No Objection	Conditional Approval	22.12.11

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

NOTE: It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote (in respect of any of the above matters) was on the basis that the views expressed were preliminary, taking account of the information presently made available to the Town Council. The District Councillors reserved their final views on the applications until they were in full possession of all the relevant arguments for and against.

The meeting closed at 6.27pm

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