

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 8 JANUARY 2018 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
J Trail (JT) Vice Chair
B Bailey (BB) Observer
M Chapman (MC)
T Dumper (TD)
R Masding (RM)
B Nash (BN)
C Nicholas (CN)

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mark Myer, Jane Ashton and Nick Hookway spoke against planning application 17/2944/FUL, land at Queens Drive (East Of Ocean Building) EX8 2AY, temporary use of land, buildings and structures for a twelve month period for the purposes of entertainment, recreation and leisure to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development, Additional information in response to Town Council comments.

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

APOLOGIES: Cllrs B Taylor & F Caygill

P18/01. MINUTES

The minutes of the meeting held on 18 December 2017 were approved.

P18/02. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor B Bailey declared a personal interest as an observer as he sat on the Development Management Committee at East Devon District Council.

P17/03. URGENT BUSINESS

None.

P18/04. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/2971/FUL</u>	25 Parkside Drive, EX8 4LB Mr & Mrs Marklew Extension and alterations COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: 1 x Rep – the patio doors positioned by the balcony on the west elevation would directly overlook the master bedroom of the property next door which would affect the privacy of the occupants. DECISION: Proposed: CN Seconded: MC No Objection
LIMIT	17.01.18	
WARD	Halsdon	
PLAN No:	<u>17/2718/FUL</u>	36 Phillipps Avenue, EX8 3HZ Mr & Mrs Newport Construction of two storey rear extension and single storey side extension COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: LE No Objection
LIMIT	16.01.18	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>17/1941/FUL</u>	<p>Land To Rear Of 54 Douglas Avenue, EX8 2HE Mr & Mrs Weeks Construction of two dwellings</p> <p><u>Amended plans for consultation.</u> Amended position of plot 2, updated tree report and section details</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – previously objected to the proposal on the grounds it was overdevelopment of the site.</p> <p>EDDC Tree Officer accepted the updated tree report.</p> <p>VIEWS OF REPRESENTATIONS: 6 x objections to the original application. 1 x objection to the effect of the proposal on the ecosystem of the area such as the wildlife and the change in soil composition due to the problem of water run-off.</p> <p>DECISION: Proposed: BN Seconded: LE Objection still stood, the proposal would have an urbanising effect and out of keeping to the appearance of the area. There was also concerned about access to the site via a badly sighted exit onto a busy road.</p>
LIMIT	08.01.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1491/OUT</u>	<p>60 Douglas Avenue, EX8 2HF Ms Hilary Cole Outline application (with all matters reserved) for the construction of a detached dwelling</p> <p><u>Amended plans for consultation.</u> Amended location plan and site plan moving access 3.0m away from public footpath and updated tree report</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council - Meeting 23.10.17, Objected on the grounds that the proposal would have an urbanising impact, was contrary to the Avenues Design Statement and out of keeping. Highways – Did not object to development of the site in principle but was concerned that the vehicular access to the development may impinge upon the PROW – Footpath 6. Recommended refusal unless applicant forwarded plans to show that the vehicle access did not impede on the PROW then they may be able to change with recommendation. Trees - Any outline approval ought to be subject to a condition that the dwelling would need to allow for the growth of the Beech tree on the Southern boundary and minimise windows to avoid future conflict. Access should avoid the root protections area of the tree. Environmental Health request a Construction Site Code of Practice due to the sites closeness to neighbouring properties.</p> <p>VIEWS OF REPRESENTATIONS: 2 x previous objections to original application</p> <p>DECISION: Proposed: BN Seconded: LE Objection still stood as before, the proposal would have an urbanising effect, contrary to the Avenue Design Statement and was out of keeping.</p>
LIMIT	09.01.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2944/FUL</u> Note: Mark Myer, Jane Ashton & Nick Hookway spoke during the public speaking time.	<p><u>ADDENDUM</u> Land at Queens Drive (East Of Ocean Building) EX8 2AY EDDC, Ms Alison Hayward Temporary use of land, buildings and structures for a twelve-month period for the purposes of entertainment, recreation and leisure to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development</p> <p><u>Amended plans for consultation.</u> Additional information in response to Town Council comments.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 18.12.17 - Objection on the grounds that the information was too vague for a decision to be made and members felt the application should be withdrawn and resubmitted with more detail. The site was located near a residential and conservation area and members were concerned that no details were provided regarding performance times and noise levels. Members also objected to the permanent infilling of the ponds, these should be infilled on a temporary basis only. It was felt the timing of the application was undemocratic in terms of the late notification and pre-Christmas consultation period.</p> <p>VIEWS OF REPRESENTATIONS: 17 x Reps – objected</p> <p>DECISION: Proposed: BN Seconded: MC Objection to the application still stood as before. The additional information did not address concerns that the details of the application were too vague for a decision to be made and gave conflicting information. The planning support statement stated, “to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development” yet the additional information stated, “Whatever is used to fill the ponds could be removed in the future if required”. Members felt that the application should be withdrawn and resubmitted as an outline application if it was not possible to provide details of the facilities. Members also felt that there should be more emphasis on the provision of recreation and play and not on food outlets.</p>
LIMIT	17.01.18	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>17/2860/FUL</u>	<p>Magnolia House, 42 Morton Road, EX8 1BA Mr T Keough Conversion of care home to 3 dwellings</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Objected on the grounds of potential difficulties created by traffic and parking in the area. Residents of Magnolia House did not have their own vehicles therefore additional dwellings would create problems. The road was already regularly blocked by people loading and unloading.</p> <p>DECISION: Proposed: RM Seconded: BN No Objection</p>
LIMIT	15.01.18	
PLAN No:	<u>17/2659/FUL</u>	<p>9-10 High Street, EX8 1NN Mr B Penny Internal alterations, conversion of roof space and construction of rear dormer windows to provide for 3no. flats</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: BN No Objection</p>
LIMIT	16.01.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2498/FUL</u>	Land To Rear Of Sams Funhouse, St Andrews Road, EX8 1AP Stag Inns Change of use of offices/store rooms and extensions to provide 6 no. flats COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: BN No Objection subject to the Tree Officer's report in respect of the trees that backed onto Manor Gardens.
LIMIT	15.01.18	
WARD	Withycombe Raleigh	
PLAN No:	<u>17/2996/FUL</u>	5 The Copse, EX8 4EY Mr Dan Colley Construction of single storey side/rear extension COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: JT No Objection
LIMIT	16.01.18	

P18/05. ITEMS FOR CONSIDERATION

(i) ROAD NAME – NEW DEVELOPMENT SALTERTON ROAD

The proposed name of Cranford Field was not considered acceptable by EDDC on the grounds that there are existing roads in the area with the name ‘Cranford’ and could have a detrimental effect in an emergency situation and would therefore be contrary to their street name and numbering policy. EDDC would therefore like the Town Council to suggest an alternative name. If more than one suggested street is put forward they would like any proposed names in order of preference. Additional information forwarded by EDDC is attached.

Members debated various names including the suggested ancestral name for the site of ‘Higher Pond Park’. Members agreed to propose the names of either ‘Salterton Fields’, ‘Salterton Fields Close or Salterton Close’

RESOLVED: Forward propose names of ‘Salterton Fields’, ‘Salterton Fields Close’ or ‘Salterton Close’ to EDDC.

(ii) ADDENDUM

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

Ref No: 045628

Premises: Imperial Recreation Ground, The Royal Avenue, EX8 1DG

Ward: Town

THIS IS A TIME LIMITED PREMISES LICENCE FOR
FRIDAY 25th MAY 2018 UNTIL SUNDAY 3rd JUNE 2018

Premises Licence Application to include

Premises Open Hours requested	Time From	Time To
Monday to Sunday	11:00am	11:00pm
Activities - Times requested	Time From	Time To
E. Performance of live music (Indoors & Outdoors) Monday to Sunday	11:00am	11:00pm
F. Playing of recorded music (Indoors & Outdoors) Monday to Sunday	11:00am	11:00pm
J. Supply of alcohol for consumption ON the premises only Monday to Sunday	Noon	10:30pm

CONDITIONS OFFERED BY APPLICANT

The licence holder would fully comply throughout the duration of the licence with the Event Management Plan submitted and approved by the Licensing Authority.

Last Date for receipt of representations by the Licensing Authority 18th January 2018

Members did not raise any concerns or observations.

P18/06. ITEM FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at Woodbury House, 83 Salterton Road, EX8 2NF

TPO No: 17/0175/TPO

Proposal: Land at or adjacent to the former Rolle College Playing Fields,
Douglas Avenue

TPO No: 17/0170/TPO

Proposal: Land at Elmdene Court, Long Causeway

TPO No: 17/0129/TPO

Proposal: Land at or adjacent to Kingsdon Hall, 32 Douglas Avenue

TPO No: 17/0121/TPO

Proposal: Land at Hawthorn Grove

TPO No: 17/0114/TPO

The above tree preservation orders had been confirmed by EDDC Arboricultural team. A copy of the TPO served on the former Rolle College playing field site was attached for your information. The trees marked with a “C” were still to be planted and were pursuant of the planning permission and conditions of the site.

P18/07. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/2422/FUL 5 Ryll Court Drive	No Objection	Approval
17/1020/OUT Land to the rear of 9 Seafeld Avenue	No Objection	Conditional Approval
17/2610/FUL St Cecilia, Marley Road	No Objection	Approval
17/1147/VAR 10 Cyprus Road	No Objection	Withdrawn
17/2454/FUL 211 Withycombe Village Road	No Objection	Conditional Approval
17/2456/FUL 26 Parkside Drive	No Objection	Approval
17/2469/FUL 188 Salterton Road	No Objection	Conditional Approval
17/2758/FUL 57 Exeter Road	No Objection	Approval
17/2522/COU 7 Pilot Wharf, Pier Head	No Objection	Conditional Approval
17/2666/FUL 32 Marpool Hill	No Objection	Conditional Approval
17/2693/FUL 11 Mead Cottages, Littleham	No Objection	Conditional Approval
17/2518/FUL 60 Littlemead Lane	Objection	Refusal
17/2692/FUL 51 Birchwood Road	No Objection	Approval
17/2683/FUL 11 Beacon Place	No Objection	Conditional Approval
16/2420/LBC Lympstone Manor Hotel	No Objection	Conditional Approval
16/2878/VAR Lympstone Manor Hotel	No Objection	Conditional Approval
17/2816/FUL 75A Salterton 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: 19:07

SIGNED:DATED:.....