

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 5 MARCH 2018 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
J Trail (JT) Vice Chair  
F Caygill (FC)  
M Chapman (MC)  
T Dumper (TD)  
R Masding (RM)  
B Nash (BN)  
C Nicholas (CN)  
B Toye (BT)

**APOLOGIES:** T Hill (TH)

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Nick Hookway and Gordon Hogdson spoke against planning application 18/0376/MFUL, Car Park Off Queens Drive, EX 2AY by **Grenadier Exmouth Ltd** for construction of new water sports centre including various facilities for water sports users, a cafe, restaurant and retail plus car parking and open space together with associated infrastructure including new stepped and ramped access to the beach and landscaping. Concern was raised about the building being out of character, the safety of swimmers, promenade steps not providing suitable access and over requirement of café and retail units.

**P18/028. MINUTES**

The minutes of the meeting held on 19 February 2018 were approved.

**P18/029. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor Trail declared a personal interest in application 18/0376/MFUL as he was a member of Exmouth Regeneration Board.

Councillor Dumper declared a personal interest in application 18/0376/MFUL as he was a member of Exmouth Regeneration Board and newly elected East Devon District Councillor.

Councillor Nash declared a personal interest in application

- 18/0376/MFUL as he lived nearby and was an East Devon District Councillor
- 18/0187/FUL as he had relatives that worked at the school

Councillor M Chapman declared a personal interest in

- 18/0376/MFUL as she was an East Devon District Councillors
- Premises licence for Exewake Brage River Estuary, as she sat on the Licensing Sub Committee at East Devon District Council.

Councillor C Nicholas declared a personal interest in

- 18/0376/MFUL as she was an East Devon District Councillors
- Premises licence for Exewake Brage River Estuary, as she sat on the Licensing Sub Committee at East Devon District Council.
- Councillor L Elson declared a personal interest in 18/0187/FUL as her sister was a Governor at the school.

**P18/030. URGENT BUSINESS**

None.

**P18/031. To consider the Planning Applications for consultation set out below.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>18/0332/FUL</u>	50 Greenpark Road, EX8 4JT <b>Mr &amp; Mrs Bass</b> Construction of two storey side extension  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> – Objection on the grounds that the proposed extension would be over bearing, overshadow and have a visual intrusion. The proposed extension would be right up to their boundary, 2.6 meters from their kitchen and landing windows. Concerned also about access for future maintenance and the foundations affecting the stability of their property and drive.  <b>DECISION:</b> Proposed: CN          Seconded: MC
<b>LIMIT</b>	07.03.18	Objection on the grounds of over-development, out of keeping with the road and concern for safety due to split level access driveway.
<b>PLAN No:</b>	<u>18/0357/FUL</u>	81 Parkside Drive, EX8 4LT <b>Mrs J Gorfin</b> Proposed single storey extension to rear. Alterations to front porch  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>
<b>LIMIT</b>	08.03.18	<b>DECISION:</b> Proposed: CN          Seconded: MC No Objection

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0422/FUL</u>	The Gables, Marley Road, EX8 5DW <b>Mr R Allen</b> Construction of single storey rear extension and balcony
<b>LIMIT</b>	14.03.18	<b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: MC                      Seconded: CN Objection on the grounds that: <ul style="list-style-type: none"> <li>• There was concern about the soakaway sewage system and should be subject to the EA reviewing.</li> <li>• The balcony was too large and request a condition that side frost panels be added if DMC were to approve the application.</li> </ul>

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0031/PDQ</u>	<p>Building (1) To the West Of White Oaks, Marley Drive, <b>Mr P Lee</b></p> <p>Prior approval for proposed change of use of agricultural building to form 1 no. dwelling (use class C3) and associated operational development under Class Q (a) and (b)</p> <p><b>Please note:</b> that this was not a planning application. The presumption was that this development could proceed without requiring planning permission unless we objected on grounds of transport and highways impact, noise impacts, contamination risks on the site, flooding risks on the site and/or whether the location or siting of the building made it otherwise impractical or undesirable for the building to change to a dwelling and/or the design or external appearance of the building</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>1 x Rep</b> - The stables were not agricultural buildings. The stables were last used over 25 years ago by horses used for social domestic and leisure activities. These horses were not heavy horses used for agricultural locomotion, so the stables do not qualify under Class Q (a) and (b)</p> <p>Agricultural buildings have to be able to be converted to use as a dwelling. Without a hard floor and foundations these stables would have to be rebuilt or replaced and structural elements added. This would not be allowed under Class Q (a) and (b).</p> <p>(a) The access proposed was not suitable.  (e) The siting close to the boundary of the property was not suitable.  (f) Any design staying within the height and footprint of the stables was not suitable.</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN</p> <p>Objection on the grounds of:</p> <ul style="list-style-type: none"> <li>• Complete rebuild required</li> <li>• Flood Risk</li> <li>• Environmental Issues</li> <li>• Habitat</li> <li>• A lake being in situ</li> <li>• Access will be difficult</li> </ul>
<b>LIMIT</b>	19.03.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0046/PDQ</u>	<p>Building (2) To the West Of White Oaks, Marley Drive, <b>Mr P Lee</b></p> <p>Prior approval for proposed change of use of agricultural building to form 1 no. dwelling (use class C3) and associated operational development under Class Q (a) and (b)</p> <p><b>Please note:</b> this was not a planning application. The presumption was that this development could proceed without requiring planning permission unless we objected on grounds of transport and highways impact, noise impacts, contamination risks on the site, flooding risks on the site and/or whether the location or siting of the building made it otherwise impractical or undesirable for the building to change to a dwelling and/or the design or external appearance of the building</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>1 x Rep</b> This open sided 6 post steel barn had been used for agriculture.</p> <p>Without a hard floor and foundations this barn would have to be rebuilt or replaced and major structural elements such as walls and floors added. This was not allowed under Class Q (a) and (b).</p> <p>(a) The access proposed was not suitable. (e) The siting close to the boundary of the property was not suitable. (f) Any design staying within the height and footprint of the barn was not suitable.</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN Objection on the grounds of:</p> <ul style="list-style-type: none"> <li>• Complete rebuild required</li> <li>• Flood Risk</li> <li>• Environmental Issues</li> <li>• Habitat</li> <li>• A lake being in situ</li> <li>• Access will be difficult</li> </ul>
<b>LIMIT</b>	19.03.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0049/PDQ</u>	<p>Building 3 To the West Of White Oaks, Marley Drive, <b>Mr P Lee</b> Prior approval for proposed change of use of agricultural building to form 1 no. dwelling (use class C3) and associated operational development under Class Q (a) and (b)</p> <p><b>Please note:</b> this was not a planning application. The presumption was that this development could proceed without requiring planning permission unless we objected on grounds of transport and highways impact, noise impacts, contamination risks on the site, flooding risks on the site and/or whether the location or siting of the building made it otherwise impractical or undesirable for the building to change to a dwelling and/or the design or external appearance of the building</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> - These stables were not agricultural buildings. The stables were last used over 25 years ago by horses used for social domestic and leisure activities. The horses were not heavy horses used for agricultural locomotion so the stables did not qualify under Class Q (a) and (b)</p> <p>Agricultural buildings had to be able to be converted to use as a dwelling. These stables would have to be rebuilt or replaced and structural elements added. This was not allowed under Class Q (a) and (b).</p> <p>(a) The access proposed was not suitable.</p> <p>(e) The siting close to the boundary of the property was not suitable.</p> <p>(f) Any design staying within the height and footprint of the stables was not suitable.</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN Objection on the grounds of:</p> <ul style="list-style-type: none"> <li>• Complete rebuild required</li> <li>• Flood Risk</li> <li>• Environmental Issues</li> <li>• Habitat</li> <li>• A lake being in situ</li> <li>• Access will be difficult</li> </ul>
<b>LIMIT</b>	19.03.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0414/FUL</u>	82 Winston Road, EX8 4LR <b>Mrs Debbie Cetin</b> Construction of single storey side extension  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: TD                      Seconded: FC No Objection.
<b>LIMIT</b>	12.03.18	
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>18/0330/FUL</u>	369 Exeter Road Exmouth, EX8 3NS <b>Mr D &amp; Mrs E Perry</b> <b>Proposal:</b> Two storey side extension, hip to gable extension and dormer window and single storey rear extension.  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: CN                      Seconded: MC No Objection
<b>LIMIT</b>	08.03.18	
<b>PLAN No:</b>	<u>18/0358/FUL</u>	10 Essington Close, EX8 4QY <b>Mr F Tiley</b> Extensions to rear and side including extension to roof area to provide loft conversion  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: FC                      Seconded: LE Objection on the grounds of over-development and overbearing
<b>LIMIT</b>	08.03.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0187/FUL</u>	Exmouth Community College Gipsy Lane, EX8 3AF <b>Mrs Kim Dearsly</b> Retention of existing temporary relocatable double classroom building  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: LE                      Seconded: TD
<b>LIMIT</b>	13.03.18	No Objection.
<b>PLAN No:</b>	<u>17/3014/LBC</u>	A La Ronde Summer Lane, EX8 5BD <b>Mr James Wallace</b> Installation of liner and stainless-steel flue into an existing chimney, including addition of cowl and extractor fan to kitchen  <b><u>Amended plans for consultation</u></b> Amended plan and additional information to show correct number of chimney pots and correct chimney  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Town Council 05.02.18</b> – previously had no objection <b>Historic England</b> – Pending comment.  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: LE                      Seconded: FC No Objection to amended plans
<b>LIMIT</b>	07.03.18	
<b>PLAN No:</b>	<u>18/0426/FUL</u>	36 Elmfield Crescent, EX8 3BL <b>Mr P Lee</b> Proposed single storey rear extension and internal alterations  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: LE                      Seconded: TD
<b>LIMIT</b>	16.03.18	No Objection
<b>WARD</b>	<b>Littleham</b>	



<p><b>PLAN No:</b></p>	<p><u>18/0376/MFUL</u></p> <p><b>Note:</b> N Hookway &amp; Gordon Hodgson spoke during the public speaking time.</p>	<p>Car Park Off Queens Drive, EX 2AY  <b>Grenadier Exmouth Ltd</b>  Construction of new water sports centre including various facilities for water sports users, a cafe, restaurant and retail plus car parking and open space together with associated infrastructure including new stepped and ramped access to the beach and landscaping</p>
<p><b>LIMIT</b></p>	<p>07.03.18</p>	<p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllrs M Williamson &amp; B de Saram</b> – supported the application.  <b>Highways</b> – No objection  <b>Contaminated Land Officer</b> – Did not anticipate any issues.  <b>Environment Agency</b> – No Objection  <b>Natural England</b> – Supports the application  <b>Environmental Health</b> – Recommended two conditions: any plant or ducting to be installed before first use and a CEMP (Construction Environment Management Plan) be submitted and approved prior to construction.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>7 x Objections</b> – objections on the grounds that it was an unsafe area for swimming and mislead holidaymakers to think it was a safe area. The proposed building was too high thereby spoiling and blocking views. Loss of amenity, the proposal gave ownership of the access points to this part of a public beach to Grenadier and compromised this part of the beach as a public space in the long term. Concerned permission would be granted for the beach frontage and its access to be closed off for private use with the subsequent loss of the amenity and enjoyment for residents and visitors. Concerned about congestion between the ramps and sea wall creating a potential hazard for wheelchair users etc. The loss of car parking space would result in visitors having to use the new carpark to the north, necessitating crossing the road. The proposal would attract more people causing traffic issues for residents and visitors alike.  <b>2 x Supporting</b> – the need for a watersports centre, facilities, jobs and the boosting of tourism and the local economy. The new architecture and landscaping would enhance the seafront. The proposed location for the centre was where most of the watersports take place. Beginners could learn basic land-based kite skills on the Maer, getting out on the sand bars opposite the centre or when quiet in the swimming area to learn water-based skills and progressing to learning to surf on water. Intermediate and advanced surfers use the channel directly in front of the proposed location. The proposed location is the best available space at the seafront for Exmouth watersports centre.</p>

		<b>APPLICATIONS FOR DETERMINATION</b>																														
		<p><b>DECISION:</b> Proposed: BN      Seconded: JT A recorded vote was requested by BT.</p> <p>A debate took place on matters relating to: Access Safety Environment Loss of Community Asset</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;">For</th> <th style="text-align: center;">Against</th> </tr> </thead> <tbody> <tr> <td>FC</td> <td style="text-align: center;">√</td> <td></td> </tr> <tr> <td>TD</td> <td></td> <td style="text-align: center;">√</td> </tr> <tr> <td>RM</td> <td style="text-align: center;">√</td> <td></td> </tr> <tr> <td>BT</td> <td></td> <td style="text-align: center;">√</td> </tr> <tr> <td>BN</td> <td style="text-align: center;">√</td> <td></td> </tr> <tr> <td>CN</td> <td style="text-align: center;">√</td> <td></td> </tr> <tr> <td>MC</td> <td style="text-align: center;">√</td> <td></td> </tr> <tr> <td>JT</td> <td style="text-align: center;">√</td> <td></td> </tr> <tr> <td>LE</td> <td style="text-align: center;">√</td> <td></td> </tr> </tbody> </table> <p>In support of this application.</p>		For	Against	FC	√		TD		√	RM	√		BT		√	BN	√		CN	√		MC	√		JT	√		LE	√	
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<b>PLAN No:</b>	<u>18/0252/FUL</u>	<p>10 Oldfields, EX8 2EG <b>Mr &amp; Mrs Mansell</b> Construction of front extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>1 x Rep</b> – Objection on the grounds that the proposal would adversely affect the character of the area and would be over development of the small site. Concerned about the loss of light into their front room and considered the proposal to be over bearing and out of scale.</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: BN      Seconded: LE Objection on grounds that this was an over-development of site, potentially blocking light to neighbouring property and generally not in keeping with the neighbourhood</p>																														
<b>LIMIT</b>	12.03.18																															
<b>WARD</b>	<b>Town</b>																															

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0377/FUL</u>	4 Henrietta Place, EX8 1LD <b>Mrs Milson</b> Extension to second floor above existing building and extension to basement
<b>LIMIT</b>	12.03.18	<b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: RM      Seconded: MC No Objection subject to comments from Conservation Officer
<b>PLAN No:</b>	<u>18/0374/FUL</u>	20 Camperdown Terrace, EX8 1EH <b>Mr Stone</b> Construction of front facing dormer window and rear facing dormer window with balcony
<b>LIMIT</b>	07.03.18	<b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: RM      Seconded: LE No Objection.
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>18/0281/FUL</u>	23A Drakes Avenue, EX8 4AB <b>Mr Keiuth Melton</b> Construction of single storey rear and side extension
<b>LIMIT</b>	14.03.18	<b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 neutral comment</b> – No objection in principle subject to no drainage guttering on their side of the wall.  <b>DECISION:</b> Proposed: BT      Seconded: LE No Objection.

## P18/032. ITEMS FOR CONSIDERATION

*MC and CN left room.*

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

Ref No: 045856

Exewake Barge River Exe Estuary OS Ref: SX9653081503

Name of applicant: EXEWAKE LIMITED

Premises Licence Application to include

Premises Open Hours requested	Time From	Time To
Monday to Sunday	9:00am	10:30pm

Activities - Times requested	Time From	Time To
<b>J. Supply of alcohol for consumption ON and OFF the premises</b> Monday to Sunday	9:00am	10:00pm

Conditions were offered by the applicant.

It was felt that the granting of this license was contrary to watersports safety and councillors were unsure of the reasons why a license was needed. Exmouth Town Council should ask for further information.

**(ii) DEVON COUNTY COUNCIL (ALBION HILL, NO WAITING AT ANY TIME) AMENDMENT ORDER REFERENCE IMR/B25033-5627**

Devon County Council proposed to under the Road Traffic Regulation Act 1984 to introduce **No Waiting At Any Time** on Albion Hill. A copy statement of reasons and draft order and plan had been circulated.

Comments to DCC to be received by 15 March 2018.

**The Planning Committee objects to Amendment Order on the grounds that it will increase the speed on this road and suggest that it be made one way instead.**

**(iii) EAST DEVON DISTRICT COUNCIL (CIVIL ENFORCEMENT OFF-STREET PARKING PLACES) AMENDMENT ORDER NO. 1 2018**

It was proposed to amend the above order to allow "Motor Caravans" to park in the Imperial Road Recreation Ground, Maer Road and Queens Drive Echelon – all long stay car parks.

Comments to EDDC to be received by 9 March 2018.

**Item deferred to next meeting as proposed traffic orders from DCC had been received and should be considered in conjunction. Date for comment extended to 6 April.**

**P18/033. ITEMS FOR INFORMATION**

**(i) APPEAL NOTIFICATION**

**Appeal by:** Mr Ian Thompson

**Appeal Ref:** APP/U1105/D/17/3192007

**Proposal:** Two storey side extension and single storey front extension

**Location:** 25 Travershes Close, EX8 3LH

**Planning Ref: 17/2556/FUL**

A copy letter from EDDC was circulated for information. The Committee had no objection to the application.

**(ii) TREE PRESERVATION ORDER**

**Proposal:** Land between Brixington Drive & Cheriswood Avenue

**TPO No:** 18/0018/TPO

The above TPO was confirmed by EDDC Arboricultural officer.

**8. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
17/2718/FUL 36 Phillips Ave	No objection	Approval
17/2973/FUL 14 High ST	No objection	Approval
17/2081/MFUL The Old Orchard, 8 Foxholes Hill	No objection	Withdrawn
<b>17/2498/FUL Sams Funhouse, St Andrews Rd</b>	<b>No objection</b>	<b>Refusal</b>
17/2742/FUL 47 Halsdon Ave	No objection	Approval
17/2860/FUL Magnolia House, 42 Morton Rd	No objection	Conditional Approval
17/2931/FUL 3 North St	No objection	Conditional Approval
<b>17/2955/FUL 3 Caroline Close</b>	<b>Objection</b>	<b>Approval</b>
17/3003/FUL Flat 1 Channel View	No objection	Approval
<b>17/3040/FUL 100A Salterton Rd</b>	<b>No objection</b>	<b>Refusal</b>
<b>18/0005/FUL 3 Sarltdown Rd</b>	<b>Objection</b>	<b>Approval</b>
18/0025/FUL 51 Lovelace Cre4scent	No objection	Conditional Approval
18/0083/FUL 92 Douglas Ave	No objection	Approval
18/0113/FUL Merrist House, 14 Douglas Ave	No objection	Approval

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

BN requested that Decision Notices be provided to appropriate ward members.

Concern was raised about the Avenues Design Statement not being in line with how decisions were made by the Planning Authority. It was agreed that they be

asked what criteria should be used. There was concern that emails were not being receiving a response so the Chairman of DMC and Chief Executive should also be contacted at the same time.

LE informed the Planning Committee that the NPPF was being amended and that a briefing on the policy changes with training will be arranged through the District Council.

**The meeting closed at: 19.45.**

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