**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 14th AUGUST 2017**

**AT 7.00 P.M.**

**PRESENT:** Councillors: M Chapman (Acting Chairman)

F Caygill (FC)

T Dumper (TM)

R Masding (RM)

B Nash (BN)

C Nicholas (CN)

B Taylor (BT)

**APOLOGIES:** Councillors L Elson and J Trail

**P17/107. MINUTES**

The minutes of the meeting held on 31 July 2017 were approved.

**P17/108. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor T Dumper declared a personal interest in respect of planning application 17/1449/FUL, 9 Carberry Avenue as he knew the neighbour who had objected to the application.

**P17/109. URGENT BUSINESS**

**Amended Plans Received**

**Halsdon Ward**

17/1350/FUL – 5 Victoria Gardens, Exeter Road, EX8 3AU, proposed two storey side extension.

Amended description to include alterations to single storey rear roof and removal of balcony

Proposed: FC Seconded: TD

**No Objection**

**Town Ward**

17/1358/FUL – 2 Rosebery Road, EX8 1SJ, removal of shop front and change of use of shop to create ground floor flat.

Amended description to include alterations to single storey rear roof and removal of balcony.

Proposed: RM Seconded: TD

**No Objection**

**P17/110. To consider the Planning Applications for consultation set out below.**

|  |  | **APPLICATIONS FOR**  **DETERMINATION** |
| --- | --- | --- |
|  |  |  |
| **WARD** | **Brixington** |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1574/TRE](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OSKPWMGHGA300)  29.08.17 | 4 Sherwood Drive, EX8 4PX  **Mrs Wood**  T1 Birch (Front garden): Crown reduce tree by 1.5 m in height and 1 m from side branches, to retain tree at 5 m in height with a maximum spread of 4 m.  **COMMENTS STATUTORY CONSULTEES:**  Deferred until the next meeting 29.08.17  The Tree Officer was not able to provide their report in time.  **VIEWS OF REPRESENTATIONS:**  **DECISION:** Proposed: Seconded:  Deferred to 28.08.17 |
|  |  |  |
| **WARD** | **Littleham** |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/0726/ADV](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ONA1YZGHMUU00)  22.05.17 | Davey Court Buckingham Close, EX8 2JB  **McCarthy & Stone**  1 no. hoarding sign – Refused 08.05.17  1 no. non-illuminated V sign board – Approved 08.05.17  4 no. flags – Approved 08.05.17  **Amended plans for consultation.**  Revised hoarding sign  **COMMENTS STATUTORY CONSULTEES:**  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: BN Seconded: CN  Approved  **Note:** Members would prefer the text size for the telephone number to be reduced as it appeared to be overly large and overbearing. |
|  |  |  |

P17/111. To consider the Planning Applications for consultation set out below.

|  |  | **APPLICATIONS FOR**  **DETERMINATION** |
| --- | --- | --- |
|  |  |  |
| **WARD** | **Brixington** |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1719/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTECHZGHGII00)  17.08.17 | 2 Vansittart Drive, EX8 5PD  **Lucy Lambeth**  Proposed two-storey side extension.  **COMMENTS STATUTORY CONSULTEES:**  **Highways –** Did not wish to comment  **VIEWS OF REPRESENTATIONS:**  **1 x Rep** - objected on the grounds of noise due to construction and there was no available space to develop the extension to this property. Concerned that it would block access to their property and the garages.  **DECISION:** Proposed: CN Seconded: FC  No Objection |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1713/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTDY92GH0EJ00)  22.08.17 | 47 Withycombe Park Drive, EX8 4EL  **Mrs Jeanette Churchward**  Construction of summerhouse.  **COMMENTS STATUTORY CONSULTEES:**  **Highways –** Did not wish to comment  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: CN Seconded: TD  No Objection |
|  |  |  |
|  |  |  |
| **WARD** | **Halsdon** |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1762/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTLR8PGHGKK00)  22.08.17 | 357 Exeter Road, EX8 3NS  **Mr Paul McCarthy**  Construction of single storey side and rear extension with raised patio / decking area and balustrade.  **COMMENTS STATUTORY CONSULTEES:**  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: TD Seconded: RM  No Objection |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1678/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OT6XTXGHGGD00)  17.08.17 | 2 Bapton Close, EX8 3LG  **Mr K Nil**  Retrospective application for alterations to and enlargement of garage with the inclusion of annex above.  **COMMENTS STATUTORY CONSULTEES:**  **Highways –** Gave Standing advice  **VIEWS OF REPRESENTATIONS:**  **3 x Rep –** Objected to scale of the building and for it to be a dwelling. The building was overbearing and felt it constituted overdevelopment, setting a precedent for similar development in the future. The refusal notice from a previous application mentioned that the surface water runoff for the access drive should be checked, as an impermeable surface could be to the detriment of neighbouring properties.  **DECISION:** Proposed: TD Seconded: FC  Strongly objected to this application for the inclusion of annex above as per previous comment made in respect of application 16/2281/FUL. Should the application be refused, the Committee requested for immediate enforcement action to be taken. |
|  |  |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1449/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ORSFK5GH0EJ00)  **Note:** Cllr T Dumper had previously declared a personal interest  15.08.17 | 9 Carberry Avenue, EX8 3EH  **Mr Brian Hampson**  Construction of dormer window.  **Amended plans for consultation.**  Amended plan to show proposed larger dormer window and inclusion of windows in NE and SW facing cheeks to dormer. Clear glass within dormer and sill height 1700m above floor level.  **COMMENTS STATUTORY CONSULTEES:**  **Town Council –** 17.07.17 had no objection  **VIEWS OF REPRESENTATIONS:**  **1 x Rep** for the original application, none in respect of the amended plans.  **DECISION:** Proposed: TD Seconded: FC  No Objection to amended plans |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1304/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OQV8G2GH01A00)  15.08.17 | 9 Littlemead Lane, EX8 4RE  **Mr S Towers**  Alterations to roof to allow the construction of dormer windows to front and rear, construction of single storey rear extension and detached summerhouse/store  **Amended plans for consultation.**  Rear extension reduced in size and roof hipped  **COMMENTS STATUTORY CONSULTEES:**  **Town Council** – 19.06.17 – No Objection  **Cllr J Elson –** Concerned that they are large dormers, which would overlook no. 7, one side was near the neighbouring property and they overlook the rear gardens reducing privacy.  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: TD Seconded: FC  No Objection to amended plans. |
|  |  |  |
|  |  |  |
| **WARD** | **Littleham** |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1741/VAR](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTI1TZGHGK500)  24.08.17 | Davey Court, Buckingham Close, EX8 2JB  **McCarthy & Stone Retirement Lifestyles Ltd**  Variation of condition 12 (ecological report) of planning permission 16/2409/MFUL (construction of 3 storey retirement living apartment block, comprising 30 no. age exclusive retirement apartments with associated communal facilities, new access and landscaping) to allow new reptile mitigation strategy.  **COMMENTS STATUTORY CONSULTEES:**  **VIEWS OF REPRESENTATIONS:**  None    **DECISION:** Proposed: BN Seconded: CN  No Objection |
|  |  |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1875/MFUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OUB649GH01A00)  28.08.17 | Former Rolle College Campus,  1 Douglas Avenue, EX8 2AT  **Exeter Royal Academy For Deaf Education**  Construction of new specialist education facility, including the demolition of buildings and refurbishment of the Owen Building, construction of purpose built student boarding accommodation and provision of new MUGA, and associated infrastructure  **COMMENTS STATUTORY CONSULTEES:**  **Contaminated Land Officer –** Site activities shall be suspended should contamination be found during excavation until a method and procedure for addressing was agreed upon.  **Environmental Health –** A Construction & Environment Management Plan must be submitted prior to any works commencing. Also, a lighting scheme to ensure the avoidance of light pollution. Recommended that the hours of use for the MUGA be restricted to between 09:00 and 20:00 to minimise impact on local residents.  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: BN Seconded: RM  No Objection to the application but wished to make the following comments:  Members were concerned, on the grounds of safety, about the proposed controlled access point being located near a bend in the road in an area with a history of accidents. The Committee therefore recommended for a railing to be installed on the pavement outside.  Members objected to the brightly coloured ventilation shafts on the roof near to a Conservation area and recommended that these were of a more neutral colour. |
|  |  |  |
|  |  |  |
| **WARD** | **Town** |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1668/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OT1DW7GHGF500)  15.08.17 | Street Record Beach Gardens, EX8 2AZ  **Mr Kray Mattia**  Temporary change of use of land for siting of 28m observation wheel.  **COMMENTS STATUTORY CONSULTEES:**  **Conservation –** Did not wish to comment  **Environmental Health –** Did not anticipate any concerns  **VIEWS OF REPRESENTATIONS:**  **8 x Rep -** Objections on the grounds not in keeping with surroundings and detracted from the setting of a conservation area. Loss of privacy to nearby flats which were overlooked by people riding the wheel. Busy congested area which already had parking issues. Application did not state end date giving scope for uncertainty and possibility of a permanent structure.  **1 x Letter of support.**  **DECISION:** Proposed: BN Seconded: FC  No Objection to a 2-week extension over the permitted period of 28 days. However, the Committee requested should the applicant wish to return in future they consult with the Town Council to discuss alternative sites. |
|  |  |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1526/LBC](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OS7R5MGHG7900)  16.08.17 | Manor Hotel, The Beacon, EX8 2AG  **Manor Hotel Ltd**  Internal alterations to include the installation of new walls and doors in bedroom to create new cupboard and en-suite. Install vent on rear elevation.  **COMMENTS STATUTORY CONSULTEES:**  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: RM Seconded: BN  No Objection |
|  |  |  |
| **WARD** | **Withycombe Raleigh** |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1783/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTQVVBGH0EJ00)  17.08.17 | 4 Wilmott Close, EX8 4BX  **Miss G Harrison**  Construction of single storey side extension.  **COMMENTS STATUTORY CONSULTEES:**  **Highways –** Did not wish to comment  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: BT Seconded: TD  No Objection |
|  |  |  |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1558/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OSF5UBGHG9B00)  16.08.17 | 16 Avondale Road  **Mr & Mrs L Jalford**  Construction of dormer on front elevation and installation of Juliet balcony on northern side elevation.  **Amended plans for consultation.**  Amended description of application to read - Construction of dormer on front elevation and installation of Juliet balcony on northern side elevation, and extension and raising of rear roof to incorporate dormer window.  **COMMENTS STATUTORY CONSULTEES:**  **Town Council** – 17.07.17 - No Objection  **Highways –** Did not wish to comment  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: BT Seconded: RM  No Objection to the amended plans. |
|  |  |  |
| **PLAN No:**  **LIMIT** | [17/1704/FUL](https://planning.eastdevon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTCCLHGH0EJ00)  28.08.17 | 1 Caroline Close, EX8 4AZ  **Mr & Mrs M Browning**  Construction of single storey side extension.  **COMMENTS STATUTORY CONSULTEES:**  **VIEWS OF REPRESENTATIONS:**  None  **DECISION:** Proposed: BT Seconded: RM  No Objection |
|  |  |  |

**P17/112. ITEM FOR CONSIDERATION**

**(i) PRE-APPLCATION CONSULTATION ON BEHALF OF CTIL & VODAFONE LTD FOR NEW TELECOMMUNICATIONS SITE AT FAIRFIELD ROAD, EX8 2BJ**

Vodafone was in the process of identifying a suitable site in Exmouth for a radio base station and seeked views on their proposal before any planning submission was made.

A letter providing further details of the proposal and a set of drawings showing the proposed scheme was previously circulated.

Target Date: 21.08.17

**5 x Rep –** The proposed mast would be visually obtrusive. The gardens of the houses on Salterton Road lie in the front, facing Salterton Road and not the back. Concerned about the health implications.

**RESOLVED: Strongly objected to the mast proposed mast being sited in a residential area. The Committee requested that the Clerk contacted Vodafone’s management company to enquire what discussions they had had with Exeter Deaf School about retaining a mast on the site.**

**8. ITEMS FOR INFORMATION**

**(i) TREE PRESERVATION ORDER**

**Proposal:** Land at Hawthorn Grove

**TPO No:** 17/0114/TPO

**Proposal:** Land to the side of 1 Madagascar Close, EX8 4BJ

**TPO No:** 17/0115/TPO

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

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

|  |  |  |
| --- | --- | --- |
| APPLICATION | **EXMOUTH TOWN COUNCIL VIEW** | **EDDC DECISION** |
| 17/1395/FUL  10 Gussiford Lane | No Objection | Approval |
| 17/1403/FUL  14 Salterton Road | No Objection | Approval |
| 17/1437/FUL  7A Cyprus Road | No Objection | Approval |
| 17/1450/FUL  8 Littledown Close | No Objection | Approval |
| 17/1095/FUL  7 Hartley Road | No Objection | Conditional Approval |
| 16/2273/FUL  Flat 2, 105 Victoria Road | No Objection | Approval |
| 17/1438/FUL  117 St Johns Road | No Objection | Approval |
| 17/1457/FUL  8 Claredale Road | No Objection | Approval |
| 17/1540/FUL  Flat 1A, 24, Danby Terrace | No Objection | Approval |
| 17/1575/FUL  5 Delderfield Gardens | No Objection | Conditional Approval |
| 17/1524/COU  Foxholes Car Park, Queens Drive | Objection | Withdrawn |
| 17/0799/FUL  188a Exeter Road | No Objection | Withdrawn |

**The meeting closed at 20.06**

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