

## EXMOUTH TOWN COUNCIL

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 12<sup>th</sup> MAY 2014 AT 6.00 P.M.**

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

M Chapman	T Dumper
S Gazzard	A Greenhalgh
S MacQueen	C Nicholas
B Taylor (Reserve for J Taylor)	
R Turner	

**APOLOGIES:** Councillors I Brownbill, J Taylor & B Toyne

### **P14/068. MINUTES**

The Minutes of the meeting held on 28<sup>th</sup> April 2014 were approved and signed as a correct record.

### **P14/069. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillors S Gazzard, T Dumper and S MacQueen declared a person interest in respect of planning application 14/1020/FUL Manor Lodge, 8 Portland Avenue as they know the applicant. Councillor L Elson also declared person interests as her employer are beneficiaries of the annual garden party.

### **P14/070. URGENT BUSINESS**

None

**P14/071. 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>Brixington</b>				
<b>PLAN No:</b>	14/0743/TRE	<p>4 Shirley Close  <b>Mrs Harvey</b>                      T1, T2 and T3 - Turkey Oak: crown reduction, reducing height by 2 metres and side branches by 1 metre.                      T4 - Oak: remove split side branch over fence.</p>		<p><b>Tree Officer's Report</b> – the crown reduction of the 3 Turkey Oaks, T1, 2 &amp; 3 by 2 metres in height and 1 metre to the sides was felt very minor and would have limited impact on light levels. The benefit would be short lived and pointless as the trees would re-grow within 2 to 3 years. The trees were a significant landscape feature on the edge of town to the north west of the house. Removal of the damaged branch on T4 - Oak was minor and reasonable.</p> <p><b>Recommendation for a split decision</b>  <b>Approve T4 Oak</b> – remove split side branch over fence.</p> <p><b>Refusal of T1, 2 &amp; 3</b> – the proposed works would have a minimal impact on light levels and any benefit would be very short lived. Alternative works would deliver greater light penetration to the house and garden without damaging the trees aesthetic and amenity value.</p>	<b>Split Decision in accordance with the Tree officer's report</b>
<b>LIMIT</b>	15.05.14				

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>PLAN No:</b>	14/0874/TRE	45 Ivydale <b>Ms Bucknell</b> T1, Oak: Reduce crown spread by approximately 2 metres on the southern, western and northern aspects.		<p><b>Tree Officer's Report</b> – this was an early mature oak growing very close to the rear elevation of the house with branches over hanging the roof. The tree was in good physiological condition &amp; was approximately 13m tall with an average branch spread of 5.5m. Recent winds had resulted in the tree suffering minor branch loss on the inner crown at approximately 8m above ground level, leaving scars on the primary limbs. The proposed reduction works would improve the space between the house and the tree. The trees amenity value would be reduced but this was inevitable considering the limited space available to the tree.</p> <p><b>Recommendation for Approval</b> subject to crown reduction to a branch spread of 3-3.5m on the South, Western &amp; Northern aspects.</p>	<b>Approval in accordance with the Tree officer's report</b>
<b>LIMIT</b>	23.05.14				

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>				
<b>PLAN No:</b>	14/0898/TRE	Flat 1 Alexander House 105 Bradham Lane <b>East Devon District Council</b> T1, Turkey Oak: Fell	<b>Note:</b> Cllrs M Chapman & S Gazzard declared a personal interest as EDDC councillors.	<b>Tree Officer's Report</b> – This large 20 metre mature Turkey Oak which was located in the rear garden on a steep bank above a large retaining wall. Approximately 20% of the trees crown had extensive dieback with large dead branches. The tree had reduced vitality but had a denser inner & lower crown. The officer was unable to access the base of the tree so was unable to determine reasons for dieback but the structural integrity of the tree was likely to lead to failure and was typical of that associated with fungal decay in the root system. The tree had a high amenity value however the tree was likely to fail which would result in significant damage.  The replacement common walnut was considered a suitable species.  <b>Recommendation for Approval</b> subject to replacement with a walnut tree as suggested, to be planted as close as practicable to the same location in the first planting season following the felling of the tree.	<b>Approval in accordance with the Tree Officer's report</b>
<b>LIMIT</b>	23.05.14				

**P14/072. 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>	14/0888/FUL	64 Greenpark Road <b>Mr K Green</b> Demolition of existing garage and construction of replacement garage and utility room extension	<b>Highways</b> – Standing advice	None	<b>No Objection</b>
<b>LIMIT</b>	20.05.14				
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	14/1026/FUL	41 Hulham Road <b>Mr Mick Seabrook</b> Construction of hip to gable extension with clear glazed window and single storey front extension	<b>Highways</b> - did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	30.05.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	14/1020/FUL	Manor Lodge 8 Portland Avenue <b>Mr And Mrs Kerler-Lovegrove</b> Conversion and extension to second floor, construction of first floor rear extension to provide additional bedrooms. Construction of ground floor extension to provide enlarged day space	<b>Note:</b> Cllr T Dumper, S Gazzard, S MacQueen & L Elson had previously declared a person interest.  <b>Cllr M Williamson</b> – supported the application and felt that the elements for refusal had been addressed in this application.  <b>Environmental Health</b> – did not anticipate any Environmental Health impacts once the amenity was constructed.	<b>2 x Reps</b> – concerned that more employees would be needed if the home expands which would result in extra cars parked around the nearby roads. A request that visibility into the property was carried out to ensure access for emergency services. The extra storey on the rear extension would still overlook the rear facing bedrooms of No10.  <b>1 x letter of support</b>	<b>No Objection Applicant had addressed specific issues regarding previous refusal and was in keeping with style and scale of nearby properties.</b>
<b>LIMIT</b>	16.05.14				
<b>PLAN No:</b>	14/1059/FUL	40 Cyprus Gardens <b>Mr Oakes-ash</b> Conservatory on rear elevation	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	20.05.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0987/FUL	Flat 8 Highcliffe 10 Louisa Terrace <b>Mr Benstock</b> Alteration of two door openings to create new enlarged opening and replacement of balustrade to balcony	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	21.05.14				
<b>PLAN No:</b>	14/0989/LBC	Flat 8 Highcliffe 10 Louisa Terrace <b>Mr Benstock</b> Alteration of two door openings to create new enlarged opening and replacement of balustrade to balcony	<b>Councillor M Williamson</b> had no problems with this application. If the Conservation Officer was of a contrary position he would like Ward Members to be sent a copy of his assessment.	None	<b>No Objection</b>
<b>LIMIT</b>	22.05.14				
<b>PLAN No:</b>	14/0946/FUL	32 Cranford Avenue <b>Mr Marcus Di Vincenzo</b> Proposed ground floor extension for domestic swimming pool	<b>Councillor M Williamson</b> had no objection to the application.  <b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	22.05.14				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	14/0810/LBC	40 The Strand <b>Mr Mustafa Ozbek</b> Internal alterations, repair and re-rendering of front elevation and replacement fascia sign		None	<b>No Objection subject to the sign not requiring advertisement consent</b>
<b>LIMIT</b>	14.05.14				
<b>PLAN No:</b>	14/1038/COU	1 Belvedere Road <b>Mr J Walker</b> Change of use of garage to office and garage including external alterations	<b>Environmental Health</b> had considered this application and did not have any objection to the office being occupied between the hours of 9am - 5pm Monday to Friday only because this should not raise any environmental Issues.	None	<b>No Objection in line with Environmental Health &amp; subject to the office not being used as a separate dwelling. Should the applicant wish for the office to be used for longer hours the Council had no objection.</b>
<b>LIMIT</b>	19.05.14				



		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	14/0679/FUL	4 Montpellier Road <b>Mr A Simeone</b> Construction of single storey extension  <b><u>APPLICATION WITHDRAWN</u></b>			<b>Application Withdrawn</b>
<b>LIMIT</b>	20.05.14				
<b>PLAN No:</b>	14/0759/FUL	<b><u>ADDENDUM</u></b>  Land Rear Of 129/131 Exeter Road <b>Hope Investments Ltd</b> Construction of replacement garages	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	23.05.14				

## P14/073. ITEM FOR CONSIDERATION

- (i) **Devon County Council Street Cafe Licence Application at  
The York Inn, 21 Imperial Road, Exmouth, EX8 1BY  
Applicant: Barry Drinkall  
Ward: Town**

A copy of the application and plan was previously circulated.

The committee had been asked to respond by 30<sup>th</sup> May 2014.

The proposed facilities were on site already and being used.

**RESOLVED: No Objection subject to Highways approval and if serving alcohol plastic glasses should be used.**

## P14/074. ITEM FOR INFORMATION

- (i) **Appeal Ref: APP/TPO/U1105/3579  
13/2032/TRE 72 Byron Way - Ward: Halsdon**

The above appeal was dismissed on the 28<sup>th</sup> April. A copy of the decision notice was attached for information.

## P14/075. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
14/0393/COU 106 St Andrew Road	No Objection	Approval	24.04.14
<b>14/0437/FUL St Cecilia Marley Road</b>	<b>No Objection</b>	<b>Refusal</b>	<b>24.04.14</b>
14/0593/FUL 7 Evett Close	No Objection	Approval	24.04.14
<b>14/0561/FUL 188 Hulham Road</b>	<b>Objection</b>	<b>Conditional Approval</b>	<b>25.04.14</b>
14/0578/COU YBR 5 Imperial Road	No Objection	Conditional Approval	26.04.14
14/0652/FUL 13 Hazeldene Gardens	No Objection	Approval	26.04.14
14/0715/FUL 48 Camperdown Terrace	No Objection	Approval	26.04.14
14/0766/FUL 32 Hulham Road	No Objection	Approval	26.04.14

14/0789/FUL 9C Portland Avenue	No Objection	Approval	26.04.14
14/793/FUL 224 Exeter Road	No Objection	Conditional Approval	26.04.14

***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 18.28**

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