

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 10th AUGUST 2015 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

B Bailey F Caygill
M Chapman (Ex Officio)
T Dumper B Nash
C Nicholas B Toye

APOLOGIES: Councillors T Hill, P Dean, C Gough & J Trail

PUBLIC SPEAKING TIME

The meeting was adjourned for:-

Mr Brian Webber spoke in support of 15/1596/TCA, Flat 4 West Checkstone, 2 Douglas Avenue, (Littleham Ward) – T1 Lime - Crown reduction to retain a tree with a finished height of approximately 12.5m and a radial crown spread of 4.5metres. Remove sub dominant included stem as identified on the application photograph.

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

P15/113. MINUTES

The Minutes of the meeting held on 29th July 2015 were approved.

P15/114. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman, C Nicholas and B Bailey declared a personal interest in respect of item for consideration, premises licence application for the Spar, as they sat on the licensing sub-committee at EDDC who would decide the application.

Councillor L Elson declared a personal interest in respect of planning application 15/1674/FUL, 7 Louisa Terrace as a friend was a resident. Councillor B Nash also declared a personal interest as he was a neighbour.

Councillor B Bailey declared a personal interest in respect of planning application 15/056/FUL, 14 Foxholes Hill as the applicant was a personal friend.

Councillor B Nash declared a personal interest in respect of application 15/1596/TCA, West Checkstone, 2 Douglas Avenue as he knew the secretary of the West Checkstone Management Committee.

P15/115. URGENT BUSINESS

None

P15/116. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	15/1447/TRE	3 Oakwood Rise Mr Andy Rives-Roberts T1 Oak - Partial reduction of crown through boundary on tree owners side (northeast through to northwest aspect). Reducing branch lengths by up to 2m making cuts up to 75mm in diameter. Retaining a final tree height of 9m and crown radius of 5.5 (W).		Tree Officer's report – The tree had a local distinctiveness due to past land use. The application sort to reduce the northern side of the crown. This request followed early work carried out this year to reduce the south side, the result of this had left a well-balanced tree. A reduction to the north side would leave the tree crown unbalanced detracting from the trees amenity value although a small corner of crown could be reduced to improve the trees outline as indicated on the report's photograph. RECOMMENDATION FOR A SPLIT DECISION Approve pruning/reshaping of crown to the North of the tree as indicated in the report photograph in the interests of amenity and to leave a balanced crown and Refuse the reduction of the tree of 2metres on the north side as it would leave an unbalanced crown detracting from the trees amenity value.	SPLIT DECISION Approval of pruning/reshaping of the crown to the North as indicated in the report photo. Refusal of 2m reduction to the North side in accordance with the Tree Officer's report.
LIMIT	18.08.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
PLAN No:	15/1538/TRE	Land To The West Of St Johns Road H D Fowler Will Trust Various trees overhanging field boundary: Crown lift to approximately 5 metres above ground level.		<p>1 x Rep – wished to object to the proposal as the works would damage the trees. From an environmental point of view a request was made for the arisings not to be burnt as had been done in the past as the ash had been a nuisance to neighbours.</p> <p>Tree Officer's report – the application was to crown lift trees along the eastern boundary of the field which currently encroach on the field at ground level. Clearance at this level would allow cultivation of the agricultural land to enable grazing.</p> <p>Recommendation for approval subject to restrictions recommended by the Tree Officer.</p>	Approval in accordance with the Tree Officer's report.
LIMIT	19.08.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	15/1596/TCA	<p>Flat 4 West Checkstone 2 Douglas Avenue West Checkstone Management Company T1, Lime: Crown reduction to retain a tree with a finished height of approximately 12.5m and a radial crown spread of 4.5metres. Remove sub dominant included stem as identified on the application photograph.</p> <p>B Webber spoke during the public speaking time in support of this application</p>	<p>Note: Cllr B Nash had previously declared a personal interest.</p>	<p>Tree Officer's report – This mature Lime made an important contribution to the character and amenity of the area and was of such a size to be significant next to large buildings. Past management of this tree had resulted in gradual erosion of the trees form and its significance within the landscape. Pre application advice was given to the applicant in respect of possible thinning of re-growth around the old reduction points and removal of the sub-dominant included limb from the centre of the crown but the application went a considerable way beyond this.</p> <p>Recommendation for Refusal as the tree contributed to the amenity of the Conservation Area, was seen as a standalone individual tree crown at an appropriate scale with the adjacent built forms. The proposal in conjunction with past works were considered to represent a gradual erosion of the trees size and value. Lesser works discussed in pre-notification meeting had not been acted on, and a TPO should be issued to prevent the works being undertaken.</p>	<p>Refusal in accordance with the Tree Officer's report.</p> <p>Note: EDDC had confirmed today that the TPO was now in place.</p>
LIMIT	12.08.15				

P15/117. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	15/1543/FUL	47 Hulham Road Mr S Gray Erection of garden room	Highways did not wish to comment.	None	No Objection
LIMIT	13.08.15				
PLAN No:	15/1712/FUL	13 East Drive Mr David Rice Single storey garage and workshop	Highways did not wish to comment.	None	No Objection subject to the workshop being used for personal use only.
LIMIT	17.08.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	15/1556/FUL	100 Salterton Road Mr & Mrs E Drinkall Construction of attached two storey dwelling and formation of new access to serve existing dwelling	Highways gave Standing Advice	1 x Rep – objected as the proposed side and rear boundary encroach on Council green belt. The 2 storey dwelling would be overdevelopment of the site.	No Objection in principle subject to the EDDC Planning Officer looking at possible over development of the site and to establish that the parking arrangements were adequate.
LIMIT	11.08.15				
PLAN No:	15/1679/OUT	Cranford Sports Club 42 Salterton Road Mr D Hough Outline application for the erection of 5no. dwellings with all matters reserved	Highways did not wish to comment. Cllr. M Williamson supported the application.	None	No Objection Note: Concern was shown that should the application be approved that the club did not sell further recreational land for housing.
LIMIT	10.08.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/0156/FUL	Land to the rear of Cliff Cottage, 14 Foxholes Hill A Nightingale Construction of detached dwelling and car port Amended Plans Statement of significance and proposed site plan with additional boundary details	Note: Cllr B Bailey had previously declared a personal interest. Town Council had no objection to the original application	None	No Objection
LIMIT	13.08.15				
PLAN No:	15/1674/FUL	7 Louisa Terrace Pan Properties Ltd Proposed replacement balustrading	Note: Cllrs B Nash & L Elson had previously declared a personal interest. Highways do not wish to comment.	Conservation Officer – the proposed replacement of metal balustrades with glass would have no significant impact on the Listed Buildings either side or the character and appearance of the Conservation Area. A request however for the glass to be cleaned on a regular basis due to its location.	No Objection
LIMIT	12.08.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	15/1667/FUL	Serendipity 24 Victoria Road Mr Ian Jackson Conversion of garage to play room, utility room and bin store and installation of windows	Highways did not wish to comment.	None	No Objection
LIMIT	11.08.15				
WARD	Withycombe Raleigh				
PLAN No:	15/1781/FUL	31 Moorfield Road Mr J Burns Proposed access ramp and platform lift	Highways did not wish to comment.	None	No Objection
LIMIT	24.08.15				

P15/118. ITEMS FOR CONSIDERATION

- (i) **Premises Licence Application – Spar Convenience Store, Unit 2-3 Ocean Blue, The Esplanade, Exmouth**

RESOVLED: No Objection, members welcomed the new shop.

Note: Cllrs M Chapman, C Nicholas & B Bailey left the room whilst discussions took place as they had previously declared a personal interest.

- (ii) **Budleigh Salterton Neighbourhood Designation Area – respond to EDDC**

Noted

P15/119. ITEMS FOR INFORMATION

- (i) **Notification of Tree works considered an exception to TPO 97/0021**
Land to the West of St. Johns Road - 2 letters received.

- (ii) **Appeal Decision – 9 Burnside, Exmouth – the appeal was dismissed.**

- (iii) **Pre-application – Proposed Solar Park development land north of Liverton Brakes, St. Johns Road, Exmouth – Public Consultation to be held at Brixington Church, Churchill Road, Exmouth on Tuesday 18th August from 4pm until 8pm.**

The Clerk was requested to write to the applicant requesting a 2nd Public Consultation on a Saturday to ensure that the public was given adequate opportunity to view the proposals and also suggest that an onsite consultation would also be useful.

- (iv) **Enforcement Letters – Copy letters were previously circulated.**

- (v) **Open Reach Cabinet sited at Maer Bank Douglas Avenue**

P15/120. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/1123/FUL 12 Dunsford Close	No Objection	Conditional Approval
15/1416/FUL 24 The Crescent	No Objection	Conditional Approval
13/2446/FUL Land at South St	Objection	Conditional Approval
15/1287/FUL 29 Foxholes Hill	Objection	Conditional Approval
15/1330/COU 42 Chapel Street	No Objection	Conditional Approval
15/1374/FUL	No Objection	Approval

Mast at Liverton Business Pk		
15/1065/FUL 47 Wordsworth Close	Objection	Conditional Approval
14/2946/FUL Courtlands House	No Objection & Objection	Conditional Approval
14/2946/LBC Courtlands House *	No Objection & Objection	Conditional Approval
15/1304/PDO 1a Victoria Way	Objection	Prior approval granted
15/1230/FUL Land rear of 129/131 Exeter Rd	No Objection	Approval
15/1509/FUL 8 Marpool Crescent	No Objection	Conditional Approval
15/1501/FUL 20 Bapton Close	No Objection	Conditional Approval

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

*Cllr B Nash expressed disappointment at the approval of application 15/1304/PDO 1a Victoria despite strong representations being made against the application on the grounds of noise and smell. The Clerk was requested to contact EDDC to clarify why these objections were not considered enough to refuse the application.

Cllr T Dumper gave members an update from the recent Flooding & Land Drainage Working Party meeting and in particular The Maldens development which was opposed by residents and Councillors as there was a known drainage problem. Recent changes have now meant that DCC were now consultees in terms of flood prevention on any new development. It was requested for Councillors and residents to make representations to DCC on any applications for new developments in which they had local knowledge which would highlight any flood concerns.

The meeting closed at 18.56

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