

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 18th APRIL 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

B Bailey	F Caygill
T Dumper	T Hill
J Humphreys	C Nicholas
B Toye	J Trail

APOLOGIES: Councillors C Gough

P16/040. MINUTES

The Minutes of the meeting held on 4th April 2016 were approved.

P16/041. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P16/042. URGENT BUSINESS

Amended Plan for 16/0471/FUL 6 The Crescent – 2 storey side and single storey front and rear extension, revised design and reduced scale of front extension – Town Council had no objection to original plan.

RESOLVED no objection to the amended plan.

P16/043. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEE'S VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	16/0550/TRE	153 St Johns Road Mr Gary Moyle T1, Oak: Fell smaller suppressed single stem tree. T2, Oak: Remove lower southern limb, over driveway (@7m) back to main stem (1 of 200mm pruning cut). T3, Lime: Fell.		Request by the Tree Officer for deferral until the next meeting and acceptance that the decision would be one date late.	Noted
LIMIT	02.05.16				
WARD	Halsdon				
PLAN No:	16/0549/TRE	Meadowsweet Littlemead Lane Mr & Mrs Seward T1, T2 and T3, Oaks: Crown reduction of 2m by reducing back lateral growth by up to 3m in lengths. Target pruning cuts 50 - 75 mm diameter. Retaining a minimum height (H) and crown spread (CS), east through to west of: T1, H13m and CS13m T2 - H15m and CS10.5m T3 - H16.5m and CS16.5m		Tree Officer's Report - the trees formed a group on the boundary of A La Ronde and they were visible above the roof line of surrounding residential properties and therefore made a positive contribution to the amenity of the area and an attractive backdrop for A La Ronde. The trees had been historically heavily pruned and the old pruning points may show ongoing decay so regrowth needed reducing. Pre application discussion had taken place and the works broadly concurred with those discussed for continued management. Recommendation for approval	Approval in accordance with the Tree Officer's report.
LIMIT	02.05.16				

P16/044. To consider the Planning Applications for consultation set out below

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Halsdon				
PLAN No:	16/0682/FUL	33 Springfield Road Mr Stott Single storey rear extension	Highways did not wish to comment	None	No Objection
LIMIT	21.04.16				
PLAN No:	16/0790/FUL	Meadowsweet Littlemead Lane Mr & Mrs Seward Construction of single storey extension to south west elevation and enlargement of existing porch	Highways did not wish to comment	None	No Objection
LIMIT	26.04.16				
PLAN No:	16/0759/FUL	1 Willow Avenue Julia Bond Proposed front porch with step access	Cllr. P Stott had no objection. Highways did not wish to comment	None	No Objection
LIMIT	21.04.16				
PLAN No:	16/0877/FUL	231A Exeter Road Mr & Mrs P Ashwin Construction of second floor extension to provide sunroom		None	Objection on the grounds of out of keeping with the area.
LIMIT	03.05.16				

WARD	Littleham				
PLAN No:	16/0763/FUL	Elmsleigh 10 Cyprus Road Mr And Mrs Munnings Replacement porch and garage	Highways did not wish to comment	None	No Objection
LIMIT	21.04.16				
PLAN No:	16/0801/FUL	10 Gussiford Lane Mr And Mrs P Beeston Construction of first floor extension over garage; garage to be replaced. Single storey rear extension, extension to existing balcony and internal alterations.	Highways did not wish to comment	None	No Objection
LIMIT	25.04.16				
PLAN No:	16/0762/FUL	Land At Lower Knoll Douglas Avenue Mr & Mrs B & T Davey Construction of detached dwelling	Highways gave standing advice Cllr. M Williamson supported the application	None	No Objection
LIMIT	26.04.16				

PLAN No:	16/0800/FUL	Eastbrook Maer Road Mr & Mrs S & G Wright Construction of two storey side extension incorporating dormer window to rear, single storey extension to rear, replacement detached garage and construction of recessed balcony to front roof	Highways did not wish to comment	None	No Objection
LIMIT	25.04.16				
PLAN No:	16/0787/MOUT	Rolle College Playing Field Douglas Avenue Mr Bill Richardson Upgrading of the former Rolle College pitches, construction of changing pavilion, associated playing pitches (access via Maer Road car park) and construction of 23 age-restricted dwellings on and to the rear of Douglas Avenue (Outline application seeking approval of access only)	Devon County Archaeologist - The Historic Environment Team had no comments to make on this planning application. South West Water had no objection. Cllr. A Greenhalgh supported the application.	5 x letters of support 1 x Rep – objected to building on a green field site within the Maer Valley and to age restricted housing.	No Objection
LIMIT	27.04.16				

PLAN No:	16/0833/FUL	Jasmine Cottage, 4 Maer Lane Mr & Mrs R Watson Proposed dwelling in the garden (revised boundary and increased width to access drive to that approved under 15/1614/FUL)	Highways gave standing advice	None	No Objection
LIMIT	02.05.16				
PLAN No:	16/0864/FUL	8 Pankhurst Close Pankhurst Joinery Partial change of use from B1 (light industrial) to a Dog Day Care Business and exercise yard.		None	No Objection subject to Environ- mental Health's report.
LIMIT	02.05.16				
PLAN No:	16/0794/FUL	14 Colvin Close Mr & Mrs J Fisher Construction of side extension incorporating dormer windows, construction of dormer windows to existing bungalow roof (north east elevation) and construction of front porch.	Highways did not wish to comment	None	No Objection
LIMIT	28.04.16				

WARD	Town				
PLAN No:	16/0760/LBC	17 Chapel Hill Ms Angela Firth Installation of outside ground level gas meter	Highways did not wish to comment	None	No Objection
LIMIT	28.04.16				
PLAN No:	16/0812/FUL	38 Danby Terrace Mr & Mrs B Catton Construction of two storey side extension, single storey rear extension	Highways did not wish to comment	None	Objection on the grounds of over development of the site due to the mass and size of the proposed extension
LIMIT	29.04.16				
WARD	Withycombe Raleigh				
PLAN No:	16/0758/FUL	Bassetts Farm House St Johns Road Mr G Holmes & Miss G Smith Construction of detached garage with annex accommodation over (re-submission of 16/0041/FUL)	Highways did not wish to comment	None	Objection on the grounds of the detrimental impact of the new building a listed building.
LIMIT	22.04.16				

PLAN No:	16/0813/FUL	38 St Johns Road Mr Shearer Construction of single storey rear extension	Highways did not wish to comment Cllr. B Bailey supported the application.	None	No Objection
LIMIT	28.04.16				
PLAN No:	16/0837/FUL	5 St Johns Road Mr B Sharp Construction of hip to gable extension to front elevation, and erection of replacement porch; two storey extension to rear incorporating new and extended dormer windows on side elevations; alterations to pedestrian access	Highways did not wish to comment	None	No Objection
LIMIT	03.05.16				
PLAN No:	16/0874/RES	19 Marpool Crescent Mr & Mrs N Hargreaves Construction of an attached dwelling pursuant to planning application 15/2293/OUT		Cllr S Gazzard objected to the proposal on the grounds of over development of a small plot, loss of light to adjoining property, increase pressure on utilities and parking, overlooking neighbours. Note: Cllr S Gazzard declared a personal interest as he lived in the same road.	No Objection
LIMIT	03.05.16				

P16/045. ITEMS FOR INFORMATION

(i) ENFORCEMENT LETTER

A copy letter was previously circulated for information.

(ii) LICENCING ACT 2003

Guidance notes on making a representation were previously circulated for information.

P16/046. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/0091/LBC Spoken, 43, The Strand	Objection	Refused
16/0007/VAR Brixington Church	No Objection	Conditional Approval
16/0516/FUL 24 Ryll Court Drive	No Objection	Refused
16/0556/FUL 56 Featherbed Lane	No Objection	Conditional Approval
16/0558/FUL 17 Bapton Lane	Objection	Approval
16/0323/FUL 79 Foxholes Hill	No Objection	Refusal
16/0427/FUL The Dolphin Pre School 5 Raddenstile Lane	No Objection	Approval
16/0432/FUL 22A Littleham Road	No Objection	Conditional Approval
16/0447/FUL Country House Inn 174-176 Withycombe Raleigh Road	No Objection	Approval
16/0491/FUL 89 Green Close	No Objection	Approval
16/0509/FUL 26 Priddis Close	No Objection	Approval
16/0557/FUL 6 Upper Church Street	Objection	Approval
16/0309/RES Land South of Courtlands Lane	Objection	Withdrawn
16/0309/RES 39 Cranford Avenue	No Objection	Conditional Approval
16/0540/FUL 27 Withycombe Park Drive	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 chairman gave members an update on the response received from EDDC Enforcement Officer regarding advertisement sign for the “MooBar” ice-cream parlour at the Pavilion. It was reported by the enforcement officer that the sign did not exceed 1.55sqm and was a permitted shop front sign.

Councillor J Trail confirmed details from the previous meeting of the property on Dinan Way that he wished the enforcement officer to investigate in respect of an advertisement sign and a tree that had been felled.

The meeting closed at 18.41

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