

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 16 MAY 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
 F Caygill T Dumper
 J Humphreys C Nicholas
 B Toye J Trail

The Chairman spoke in recognition of the work that Councillor A Greehalgh had done when she was a member of the Committee, following the announcement of her sudden death of the weekend.

APOLOGIES: Councillors C Gough, B Bailey, T Hill & B De Saram

P16/55. MINUTES

The Minutes of the meeting held on 18th April 2016 were approved.

P16/56. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor B Toye declared a personal interest in respect of planning application 16/0699/FUL, 8 Camperdown Terrace, as he knew the applicant and left the room whilst the application was discussed.

Councillor J Humphreys declared a personal interest in respect of planning application 16/0628/FUL, land adjacent to Inchcoulter Cottage, 15 Isca Road as he knew the builder for the application.

P16/57. URGENT BUSINESS

None

P16/58. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEE'S VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	16/0685/TRE	50 Masey Road Mr E Ayers T1 - T5, Lime: Fell.	Cllr B Bailey – Agreed with the Tree Officer's report.	None	The Committee were minded to approve the application in the absence of the Tree Officer's report and if the Tree Officer was in agreement replacement trees be planted with a smaller root base.
LIMIT	17.05.16				

P16/59. To consider the Planning Applications for consultation set out below

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Halsdon				
PLAN No:	16/0454/FUL	Lovering House, Hulham Road Mrs Sally Atherall Erection of detached dwelling and garage and formation of access from highway.		None	No Objection subject to the EDDC Tree Officer being independently consulted as there were a significant number of trees on site. In particular, the implications of constructing a dwelling in such close proximity to T4 and the retention of the hedge.
LIMIT	24.05.16				

PLAN No:	16/1064/FUL	Melody Littlemead Lane Mr S Walkey Proposed hip-to-gable roof conversion with front and rear dormers to provide additional living accommodation		None	No Objection to amended plans.
LIMIT	25.05.16				
WARD	Littleham				
PLAN No:	16/0763/FUL	Elmsleigh 10 Cyprus Road Mr And Mrs Munnings Replacement porch, garage and retention of timber deck area <u>Amended plans</u> To entrance door to main porch and increase in ridgeline and introducing a pool with enlarged decking area.	Town Council – No objection to previous plans.	None	No Objection
LIMIT	17.05.16				
PLAN No:	16/0628/FUL	Land Adjacent To Inchcoulter Cottage, 15 Isca Road Single & Manning Construction of detached bungalow	Note: Cllr J Humphreys had previously declared a personal interest.	None	No Objection
LIMIT	24.05.16				

PLAN No:	16/0966/VAR	83 Salterton Road Mr G Cowley & Mr M Jennings Variation of condition 2 of 15/1938/MFUL to allow internal alterations and alterations to windows including installation of clear glazed window on front elevation		None	No Objection
LIMIT	24.05.16				
PLAN No:	16/1023/FUL	South West Water Compound, Gore Lane, Sandy Bay EE Ltd Replacement of the existing 11.5 metre high monopole with a new 15 metre high monopole supporting 3 no. antennas and 2 no. transmission dishes, the replacement of 2 no. radio equipment cabinets with a new cabinet, the extension of the equipment compound and development works ancillary thereto.	Highways do not wish to comment	None	No Objection
LIMIT	25.05.16				

<p>PLAN No:</p>	<p>16/1022/MOUT</p>	<p>Land Adjacent To Buckingham Close Littleham 2012 & Taylor Wimpey Hybrid application for full planning permission for 264 houses and outline planning permission for 86 houses (all matters reserved)</p>	<p>Public Rights of Way Officer – concerned that there was no mention of Public Footpath No 2 particularly if it needed to be closed or re-surfaced.</p> <p>South West Water Submitted a S106 Agreement referencing the need for foul drainage improvements drawn up in respect of an earlier application (13/0297) for this proposal which needed to be applied to the latest and current application.</p>	<p>2 x reps – concerned about the possibility of accidents in the area with the increased volume of traffic. The main sewerage system needed to be upgraded. One access to the estate was inadequate. The area is prone to flooding.</p> <p>Headteacher of Littleham Primary welcomed the application but asked that consideration be given to the provision of vehicular access and related parking to the top of the school playing field so as to minimise traffic using Littledown Close and to support development of the playing field for community use.</p>	<p>EDDC had given an extension to the time limit for comments on the application, the Committee therefore agreed to defer until the next meeting on the 31 May 2016 to allow more time to study the application.</p>
<p>LIMIT</p>	<p>30.05.16</p>				

<p>PLAN No:</p>	<p>16/0800/FUL</p>	<p><u>Addendum</u></p> <p>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</p> <p><u>Amended plans for consultation.</u></p> <p>Amendment to plans to replace front balcony with a rooflight and to install obscure glazing in the windows within the proposed rear dormer</p>	<p>Town Council – had no objection to the original application.</p>	<p>None</p>	<p>No Objection to the amended plans.</p>
<p>LIMIT</p>	<p>27.05.16</p>				

WARD	Town				
PLAN No:	16/0699/FUL	<p>8 Camperdown Terrace Mr Joseph Bailey Construction of wooden shed and greenhouse, retention of decking over existing embankment, retention of works to flood wall including buttressing of collapsing section and changes to garden.</p> <p><u>Amended Plans</u> Alterations to proposed shed roof.</p>	<p>Note: Cllr B Toye had previously declared a personal interest and left the room whilst the application was discussed.</p> <p>In respect of the original application the Town Council were minded to defer, however in view of the target date for comments objected on the grounds of insufficient information submitted with the Flood Risk Assessment. No further information has been received.</p> <p>Cllr. B Nash had no objection.</p>	<p>1 x Rep – concerned about the encroachment onto the beach which may set a precedent for other properties along there. He also questioned the viability that the buttressed wall would help prevent flooding.</p>	<p>No Objection to the amended plans but the objection to the original application still stood.</p>
LIMIT	17.05.16				

PLAN No:	16/1063/COU	Former Gas Holding Site Union Street Eagle Investments Ltd Retrospective application for change of use to car park	Cllr. B Nash had no objection.	None	No Objection subject to adequate drainage provision to prevent water run off down Albion Street.
LIMIT	25.05.16				
PLAN No:	16/1061/FUL	142 Exeter Road Mr And Mrs Passmore Subdivision of dwelling into 2 no dwellings and construction of single garage	Highways gave Standing Advice Cllr. B Nash had no objection.	None	No Objection
LIMIT	25.05.16				

WARD	Withycombe Raleigh				
PLAN No:	16/0837/FUL	<p>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.</p> <p><u>Amended Plans</u> Amendments to materials & dormer</p>	<p>Environment Agency Had no objection but had given the applicant informative advice.</p> <p>Conservation These were rather incongruous proposed additions to an attractive mid 20th century house. However, the significant additions to the roof would not impact upon the setting and therefore the significance of Athlestan Cottage (grade II) to the south-west and would therefore not wish to object to the application.</p> <p>Highways did not wish to comment.</p>	None	No Objection to the amended plans.
LIMIT	24.05.16				

PLAN No:	DCC/3866/2016	Bassetts Farm School Devon County Council Construction of a new drama block	Note: The Planning Authority for this application is Devon County Council		No Objection but recommended that the construction traffic accessed site via Dinan Way and onto St Johns Road.
LIMIT	24.05.16				

P16/60. ITEMS FOR INFORMATION

(i) ENFORCEMENT LETTER

A Copy letter was attached for information.

**(ii) TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247
STOPPING UP OF HIGHWAY AT QUEENS DRIVE, EX8 2AY**

A Copy notice of order and plan was attached for information.

Cllr T Dumper felt that any further applications concerning Queens Drive should be put on hold pending the outcome of the Town Poll and the request for further consultation. It was noted that no further applications had come forward in respect of the proposed further phases.

P16/61. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/08143/FUL 38 St Johns Road	No Objection	Conditional Approval
16/0404/FUL Unit I-3 Ocean, Queens Drive	No Objection	Approval
16/0471/FUL 6 The Crescent	No Objection	Conditional Approval
16/0790/FUL Meadowsweet, Littlemead Lane	No Objection	Approval
16/0402/FUL Unit I-3 Ocean, Queens Drive	No Objection	Approval
16/0409/VAR Unit I-3 Ocean, Queens Drive	No Objection	Conditional Approval
16/0423/VAR Unit I-3 Ocean, Queens Drive	No Objection	Conditional Approval
16/0682/FUL 33 Springfield Road	No Objection	Approval
16/0759/FUL 1 Willow Avenue	No Objection	Conditional Approval
15/1490/OUT Land South of Ashcroft Bassetts Gardens	Objection	Conditional Approval

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

The meeting closed at 18.56

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