

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 13TH JUNE 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill B De Saram
T Dumper T Hill
R Masding B Nash
C Nicholas B Toye

APOLOGIES: Councillor M Chapman

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mr Maurice Chittock and EDDC Ward Cllr. Megan Armstrong spoke against 16/1340/VAR - Land To Rear Of Aram, Littlemead Lane, EX8 3BU – variation of condition 2 to include rear dormers on each building.

Tony Noon from Cornerstone Housing Association spoke in support of planning application 12/10016/MFUL – Land Adjoining Withycombe Brook, St Johns Road - Construction of 52 dwellings, comprising a mixture of 2, 3 & 4 bedroom detached, semi-detached & terraced houses, 6 flats and 2 bedroom bungalows (incorporating 20 affordable units); construction of new access off St Johns Road & Hadrians Way, internal access roads, footpaths, cycleways, provision of public open space & associated works, new access bridge over Withycombe Brook – Amended Plans – revised plans showed changes to layout, boundary treatments, drainage, house types and elevations.

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

P16/069. MINUTES

The Minutes of the meeting held on 31st May 2016 were approved.

P16/070. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor T Dumper declared an interest in respect of planning application 16/1340/VAR, Land to the rear of Aram, Littlemead Lane as he knew the applicant through his work with the Fairtrade group.

Cllr R Masding declared a personal interest in respect of planning application 16/0878/FUL & 16/0879/LBC, 8 The Beacon as he knew the applicant.

Cllr B Nash declared an interest in respect of planning application 12/1016/MFUL, Land Adjoining Withycombe Brook, St Johns Road as he owned property on the boundary.

P16/071. URGENT BUSINESS

None

P16/072. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	<u>16/1034/TRE</u>	47 Evergreen Close, EX8 4RR Mr Barry George T1, Turkey oak: Crown reduction retaining a tree height of 24m and crown spread of 12metres (north to south) and 14metres (east to west).		Tree Officer's Report - a large mature Turkey Oak growing on the northern edge of the larger woodland group. The tree was asymmetrically formed with a bias towards the applicant's dwelling. The cavity at 8 metres above ground level had been quantified as being sufficient in size to accommodate a squirrel's dray. Given there was hollowing of the trees main stem and that it was weighted towards the adjacent dwelling, the proposed crown reduction works were considered appropriate. Recommended for Approval.	Approval in accordance with the Tree Officer's report.
LIMIT	23.06.16				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	<u>16/0932/ADV</u>	Lidl, Dinan Way, EX8 4RZ Mrs Nikk Rickford Installation of 7.5m internally illuminated totem sign.	Highways had no objection		Approval subject to the illuminated sign being turned off outside trading hours in interest of the nearby residents' amenity.
LIMIT	20.06.16				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
PLAN No:	<u>16/1116/TRE</u>	26 Hillcrest Gardens, EX8 4FE Mr W Baker Fell two Elms and one Ash tree.	Cllr. B Bailey supported the Tree Officer's report.	<p>1 x Rep – objected to the removal of the trees as Ash had suffered from Ash die back and Elms had been previously subjected to Elm disease.</p> <p>Tree Officer's Report – all trees grew within the applicant's large garden and contribute to the green character the site and the amenity. The 2 Elms were of a size where they would become infected by Dutch Elm disease and their removal subject to replacement planting was considered appropriate management. Their removal would provide more space and light for the Ash tree to establish itself as this tree contributed to the amenity of the area. Recommendation for a split decision</p> <p>Approval for the felling of 2 Elms on condition that 2 replacement trees be planted as close as practical to the same location – species Rowan or Hawthorn.</p> <p>Refusal for felling of one Ash tree as it added to the verdant character and amenity of the area and was not considered a threat to surrounding trees. Its removal would diminish the wooded character and setting of the garden.</p>	<p><u>SPLIT DECISION</u></p> <p>APPROVAL of the felling of the 2 Elms on conditional that 2 replacement trees be planted in accordance with the Tree Officer's report.</p> <p>REFUSAL of the felling of the Ash tree on the grounds that it added verdant character and amenity to the area.</p>
LIMIT	16.06.16				

P16/073. To consider the Planning Applications for consultation set out below

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	<u>16/1171/FUL</u>	Mereworth, Gorse Lane, EX8 5PS Mr S Steele Construction of detached dwelling		2 x Reps – out of keeping with the low-density housing as this dwelling was proposed within a very small site. Concerned at the ability of the current drainage and sewerage system in the vicinity to cope with discharge of an extra property. Loss of privacy to the rear of 14 Durham Close as the first floor windows would look into the living room and patio area due to the difference in levels. The proposed boundary planting may produce levels of unacceptable darkness to surrounding houses. It was overdevelopment of the site under Policy D1 and is out of keeping with neighbouring properties.	Objection on the grounds of over development of a small triangular plot, out of keeping in an area of lower density residential development. Loss of privacy to 14 Durham Close
LIMIT	22.06.16				

<p>PLAN No:</p>	<p><u>16/0969/FUL</u></p>	<p>30 Little Meadow, EX8 4LU Mrs Alison Rogers Erection of detached dwelling and garage (revised proposal to that under reference 15/2079/FUL)</p>	<p>South West Water had no objection</p>	<p>None</p>	<p>Objection on the grounds it was out of keeping with the streetscene and spacious character of the neighbourhood. It was over development of the site. Access on a blind bend on the narrowest part of the road was dangerous. Intrusive, resulting in the loss of amenity and privacy to adjacent dwellings and would contribute to further on street parking pressure.</p>
<p>LIMIT</p>	<p>23.06.16</p>				

WARD	Halsdon				
PLAN No:	<u>16/1340/VAR</u>	<p>Land To Rear Of Aram, Littlemead Lane, EX8 3BU Construction Partners Ltd Variation of condition 2 (Plans Condition) of planning permission 13/1517/FUL (construction of two detached dwellings) to include rear dormers on each dwelling</p> <p>Mr Maurice Chittock and EDDC Ward Cllr. Megan Armstrong spoke against the application during the public speaking time.</p>	<p>Note: Cllr T Dumper had previously declared a personal interest.</p> <p>Cllr P Stott- objected to the variation as a six bedroom house would be over development of the site and not be in keeping with the other houses in the road. There would be over- looking of other properties at the rear if two dormer windows were put in, impacting mainly on Aram house. The first floor level could dwarf the house next door. There would be an increase in traffic movements accessing the main road.</p>	<p>2 x Reps – the addition of an excessively high 3rd floor was a substantial over-development of the site as it was visually very obtrusive particularly as the proposed colour was dark grey and increased the intrusive overlooking and loss of privacy of neighbouring properties and gardens which resulted in a serious detrimental impact. It was visually an overall ugly design and given its mass and scale was now overbearing and changes the character of the original design so that they become incompatible with adjacent houses.</p>	<p>Objection on the grounds of out of keeping the area, over development of the site. The addition of a third floor increased over looking issues and was considered to be over massing. Also the addition of dormers would be detrimental to the property know as Aram.</p>
LIMIT	27.06.16				

WARD	Littleham				
PLAN No:	<u>16/1119/FUL</u>	14B Liverton Close, EX8 2PB East Devon District Council Construction of access ramp	Highways had no objection	None	No Objection
LIMIT	15.06.16				
PLAN No:	<u>16/1253/CPL</u>	24 Ryll Court Drive, EX8 2JP Mr Michael Benjamin Certificate of lawfulness for proposed rear conservatory and rear dormer enlargement			EDDC apologised a consultation notification for this application should not have been sent.
LIMIT	27.06.16				

<p>PLAN No:</p>	<p><u>16/0787/MOUT</u></p>	<p>Rolle College Playing Field Douglas Avenue Blue Cedar Homes Upgrading of the former Rolle College pitches, construction of changing pavilion, associated playing pitch access (via Maer Road car park) and construction of 23 age-restricted dwellings on land to the rear of Douglas Avenue (Outline application seeking approval of access only)</p> <p><u>Amended Plans</u> Revised Design and Access Statement</p>	<p>SWW- Objection remained until concerns addressed regarding the greenfield runoff rates, and provided a brief description of the proposed adoption arrangements for the proposed surface water drainage management plan.</p> <p>Natural England- The proposed amendments were unlikely to have significantly different impacts on the natural environment than the original proposal.</p> <p>Note: 43 in support of original application and 16 against.</p>	<p>1 x Rep - from resident who lived adjacent to proposed access on Douglas Avenue, their preference was for development option 1 which separated residents from sports fans and their vehicles.</p>	<p>No Objection to amended plans (Design & Access Statement additional content 8.2 Green Infrastructure)</p> <p>The Committee requested clarification that the road from Douglas Avenue did not go through to the sports pitches and was access only to the residential age related housing.</p>
<p>LIMIT</p>	<p>20.06.16</p>				

WARD	Town				
PLAN No:	<u>16/1139/FUL</u>	24 Morton Crescent, EX8 1BG 24 Morton Crescent Ltd Re-roofing of existing pitched roof with fibre cement slates and re-cladding of rear bay dormer windows with weatherboarding		None	No Objection
LIMIT	15.05.16				
PLAN No:	<u>16/1071/FUL</u>	16 Lawn Road, EX8 1QJ Mr & Mrs Stock Erection of single storey rear extension	Highways- Did not wish to comment	None	No Objection
LIMIT	15.06.16				
PLAN No:	<u>16/0878/FUL</u>	8 The Beacon, EX8 2AG Mr Bill Gott Construction of balcony on front elevation and raising of recessed roof on rear elevation. <u>Amended Plans</u> Statement of Significance (additional justification) Amended and additional information	Note: Cllr R Masding had previously declared a personal interest.	None	Deferred to comment until the additional information requested by the Conservation Officer had been received. Decision deferred to Town Ward Councillors
LIMIT	14.06.16				

PLAN No:	<u>16/0879/LBC</u>	8 The Beacon, EX8 2AG Mr Bill Gott Construction of balcony, re-roofing, insertion of new conservation roof lights, repairs to render and windows, removal of car port, creation of new vehicular access, raising of recessed roof on rear elevation and internal alterations <u>Amended Plans</u> Statement of Significance (additional justification) Amended and additional information	Note: Cllr R Masding had previously declared a personal interest. Town Council- 03.05.16 Objection on the grounds that the balcony would be out of keeping with the Streetscene and lack of a report from the Conservation Officer. Conservation report – acceptable in principle, but further justification required for the works to the roof and roof space in relation to impact on the historic structure. Highways- Did not wish to comment	None	Deferred to comment until the additional information requested by the Conservation Officer had been received. Decision to Town Ward Councillors
LIMIT	14.06.16				
PLAN No:	<u>16/1192/FUL</u>	First Floor Flat 10 Hartopp Road, EX8 1SB Mr P Chandler Loft conversion including dormer window on north elevation			No Objection
LIMIT	23.06.16				

WARD	Withycombe Raleigh				
PLAN No:	<u>12/1016/MFUL</u>	<p>Land Adjoining Withycombe Brook St Johns Road</p> <p>Highland Property Development</p> <p>Construction of 52 dwellings, comprising a mixture of 2,3 & 4 bedroom detached, semi-detached & terraced houses, 6 flats and 2 bedroom bungalows (incorporating 20 affordable units); construction of new access off St Johns Road & Hadrians Way, internal access roads, footpaths, cycleways, provision of public open space & associated works, new access bridge over Withycombe Brook.</p> <p>Amended plans</p> <p>Revised plans showing changes to layout, boundary treatments, drainage, house types and elevations</p> <p>Tony Noon from Cornerstone Housing Association spoke in support during the public speaking time.</p>	<p>Note: Cllr B Nash had previously declared a personal interest.</p> <p>Housing Strategy Officer- Noted the change from the previously proposed flatted affordable dwellings to one bedroom houses, this change was supported. Preference was still for affordable dwellings to be slightly better dispersed throughout the development but recognised that would mean a reduction in the percentage of affordable homes.</p> <p>Environmental Health- No concerns anticipated.</p> <p>Contaminated Land Officer No concerns anticipated.</p>	<p>1 x support – particularly for the cycle links along Withycombe Valley Park</p> <p>2 x Reps – detrimental effect on Fauna and flora. No local community facilities. Flooding risk in the area would increase as concrete and tarmac took the place of grass. Concern about privacy for adjoining properties where bungalows were sited.</p>	<p>Objection on the grounds that the affordable housing was not pepper potted across the site in accordance with strategy 34 of the Local Plan. Development in a water meadow may lead to additional flooding problems downstream. Concerned that there was no through access to the divided estate particularly for the emergency services.</p>
LIMIT	14.06.16				

PLAN No:	<u>16/0520/FUL</u>	130 Withycombe Village Road EX8 3AN Mr John Burlefinger Conversion of garage to form separate dwelling	Cllr. B Bailey had no objection.	None	No Objection
LIMIT	23.06.16				
PLAN No:	<u>16/1122/FUL</u>	119 The Marles, EX8 4NU Mr G Bailey Side extension to provide living accommodation with loft storage above	Cllr. B Bailey had no objection.	None	No Objection
LIMIT	23.06.16				
PLAN No:	<u>16/1309/FUL</u>	53 Ashleigh Road, EX8 2JZ Mr & Mrs S Steele Construction of staircase from balcony to garden	Cllr. B Bailey had no objection.	None	No Objection
LIMIT	27.06.16				

P16/074. ITEMS FOR INFORMATION

(i) NOTIFICATION OF TELECOMMUNICATIONS UPGRADE

Details of a proposed upgrade to the existing telecommunication mast adjacent to Dinan Way was previously circulated for information. The proposal was classed as permitted development and did not require any formal consent from the Local Planning Authority.

P16/075. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>15/2463/FUL</u> Land Adjoining 2 Byron Way	Objection	Conditional Approval
16/0877/FUL 231a Exeter Road	Objection	Withdrawn
16/0837/FUL 5 St Johns Road	No Objection	Withdrawn
<u>16/0715/PDO</u> 1 Victoria Road	No Objection	Refused
16/0936/FUL Kairouan, Courtlands Lane	No Objection	Approval
16/0800/FUL Eastbrook, Maer Road	No Objection	Conditional Approval
16/0352/FUL The Headlands 19 Foxholes Hill	No Objection	Conditional Approval

All Decisions received from East Devon District Council were available on request for inspection in the office.

Cllr B Nash and C Nicholas advised members they had fed back their concerns to the EDDC scrutiny Committee regarding the recently adopted paperlight policy and requested hard copy plans for Exmouth be reinstated.

The meeting closed at 19.20

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