

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 27TH JUNE 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

F Caygill	B De Saram
R Masding	B Nash
C Nicholas	B Taylor (Reserve for Withycombe)

Prior to the commencement of the meeting the Chairman requested that Councillor C Nicholas passed on the Committee's condolences to Councillor Maddie Chapman on the loss of her husband Councillor David Chapman.

APOLOGIES: Councillors M Chapman, T Dumper, T Hill & B Toye

P16/076. MINUTES

The Minutes of the meeting held on 13th June 2016 were approved.

P16/077. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor B de Saram declared a pecuniary interest in planning application 15/2202/COU, Madeira Bowling Club, as he was Treasurer of its immediate neighbour, Exmouth Cricket Club.

P16/078. URGENT BUSINESS

The Chairman reminded members that following the next planning meeting on the 11th July there would be an informal presentation from Frontier Estates who had acquired the old Glenorcy URC Church and site, land adjacent to Tesco on Salterton Road.

P16/079. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	<u>16/1141/TRE</u>	38 Cyprus Gardens, EX8 2DP Kathleen McTear T1, copper beech: Crown reduction retaining a tree height of 15m and crown spread N-S of 10m and E -W 9.5m. (1 metre reduction, removing branches up to 1.5m in length<40mm cuts).		Tree Officer's Report- A maturing copper beech, located in the rear garden of 38 Cyprus Gardens with a crown spread out over the adjoining gardens making a contribution to the amenity of the area. Given the proximity of the new dwellings there would be a need for some management of the crown as this tree grows. The proposed minor reduction works would retain the attractive crown form and a size appropriate to the space available for a reasonable period of time. RECOMMENDATION for approval 1 x Rep – who supported the crown reduction as there was a considerable overhang into their garden.	Approval in accordance with the Tree Officer's report.
LIMIT	07.07.16				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	<u>16/0972/TRE</u>	1 Bradham Court, EX8 4AN Paddy Faircloth T1, Horse Chestnut: Crown reduction to retain a tree with a height of approximately 16.5 metres and crown spread of 6 metres.		Tree Officer's Report- A large mature horse chestnut growing to the west of the site, close to the end of the garages and gardens of the properties on Bradham Lane. It was a large prominent tree contributing positively to the amenity of the area. The proposed works would appear to be reasonable given the structure of the tree and its past management. Whilst the works would reduce the size and significance of the tree to a degree it would still remain a significant amenity to the area. RECOMMENDATION for approval	Approval in accordance with the Tree Officer's report.
LIMIT	12.07.16				

P16/080. 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>16/1387/FUL</u>	17 Little Meadow, EX8 4LU Mr T Anning Construction of two storey extension to rear elevation	Highways – Did not wish to comment	None	No Objection
LIMIT	04.07.16				
WARD	Halsdon				
PLAN No:	<u>16/1282/LBC</u>	The Coach House Courtlands Lane, EX8 3NZ Mr & Mrs Clements Alterations to, and the replacement of, doors and windows	Highways – Did not wish to comment	None	Deferred to Ward Councillors pending Conservation Officer's report.
LIMIT	28.06.16				

PLAN No:	<u>16/1263/FUL</u>	Land South Of Courtlands Lane (Courtlands Barn) Mr B Penny Change of use of agricultural building to residential (to building with prior approval for conversion to one dwelling) and extensions and alterations to include increase in roof height, re-building of southern brick wall, infilling of porch, lowering of internal floor and excavation works to reduce ground levels	Cllr P Stott – Objected as it was outside the development area in the open countryside. The raised roof which formed another floor would increase the size of the barn and set a precedent.	3 x Rep - Proposal increased the height of the current barn, contravening legislation that redevelopment should be within the existing envelope. Development in a Coastal Preservation Area would set a precedent for the future. Existing traffic issues in the lane would be increased should this development be allowed. 1 x letter of support	Objection on the grounds that it was outside the development area. The substantial increase in the size would set a precedent for future.
LIMIT	30.06.16				
PLAN No:	<u>16/1388/FUL</u>	29 Springfield Road, EX8 3JY Mrs Marsha Dawson Construction of dormer windows to front and rear elevation to facilitate loft conversion and construction of side porch	Highways – Did not wish to comment	None	No Objection
LIMIT	04.07.16				

PLAN No:	<u>16/1391/FUL</u>	27 Mount Pleasant Avenue, EX8 4QH Mr D Roberts Construction of hip to gable extensions dormer windows to front and rear elevations and glazing to gable end to facilitate loft conversion	Highways – Do not wish to comment	1 x Rep – Concerned whether the loft conversion windows will look directly into their front rooms taking away their privacy.	No Objection
LIMIT	04.07.16				
PLAN No:	<u>15/2476/FUL</u>	19A Littlemead Lane, EX8 4RF Mr N M Eyres Construction of detached dwelling (amendments to planning permission 11/0261/FUL to include the construction of front and rear dormer windows, second floor window in north west elevation and garage linked to the dwelling) <u>Amended Plans</u> Amended plans showing removal of dormer window on S.W elevation, to be replaced with rooflights, correction to ground floor and roof level for as built dwelling & installation of a flue	<u>Amended Description</u> <u>Advised by</u> <u>Addendum</u> Construction of detached dwelling (amendments to planning permission 11/0261/FUL to include the construction of a rear dormer window, roof lights in front elevation, second floor window in NW elevation and garage linked to the dwelling) Town Council- 03.05.16 Objection on the grounds that the second floor dormer & Juliette balcony window was overlooking and out of keeping with the Streetscene.	Amended plans for consultation received 27.06.16 Construction of detached dwelling (amendments to planning permission 11/0261/FUL to include the construction of front dormer window, rooflights in rear elevation, second floor window in NW elevation and garage linked to the dwelling)	No Objection to the amended plans.
LIMIT	30.06.16				

<p>PLAN No:</p>	<p><u>16/1423/FUL</u></p>	<p>38 Byron Way, EX8 5SA Mr Brian Cambray First floor bedroom and single storey side extension</p>		<p>1 x Rep – Concerned that the proposed extension would undermine the roots of the oak tree between the properties, leading to its collapse onto either of the properties. They would have no objection if the oak tree was to be removed to make way for the extension</p>	<p>No Objection but questioned whether the oak tree had a TPO and if the single storey side extension would damage the tree.</p>
<p>LIMIT</p>	<p>07.07.16</p>				

WARD	Littleham				
PLAN No:	<u>16/1401/FUL</u>	Land At Lower Knoll Douglas Avenue, EX8 2JE Mr & Mrs Davey Erection of detached dwelling	Highways – Standing Advice		No Objection to the proposal for the erection of the detached dwelling. Note: the proposal did not include the proposal for flats on the same site.
LIMIT	06.07.16				
PLAN No:	<u>15/2202/COU</u>	Madeira Bowling Club, Queens Drive, EX8 2AY Madeira Bowling Club Change of use of land to create additional car parking spaces <u>Amended Plans</u> Amended plan to show reduction in proposed car parking spaces	Note: Cllr B de Saram had previously declared a pecuniary interest and left the room whilst the application was determined. Town Council- 05.10.15 – No Objection	7 x Reps - regarding amended plans. The amended plans do not address the original concerns that there is no turning circle and that cars parking and traffic movement would become a hazard to pedestrians using the footpath.	No Objection to the amended plans.
LIMIT	04.07.16				

PLAN No:	<u>16/0970/FUL</u>	<p>Addendum 1A Trefusis Place, EX8 2AR Mr P Brenton Construction of two storey side extension incorporating flue and porch and weatherboarding to all elevations Amended Plans Revised plan - Part reduction of 2 storey extension to part 2 storey/part 1 storey</p> <p><u>Deferred until the next meeting on 11th July as no plans available on line as yet</u></p>	<p>Town Council 31.05.16- Objection on the grounds of over development of the site.</p>	<p>2 x Rep - objected to original application concerned about the loss of light.</p>	<p>Item deferred to next meeting on 11 July as the amended plan was not available for comment.</p> <p>EDDC had agreed the extension of the target date.</p>
LIMIT	07.07.16				
WARD	Town				
PLAN No:	<u>16/1368/LBC</u>	<p>Flat 1, 12, The Beacon EX8 2AF Mr S Bell Replacement of roof coverings, skylight and waterproofing; replacement of front facing french doors and two windows on top floor</p>	<p>Highways – Did not wish to comment</p>	<p>None</p>	<p>No Objection subject to the Conservation Officer's report.</p>
LIMIT	30.06.16				

PLAN No:	<u>16/1098/COU</u>	The Grapevine, 2 Victoria Road, EX8 1DL Mr Oliver Bainbridge (Crossed Anchors Brewery LLP) Change of use of garage/store to micro-brewery (class B2)	Cllr P Graham – had no objection.	None	No Objection
LIMIT	04.07.16				
PLAN No:	<u>16/1211/FUL</u>	The Cooperative Food 77 Exeter Road, EX8 1QD Wellsfield Associates (Agent) New refrigeration plant & AC installations within new acoustic enclosure, new covered area, satellite dish, alterations to rear fence and new storage corral at the front of the store	Highways – Did not wish to comment	None	No Objection
LIMIT	06.07.16				
WARD	Withycombe Raleigh				
PLAN No:	<u>16/1414/FUL</u>	13 Marpool Crescent, EX8 3QJ Mr R Gough Formation of off road parking spaces, including erection of retaining walls and handrails	Cllrs. B Bailey & B Toye - had no objection.	None	No Objection
LIMIT	08.07.16				

PLAN No:	<u>16/1393/FUL</u>	147 Withycombe Village Road, EX8 3AG R Chalkley Re-build and repair front boundary wall	Cllrs. B Bailey & B Toye - had no objection Highways- Did not wish to comment.	None	No Objection
LIMIT	11.06.16				
PLAN No:	<u>16/1030/FUL</u>	The Range, Liverton Business Park, EX8 2NR MWA (Agent) Erection of ancillary garden centre including open sales area <u>Amended Plans</u> Amended plans to enclose open part of the garden centre	Cllrs. B Bailey & B Toye - had no objection to the amended plans. Town Council 31.05.16 – No Objection subject to confirmation that there was adequate parking provision for the size of the site.	None	No Objection to the amended plans.
LIMIT	04.07.16				

P16/081. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>16/1064/FUL</u> Melody, Littlemead Lane	No Objection	Refusal
16/1110/FUL 26a Raleigh Road	No Objection	Approval
16/1172/FUL 3 Garratt Close	No Objection	Approval
16/0628/FUL Land Adjacent to Inchcoulter Cottage 15 Isca Road	No Objection	Conditional Approval
<u>16/0748/COU</u> 39 The Strand	Objection	Approval
16/1135/FUL 7 Louisa Terrace	No Objection	Approval
16/0324/FUL Devon Metalcrafts Ltd Victoria Way	No Objection	Conditional Approval
16/1120/FUL 20 Healtherdale	No Objection	Conditional Approval
<u>16/0699/FUL</u> 8 Camperdown Terrace	Objection	Approval
16/1154/FUL 38 Lime Grove	No Objection	Approval
16/0762/FUL Land at Lower Knoll Douglas Avenue	No Objection	Withdrawn
16/0856/FUL Devon Cliffs Holiday, Sandy Bay	No Objection	Approval
16/0864/FUL 8 Pankhurst Close	No Objection	Conditional Approval

P16/082. DEVON COUNTY COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	DDC DECISION
DCC/3866/2016 Bassetts Farm School	No Objection	Conditional Approval

Councillor B Nash asked for clarification on the planning authority delegation scheme. The Clerk agreed to re-issue the details of the criteria for the different types of planning applications to members for their information.

The meeting closed at 19.05

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