

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 22nd AUGUST 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
B Bailey (Observer) F Caygill
B de Saram T Dumper
R Masding B Nash
C Nicholas B Taylor

APOLOGIES: Councillor M Chapman

P16/106. MINUTES

The Minutes of the meeting held on 8th August 2016 were approved.

P16/107. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in respect of planning application 16/1849/FUL, 48 Douglas Avenue as the applicant's wife was a trustee of Exmouth & Lympstone Hospiscare with whom she was employed and planning application 16/1752/FUL, Brandon House, 29 Douglas Avenue as patients in the home received support from her employer, Hospiscare.

P16/108. URGENT BUSINESS

At the request of Councillor T Dumper, the Chairman had sort clarification from EDDC regarding the determination of demolition application 16/1657/DEM, Jungle Fun and Putting Green. EDDC had confirmed to the Chairman that as EDDC were the applicant the application would be determined by the Development Management Committee.

P16/109. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	<u>16/1712/TRE</u>	39 Ivydale, EX8 4TA Mrs Lesley Bull T1 Ash: Fell. T2 Sycamore: Fell. T3 Oak: Remove overhanging branches and side branches.			Deferred until next meeting on 5th Sept as the Tree Officer's report was not available.
LIMIT	13.09.16				
WARD	Littleham				
PLAN No:	<u>16/1737/TCA</u>	Flat 1 9 Louisa Terrace, EX8 2AQ Dr T Roberts T1, Fir: Fell.			Deferred until next meeting on the 5th September as the Tree Officer's report was not available – EDDC had agreed to an extension to the target date.
LIMIT	02.09.16				

P16/110. To consider the Planning Applications for consultation set out below

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Halsdon				
PLAN No:	<u>16/1773/FUL</u>	223 Exeter Road (Filling Station), EX8 3DZ Ms Jan Clark Note Machine UK Ltd Retention of ATM machine	Cllr J Elson - had no objection Highways – Did not wish to comment.	None	No Objection
LIMIT	02.09.16				
WARD	Littleham				
PLAN No:	<u>16/1187/FUL</u>	15 Carlton Hill, EX8 2AJ Mr And Mrs Edwards Change of use from parent and child assessment unit to form 3 no. dwellings including two storey side extension with balcony to front and single storey rear extension and dormer windows in north west elevation (amendments to planning permission 15/0452/FUL to allow alteration and raising of roof and installation of balcony on North East elevation of house 4 (existing 15A).		None	No Objection
LIMIT	24.08.16				

PLAN No:	<u>16/1849/FUL</u>	48 Douglas Avenue Exmouth EX8 2HE Mr M Lewis Construction of single storey rear extension, loft conversion incorporating dormer windows, and front gable extension.	Note: Cllr L Elson had previously declared a personal interest	None	No Objection
LIMIT	25.08.16				
PLAN No:	<u>16/1850/FUL</u>	77 Foxholes Hill, EX8 2DH Mr Christopher Parker Installation of weatherboard cladding to first floor.		None	No Objection
LIMIT	25.08.16				
PLAN No:	<u>16/1752/FUL</u>	Brandon House 29 Douglas Avenue, EX8 2HE Brandon Care Limited, Mr W Marsh To construct an extension to the east elevation of Brandon House to provide an office space	Note: Cllr L Elson had previously declared a personal interest. Cllr. M Williamson – supported the application Highways – Did not wish to comment.	None	No Objection
LIMIT	29.08.16				

WARD	Town				
PLAN No:	<u>16/1439/FUL</u>	17 Manchester Street, EX8 1DF Mr Andrew Mann Construction of 1st floor office extension		None	No Objection
LIMIT	26.08.16				
PLAN No:	<u>16/1436/FUL</u>	62 - 64 New Street Exmouth Mr Andrew Mann Alterations to roof including the provision of a Juliette balcony to facilitate the conversion to form a new dwelling	Environmental Health – requested that the applicant consulted code of practice to ensure impact kept to a minimum.	2 x Reps – concerned about overshadowing of 57 New North Rd and a request for obscure glass in windows on rear elevation with a restriction of access to the property only via New St. The parking spaces were placed in front of 2 garages not belonging to the proposed new dwelling.	No Objection subject to the applicant adhering to the Environmental Health recommended coded of practice.
LIMIT	24.08.16				

WARD	Withycombe Raleigh				
PLAN No:	<u>DCC/3886/2016</u>	Withycombe Raleigh C of E Primary School, Withycombe Village Road, EX8 3BA Withycombe Raleigh School Demolition of 2 double temporary classrooms and construction of one new 4 classroom block with ancillary accommodation at	Note: The Planning Authority for this application was Devon County Council	None	Exmouth Town Council Planning Committee welcomed the replacement of the temporary classrooms & wished to support the application.
LIMIT	20.09.16				
PLAN No:	<u>16/1863/VAR</u>	The Range Liverton Business Park, EX8 2NR CDS (Superstores International) Ltd Variation of condition 3 of planning permission 16/1030/FUL (restricting the use of the floor space to the sale of non food goods) to allow an ancillary cafe.	Cllr. B Bailey – No Objection Environmental Health – did not anticipate any concerns.	None	No Objection
LIMIT	26.08.16				

PLAN No:	<u>16/1182/FUL</u>	Land Adjacent 26 Gibson Close, EX8 4BS Mr J Pidgeon Construction of two flats	Highways gave Standing advice Cllr. B Bailey had no objection	None	Objection on the grounds of over development of the site and the lack of amenity space to adjoining property and the proposed flats.
LIMIT	29.08.16				
PLAN No:	<u>16/1503/FUL</u>	1 Belmont Terrace School Lane, EX8 3AW Mr S Roach Erection of two storey rear extension, construction of dormer on rear elevation, and installation of first floor window in side elevation. Amended plans Alteration to two storey extension with addition of a two storey side extension	Town Council had no objection to the original plans	None	No Objection to the amended plans subject to a condition that the property was retained as the main dwelling and later not separated and sold as an individual dwelling.
LIMIT	25.08.16				

PLAN No:	<u>16/1705/FUL</u>	Land Adjoining 28 Holland Road, EX8 4BA No 10 Developments Ltd Demolition of garage and erection of two storey attached dwelling	Cllr. B Bailey had no objection Highways – Standing advice.	None	No Objection
LIMIT	05.09.16				
WARD	Woodbury & Lympstone	Adjoining Parish			
PLAN No:	<u>14/0330/MOUT</u>	Land at Goodmores Farm, Dinan Way Upper Lovering Eagle Investments Ltd Outline application for residential development (up to 350 dwellings) with associated roads and open space. The provision of land for mixed-use employment; land for commercial and community uses and land for the provision of a primary school. All matters reserved with the exception of the proposed vehicular access points onto Dinan Way. Amended Plans Revised master plan, road layout and constraints plans.	Town Council did not object in principle to development on the proposed site with infrastructure but did object to the application in its current form.	No Objection in principle to the proposal but the objection still remained to the application in its current form. Principally on the grounds of the lack of evidence and justification for the provision of a primary school when evidence supported the availability at Brixington Primary School for expansion within its grounds to accommodate children from the development. Land identified for the school was needed for other community uses such as sports pitches for Brixington School and general community open space, a doctor's surgery, shops or employment land. A response had not been received from DCC Highways in respect of the 3 proposed access roads off Dinan Way and the dangers associated with right turns. Note: Members wished EDDC to note that the application was in part in the Brixington Ward.	
LIMIT	26.08.16				

PLAN No:	<u>16/1431/FUL</u>	Ottertots Day Care Nursery, Hulham Road, EX8 5DX Ottertots Ltd Proposed extension to form pre-school room		None	No Objection subject to the extension not contributing to flooding in the area by further building on green field which had been experienced through the construction of the current building.
LIMIT	29.08.16				

P16/111. ITEM FOR CONSIDERATION

(i) Devon Minerals Plan – Modifications Consultation

Devon County Council was in the final stages of preparing a new Minerals Plan which would cover the period to 2033. The Council submitted the Pre-Submission Consultation version of the Devon Minerals Plan to the Secretary of State for examination in February 2016. Following submission, an Inspector was appointed to carry out the examination in May 2016. These hearings, and the responses to the pre-submission consultation, had resulted in a number of modifications to the Plan being necessary to ensure that it was capable of being found sound and legally compliant by the Inspector.

These modifications were subject to consultation; all representations received no later than 5pm on **Friday 23rd September 2016**; late representations would not be accepted.

This consultation only related to the proposed modifications, not the wider content of the Plan, and any person was entitled to comment on these modifications together with the updated Sustainability Appraisal Report.

Members did not wish to make any further comment.

P16/112. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER PROPOSALS

**Land Along Brixington Lane
TPO No: 16/0044/TPO**

**Land at 40, Canterbury Way
TPO No: 16/0045/TPO**

**Land along Canterbury Way
TPO No: 16/0043/TPO**

**Land along Truro Drive
TPO No: 16/0042/TPO**

**Land at 21 Hereford Close
TPO No: 16/0047/TPO**

**Trees to east of number 1,2 and 34 Durham Close
TPO No: 16/0039/TPO**

Copy memos from EDDC were previously circulated confirming the above Tree Preservation Orders.

(ii) APPEAL DECISION

Appeal by: Michael Benjamin

Appeal Ref: APP/U1105/D/16/3149165

Planning Application: 16/0516/FUL

Proposal: Alterations to front and rear

Location: 24 Ryll Court Drive, EX8 2JP

Copy appeal decision was previously circulated for information. The appeal was dismissed.

(iii) APPEAL AGAINST REFUSAL OF PLANNING APPLICATION

Appeal by: Mr Saul Tyler

Appeal Ref: APP/U1105/D/16/3152862

Planning Application: 16/0589/FUL

Proposal: Loft conversion including front dormer windows

Location: 1 Raddenstile Lane, EX8 2JH

An appeal had been made against the decision of EDDC to refuse to grant permission for the above proposed development, copy letter attached for information. The Town Council had no objection to the application.

P16/113. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/2202/COU Madeira Bowling Club	No Objection	Conditional Approval
15/2476/FUL 19a Littlemead Lane	No Objection	Conditional Approval
<u>16/0969/FUL</u> 30 Little Meadow	Objection	Conditional Approval
16/1181/FUL Land between 12 & 14 Newlands Avenue	No Objection	Conditional Approval
16/1611/FUL 47 Brixington Lane	No Objection	Approval
16/1625/FUL 15 Hollymount Close	No Objection	Approval
<u>16/0184/FUL</u> 43 St Andrews Road	Objection	Conditional Approval
16/1393/FUL 147 Withycombe Village Road	No Objection	Conditional Approval
16/1412/FUL Exmouth Football Club	No Objection	Approval
16/1525/FUL 19 Dening Court	No Objection	Approval
16/1565/FUL 11a Drakes Avenue	No Objection	Approval
16/1063/COU Former Gas Holding Site Union Street	No Objection	Approval
16/1514/FUL 2 Dagmar Road	No Objection	Conditional Approval

16/1361/FUL 27 Birchwood Road	No Objection	Approval
16/1384/VAR 109 Withycombe Village Road	Objection	Approval
16/1387/FUL 17 Little Meadow	No Objection	Refusal
16/1117/FUL 8 Broadmead	Deferred	Conditional Approval
16/1519/FUL Flat 3, 110, Exeter Road	No Objection	Approval
16/1391/FUL 27 Mount Pleasant Avenue	No Objection	Refusal
16/1171/FUL Mereworth Gorse Lane	Objection	Conditional Approval
16/1368/LBC Flat 1, 12, The Beacon	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 meeting closed at 18.55

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