

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 5th SEPTEMBER 2016 AT 6.00 P.M.

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

APOLOGIES: Councillor M Chapman, T Hill & B Nash

P16/114. MINUTES

The Minutes of the meeting held on 22nd August 2016 were approved.

Since the last meeting on the 22nd August Cllr L Elson had made a formal complaint to EDDC Planning Officer, Ed Freeman following the incorrect advice she had been given concerning the 16/1657/DEM, Jungle Fun and Putting Green, where a Planning West Officer had stated that all planning applications were determined by DMC. This was subsequently reported in a press article in the Exmouth Journal. Bad advice had also been received in respect of Goodmores Farm development considered an earlier meeting. A response to the complaint had been received from EDDC Planning and had been previously circulated to members. Cllr L Elson requested members to keep her informed of any other discrepancies in the future.

P16/115. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr F Caygill declared a personal interest in respect of planning application 16/1841/CPE, 19 Grange Avenue as he knew of the applicant.

Cllr L Elson declared a personal interest in respect of planning application 16/1962/FUL, 1 Sailmakers Court, Shelly Road as her employer Exmouth & Lympstone Hospiscare used the premises for an annual fund raising event.

P16/116. URGENT BUSINESS

None

P16/117.To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEE'S 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.		Tree Officer's Report – The trees were visible above the roof line and made a positive contribution to the amenity of the area. Removal of T1 & T2 would provide space for adjacent trees to grow and works are considered appropriate for the size of the garden and density of tree planting in the area. The works to T3 Oak are a repeat of past pruning. Recommendation - Approval	Approval in accordance with the Tree Officer's report.
LIMIT	13.09.16				
WARD	Halsdon				
PLAN No:	<u>16/1774/ADV</u>	223 Exeter Road, EX8 3DZ Ms Jan Clark (Notemachine) Retention of internally illuminated signage to ATM machine and halo illuminated to ATM surround	Cllr J Elson- Had no objection Highways- Did not wish to comment	None	Approval
LIMIT	04.10.16				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	<u>16/1737/TCA</u>	Flat 1 9 Louisa Terrace, EX8 2AQ Dr T Roberts T1, Fir: Fell.		<p>Tree Officer's Report – This tree could be seen from surrounding apartments and was one of only a few trees and large shrubs that breakup the built form in this part of the Conservation Area. No significant damage was visible to the wall adjacent to the tree that could be considered consistent with tree root damage. In the absence of any evidence the removal of the tree was not considered appropriate.</p> <p>A tree preservation order 16/0057/TPO had been made on the tree to prevent its removal.</p>	Refusal in accordance with the Tree Officer's report.
LIMIT	02.09.16				

P16/118. 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>16/1920/FUL</u>	34 Parkside Drive, EX8 4LD Mr R Southwood Replacement and extension of existing porch. Replacement of veranda	Highways- Did not wish to comment	None	No Objection
LIMIT	06.09.16				
WARD	Halsdon				
PLAN No:	<u>16/1936/FUL</u>	23 Marpool Hill, EX8 2LJ Ms Claire Booth Conversion of garage to annexe.	Highways- Did not wish to comment Cllr J Elson – No Objection	None	No Objection subject to a condition that the annexe was ancillary to 23 Marpool Hill and not used as a separate dwelling.
LIMIT	08.09.16				

PLAN No:	<u>16/1841/CPE</u>	19 Grange Avenue Martin Baylis Lawful development certificate for change of use of garage to dwelling house.	Certificate of lawfulness Application – explanatory letter from EDDC attached.	Cllr Jill Elson (Objects) This property had been subject to several enquiries by Environmental Health for the upper floor being used as a dwelling for which it had no planning. The people living in it had been rehoused. This property had a long history and the planning department should enquire of the Environmental Health and Planning departments history on this property which has been used unlawfully and issued with notices by EDDC. This would be very difficult as there are very limited parking places and the end of this avenue had NO turning area which resulted in visitors to the properties at the end having to reverse up the avenue.	Members felt given the long history associated with this property a certificate of lawfulness application should not have been validated and put forward consultation.
LIMIT	08.09.16				
PLAN No:	<u>16/2029/FUL</u>	Melody, Littlemead Lane EX8 3BU Mr Sam Walkey Proposed hip-to-gable roof conversion with front and rear dormers to provide additional living accommodation (revision to application 16/1064/FUL)		1 x Rep – Objection remained as before to the previous application on the grounds that the proposal was over large and overbearing resulting in a significant loss of light. The proposed window in the gable directly overlooked and should be obscured glazing to prevent loss of privacy. The design was out of keeping with the character of the immediate area being one of predominately pitched roofed bungalows and against the local plan policy of good standards of design and local distinctiveness.	Objection on the grounds that the proposal was overbearing, out of keeping with character of the area and overlooking the amenities of the adjacent properties.
LIMIT	15.09.16				

WARD	Littleham				
PLAN No:	<u>16/1523/FUL</u>	Annexe 11, Sarltdown Road EX8 2HY Mr Paul Rowley Change of use of annexe to detached dwelling	Highways – Standing advice	None	Objection the on the grounds that the annexe should remain part of the dwelling in accordance with the original decision notice at the time for the conversion garage to an annexe.
LIMIT	09.09.16				
PLAN No:	<u>16/1965/FUL</u>	8 St Margarets View, EX8 5BJ Mr W Yates Single storey side extension	Highway - Did not wish to comment	None	No Objection
LIMIT	13.09.16				

PLAN No:	<u>16/2013/FUL</u>	5C Trefusis Place, EX8 2AR Ms M White Proposed conversion of garage to living room and formation of kitchen/diner, incorporating the removal of existing roller shutter garage door and inserting new UPVC window and rendered panel to front (north) elevation	Highway - Did not wish to comment Cllr M Williamson Was reserving judgement until in possession of the assessment by County Highways in view of the resulting loss of one off the road parking space in a road often used as a 'rat run' between the Town Centre and the Salterton Road.	None	No Objection
LIMIT	13.09.16				
PLAN No:	<u>16/1922/FUL</u>	Devon Cliffs Holiday Centre Sandy Bay, EX8 5BT Haven Leisure Ltd The demolition of an existing amenity block, the installation of 26 new static caravan bases, to replace existing 43 touring pitches, and associated landscaping and infrastructure works.	Cllr M Williamson - Had no objection subject to an Environmental Health assessment on the matter of light pollution which could affect properties in the Foxholes Hill area.	None	No Objection subject to an Environmental Health assessment.
LIMIT	14.09.16				

PLAN No:	<u>16/1811/FUL</u>	Prattshayes Farm Maer Lane EX8 5DB Mr E J Morgan Retention of change of use of barns for use as reception, functions, cafe and bar, campsite store and weddings.	Highway - Did not wish to comment Cllr M Williamson - No Objection	None	No Objection
LIMIT	14.09.16				
WARD	Town				
PLAN No:	<u>16/1968/FUL</u>	79 Exeter Road, EX8 1QD Mrs M McLean Proposed change of use from A1 (Shop) to tanning salon (sui generis)	Highways – Standing advice Environmental Health – Did not anticipate any concerns	26 x Rep – Supported 1 x Rep – letter of objection from a neighbour who was concerned about the fire risk following the fire at the tanning studio in the parade.	No Objection
LIMIT	07.09.16				
PLAN No:	<u>16/1962/FUL</u>	1 Sailmakers Court Shelly Road, EX8 1XP Mr T Dix Replacement of window with bi-fold door and door with window	Highway - Did not wish to comment	None	No Objection
LIMIT	09.09.16				

PLAN No:	<u>16/1698/FUL</u>	Exmouth Chiropractic Clinic 53 Imperial Road, EX8 1DQ Marc Martineau Conversion of loft into 1no 3 bedroom flat, construction of front and rear dormer windows and rear staircase extension	Highways – Standing advice		No Objection
LIMIT	16.09.16				

P16/119. ITEM FOR CONSIDERATION

(i) DEVON COUNTY COUNCIL STREET CAFÉ LICENCE APPLICATION

Location: Prezzo 38/39 The Strand

Ward: Town

Copy letter and plan was previously circulated for consideration.

Consultation End Date: 16 September 2016

RESOLVED: No objection subject to checks that there was two metres of footway remaining for pedestrians and condition that there were pavement markings for the licensed area to ensure that there was no encroachment of footway.

The Chairman updated members about ETC becoming the licensing authority for pavement licensing in Exmouth.

Businesses would have to apply to ETC for a licence to have cafe seating and tables on the public highway – i.e. any paved or pedestrianised areas.

- Applications only considered where there was a minimum width of two metres of footway remaining for pedestrians.
- A licence would cost £200, with a yearly renewal fee of £85. Fees would be retained by ETC to cover administration costs.
- We would have to carry out a 28 day public consultation on all new applications.
- DCC would retain authority for enforcement.

Note: A condition of becoming the licensing authority should be applied in that DCC line mark all the current pavement licence holder's areas within the town and mark newly agreed pavement licensed areas as and when.

P16/120. ITEMS FOR INFORMATIONS

(i) EDDC Planning Enforcement

Copy letter sent by EDDC Enforcement officer was previously circulated for information.

(ii) NOTICE OF INTENTION TO INSTALL 1 X ELECTRONIC COMMUNICATION APPARATUS

Location: Dinan Way S/O 10 Coleridge Close

Copy notification letter was previously circulated for information.

P16/121. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/2441/FUL 41 Littleham Road	No Objection	Conditional Approval
16/0787/MOUT Rolle College Playing Field Douglas Avenue	No Objection	Conditional Approval

16/1524/FUL 3 Villa Maison 4 Cyprus Road	No Objection	Conditional Approval
16/1680/FUL 38 Danby Terrace	No Objection	Approval
16/1715/FUL 51 Salisbury Road	No Objection	Approval
16/0318/VAR Orcombe Lodge 12 Foxholes Hill	No Objection	Conditional Approval
16/1538/FUL 2 Bapton Close	Objection	Refusal
16/1628/FUL 43 Lyndhurst Road	No Objection	Approval
16/0555/FUL 3a Salterton Road	No Objection	Conditional Approval
16/1658/FUL The Dolphin Pre School & Nursery Raddenstile Lane	No Objection	Conditional Approval
16/1664/FUL Flat 1 Chippenham House 57 Salterton Road	No Objection	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 19.07

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