

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 19th SEPTEMBER 2016 AT 6.00 P.M.

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

APOLOGIES: Councillors M Chapman & T Hill

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mr M Moxey and Mr K Haywood spoke against planning application 16/1823/FUL, 77A St Johns Road

EDDC Cllr M Armstrong and Mr D Deverill spoke against planning application 16/1978/MFUL – Exebank & Danby House, Mudbank Lane.

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

P16/122. MINUTES

The Minutes of the meeting held on 5th September 2016 were approved.

P16/123. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr F Caygill declared a personal interest in respect of planning application 16/1699/FUL, 1 Stevenstone Road as he knew of the applicant. Cllr B de Saram also declared an interest as his daughter was a personal friend of the applicant's daughter.

Cllr C Nicholas declared a personal interest in respect of planning application 16/1823/FUL, 77A St Johns Road as she used to work with Mr Moxey who was objecting to the application.

P16/124. URGENT BUSINESS

None

P16/125. To Determine Applications under Delegated Powers.

| | | APPLICATIONS FOR DETERMINATION | COMMENTS | STATUTORY CONSULTEE'S VIEWS OF REPRESENTATIONS | DECISION |
|-----------------|--------------------|--|--------------------------------|---|--|
| WARD | Brixington | | | | |
| PLAN No: | <u>16/1796/TRE</u> | 59 Evergreen Close, EX8 4RR Mr C Page T1, Ash: Fell. T2, Oak: Reduce back to previous reduction points on second and third story branches, removing lengths up to 3-4m, making cuts no bigger than 80mm. | | Tree Officer's Report – The trees formed part of a much larger double linear group along Old Brixington Lane. Both had been historically topped and collectively added to the amenity and character of the area. Whilst re-pollarding was considered appropriate, removal of the ash would be detrimental to the general character of the public right of way. Recommendation – Split decision Approval for T1 Ash & T2 Oak – Re-Pollard at historical pollard points. Refusal – T1 Ash – Fell | SPLIT DECISION In accordance with the Tree Officer's report. APPROVAL for T1 Ash & T2 Oak to be pollard at historical points. REFUSAL of T1 Ash – Fell. |
| LIMIT | 23.09.16 | | | | |
| WARD | Littleham | | | | |
| PLAN No: | <u>16/1961/ADV</u> | 8-10 Littleham Road, EX8 2QG Co Op Food 1 no. internally illuminated fascia sign and 1 no. internally illuminated hanging sign | Highways – No Objection | | Approval subject to the illuminated signs being turned off outside business hours. |
| LIMIT | 14.10.16 | | | | |

P16/126.To consider the Planning Applications for consultation set out below

| | | APPLICATIONS FOR DETERMINATION | COMMENTS | STATUTORY CONSULTTEES VIEWS OF REPRESENTATIONS | DECISION |
|-----------------|--------------------|--|--|--|--|
| WARD | Brixington | | | | |
| PLAN No: | <u>16/1992/FUL</u> | 7 Marions Way, EX8 4LF Mrs Debbie Lawrence Construction of front porch extension incorporating lean-to roof and construction of side store. | Highways - Did not wish to comment. | None | The application description did not refer to the conversion of the garage into a bedroom and questioned the validity of the application, the Committee therefore deferred to comment. |
| LIMIT | 20.09.16 | | | | |

| | | | | | |
|------------------------|---------------------------|---|--|---|--|
| <p>PLAN No:</p> | <p><u>16/1823/FUL</u></p> | <p>77A St Johns Road, EX8 4GA Mr & Mrs Richard Price Two storey extension and raising roof of original dwelling to provide first floor accommodation including dormer windows on front elevation. Internal alterations to form annexe</p> <p>Mr M Moxey & Mr K Haywood spoke during the public speaking time against the application.</p> | <p>Note- Cllr C Nicholas had previously declared a personal interest.</p> | <p>2 x Rep – Neighbours were concerned that the proposed increase in roof height would result in overlooking and loss of privacy to their properties as the site was on a higher ground. The extension would convert this bungalow into a 6-bedroom house which would be overbearing and out of keeping in the area.</p> | <p>Objection on the grounds of overbearing, out of keeping and the loss of amenity to adjacent properties.</p> <p>Should the application be determined by Committee, members requested that the Committee made a site visit in order to make an informed decision.</p> |
| <p>LIMIT</p> | <p>23.09.16</p> | | | | |

| WARD | Halsdon | | | | |
|-----------------|--------------------|--|--|--|---|
| PLAN No: | <u>16/1931/VAR</u> | 37 Phillipps Avenue, EX8 3HZ Mrs Susan brown Variation of condition 2 (approved plans) of planning permission 13/0640/FUL (demolition of garage and construction of bungalow) to allow non-obscured openable rooflights to rear | Highways - Do not wish to comment. | 2 x Rep – Objected on the grounds of loss of privacy and noise. | Objection on the grounds of overlooking and the proximity of properties on Keverel Road. |
| LIMIT | 20.09.16 | | | | |

| | | | | | |
|------------------------|----------------------------|--|--|--|---|
| <p>PLAN No:</p> | <p><u>16/1978/MFUL</u></p> | <p>Exebank And Danby House Mudbank Lane, EX8 3EG DCH Group Demolition of existing buildings and erection of 36 dwellings (of which 50% are to be affordable and 50% open market).</p> <p>EDDC Cllr M Armstrong and Mr D Deverill</p> | <p>Natural England – Offered advice to LPA to assess and consider.</p> <p>Housing Strategy Officer – were in favour delivery of affordable housing.</p> <p>Cllr J Elson – supported the application.</p> <p>Highways – Comments were to follow.</p> <p>SWW – No Objection</p> | <p>7 x Rep – Design of the houses were out of keeping and unsympathetic with surroundings. Density of housing excessive and considered overdevelopment on a site that was currently an open aspect. Concerned on the grounds of safety about the increase in traffic in particular Mudbank Lane and Carter Avenue. Loss of public amenity with the removal of a number of mature trees. Appeared to be a lack of parking provision.</p> | <p>The Committee accepted in principle to development of the site but deferred to comment in full pending further assessment reports eg. Habitat & Highways. There were concerns regarding the design of the houses & the footprint of the affordable housing. Also the impact on neighbours in particular highway issues.</p> |
| <p>LIMIT</p> | <p>22.09.16</p> | | | | |

| WARD | Littleham | | | | |
|-----------------|--------------------|--|---|------|---|
| PLAN No: | <u>16/1716/FUL</u> | Sherwood Foxholes Hill, EX8 2DF Mr Julian Bird Extension and conversion of garage into dwelling | Highways – Gave Standing Advice | None | No Objection subject to a condition being applied that the dwelling is not to be sold as a separate dwelling to the main dwelling Sherwood. |
| LIMIT | 20.09.16 | | | | |
| PLAN No: | <u>16/2019/FUL</u> | 79 Foxholes Hill, EX8 2DH Dr Chris Edwards Construction of front and rear dormers and windows to existing gables. | Highways – Did not wish to comment | None | No Objection |
| LIMIT | 20.09.16 | | | | |
| PLAN No: | <u>16/1699/FUL</u> | 1 Stevenstone Road, EX8 2EP M Ly Demolition of restaurant and construction of 7 no. houses | Note: Cllrs F Caygill & B de Saram had previously declared a personal interest. | None | No Objection |
| LIMIT | 22.09.16 | | | | |

| | | | | | |
|------------------------|---------------------------|--|--|-------------|---|
| <p>PLAN No:</p> | <p><u>16/1894/FUL</u></p> | <p>16 Portland Avenue, EX8 2BS Mr & Mrs C & E Low Construction of detached dwelling, provision of car and cycle parking and associated external works</p> | | <p>None</p> | <p>No Objection however members wished it to be noted that the existing garage fronting Portland Avenue was in poor disrepair and it was not clear from the plans if it was going to be refurbished. Members were also concerned that the new dwelling was not easily accessible for the emergency services.</p> |
| <p>LIMIT</p> | <p>29.09.16</p> | | | | |

| WARD | Town | | | | |
|-----------------|--------------------|---|---|------|---------------------|
| PLAN No: | <u>16/1703/COU</u> | 11 Tower Street, EX8 1NT Mr Michael Balbi Change of use from restaurant to dwelling and replacement of doors and windows | Highways Gave Standing Advice | None | No Objection |
| LIMIT | 20.09.16 | | | | |
| PLAN No: | <u>16/1855/FUL</u> | 22 Parade, EX8 1RW Mr Yarde Change of use of from A1 (shop) to tanning salon (sui generis) with associated works to shop front | Environmental Health – No concerns were anticipated. | None | No Objection |
| LIMIT | 23.09.16 | | | | |

| | | | | | |
|-----------------|---------------------------|---|---|---|---|
| PLAN No: | <u>16/0979/FUL</u> | Landon House 9 New North Road, EX8 1RU Ms Lynette Lee Change of use of day care centre (D1- Non Residential Use)) to 3 dwellings (C3 Use), including demolition of part of existing building and construction of a two-storey extension. | Highways – Gave Standing Advice | 2 x Rep – Concerned about the increase in noise from 3 dwellings using a small space, loss of light and impact of car parking in New Street. | No Objection |
| LIMIT | 27.09.16 | | | | |
| WARD | Withycombe Raleigh | | | | |
| 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 <u>Amended Description</u> Demolition of garage and <i>side extension</i> and erection of new two storey attached dwelling | Town Council – 22.08.16 – had no Objection Cllrs S Gazzard & B Bailey – had no Objection Highways – Gave Standing Advice | 6 x Rep since meeting on the 22.08.16. Concerned about parking, congestion, overdevelopment and appearance. | No Objection to the amended description. |
| LIMIT | 20.09.16 | | | | |

**P16/127. ITEM FOR INFORMATION
(i) TREE PRESERVATION ORDERS
PROPOSALS**

**Land 1 to 10 Drakes Gardens
TPO No: 16/0004/TPO**

**Land adjacent to 72 Masey Road
TPO No: 16/0008/TPO**

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

P16/128. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

| APPLICATION | EXMOUTH TOWN COUNCIL VIEW | EDDC DECISION |
|--|--------------------------------------|-------------------------|
| 15/2588/FUL Point House,5 Trinity Road | No Objection | Approval |
| 15/2861/FUL 14 Cyprus Road | No Objection | Conditional Approval |
| 16//0344/COU Manor Cottage Restaurant, 5 St Andrews Road | No Objection | Conditional Approval |
| 16/1187/FUL 15 Carlton Hill | No Objection | Conditional Approval |
| 16/1263/FUL Land South of Courtlands Lane | Objection | Refused |
| 16/1282/LBC The Coach House, Courtlands Lane | No Objection | Conditional Approval |
| 16/1702/FUL 12 Stevenstone Road | No Objection | Approval |
| 16/1850/FUL 77 Foxholes Hill | No Objection | Approval |
| 16/0345/LBC Manor Cottage Restaurant, 5 St Andrews Road | No Objection | Approval |
| 16/1735/FUL 68 Meadow View Road | No Objection | Conditional Approval |
| 16/1752/FUL Brandon House, 29 Douglas Avenue | No Objection | Approval |
| 16/1503/FUL 1 Belmont Terrace, School Lane | No Objection | Conditional Approval |
| 16/1849/FUL 48 Douglas Avenue | No Objection | Approval |
| 16/1735/FUL 68 Meadow View Road | No Objection | Approval |

| | | |
|--|---------------------|-----------------------------|
| 15/2711/MOUT University of Plymouth 1 Douglas Avenue | No Objection | Withdrawn |
| 16/1434/COU 111 Exeter Road | No Objection | Conditional Approval |
| 16/1436/FUL 62-64 New Street | No Objection | Refusal |
| 16/1182/FUL Land adjacent 26 Gibson Close | Objection | Conditional Approval |
| 16/1585/FUL Long Lane House 1C Cranford Avenue | No Objection | Conditional Approval |
| 16/1726/FUL 33 Hulham Road | No Objection | Conditional Approval |
| 16/1773/FUL 223 Exeter 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 19.15

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