

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 3<sup>rd</sup> OCTOBER 2016 AT 7.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
F Caygill M Chapman  
B de Saram T Hill  
R Masding B Nash  
C Nicholas B Taylor

**APOLOGIES:** Councillor T Dumper

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

EDDC Cllr M Armstrong spoke against planning application 16/1978/MFUL, Exebank & Danby House, Mudbank Lane. Mr D Seaton from PCL Planning spoke in support of his client's application.

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

**P16/129. MINUTES**

The Minutes of the meeting held on 19<sup>th</sup> September 2016 were approved.

**P16/130. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Cllr F Caygill and B Taylor declared a personal interest in respect of planning application 16/2268/FUL, Lyngby, Maer Lane as they knew the applicant.

Cllr B de Saram declared a personal interest in respect of planning application 16/2063/FUL, 2 Fairfield Close as he knew the applicant.

Cllr T Hill declared a personal interest in respect of planning application 16/2056/FUL, Store at the rear of Belvedere House, Danby Lane.

Cllrs M Chapman, C Nicholas and B de Saram declared a personal interest in respect of item (i) for consideration, premises minor variation application as they sat on the licensing sub-committee at EDDC who would decide the application

**P16/131. URGENT BUSINESS**

None

**P16/132. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>16/2025/TRE</u>	<p>60 Evergreen Close, EX8 4RR  <b>Mrs Swift</b>                      T1 &amp; T2, Oaks: Crown Reduction: Remove branch lengths up to 2 metres in length with pruning cuts up to 50mm in diameter. Retaining T1 at 11 metres height and T2 14 metres height and easterly crown spreads of 4 metres.                      T3 and T4, Oaks:                      Option A - Fell T3 and T4                      Option B - T3, Crown reduction, remove branch lengths up to 2 metres in length with pruning cuts up to 50mm in diameter. Retaining a tree with a height of 12 metres and easterly crown spread of 4 metres.                      T4, Fell.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>                      None</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>Tree Officer’s Report</b> – The trees formed part of a much larger linear group. Seen above the Old Brixington Lane public right of way and the roof line of the adjacent bungalows they made a significant contribution amenity of the area. T1 &amp; T2 Oaks had been historically managed in the past. T3 was a well formed and important part of the larger tree group. Its removal would create a hole in the tree group and was considered detrimental to the amenity of the area should it be removed. T4 was largely suppressed with two stems now dead. Removal would allow more space for the surrounding trees without affecting the amenity of the area.</p> <p><b>Recommendation- Split Decision</b>  <b>Approval</b> of T1,T2 &amp; T3 Oak: Crown Reduction works as specified. T4 – Fell  <b>Refusal</b> of T3 Oak - Fell</p> <p><b>DECISION: Split decision in accordance with the tree officer’s report.</b></p> <p><b>APPROVAL</b> of T1 &amp; T2 Oaks: Crown reduction works, T3 Oak: Option B crown reduction works. T4 Oak – Fell</p> <p><b>REFUSAL – T3 Oak - Fell</b></p>
<b>LIMIT</b>	19.10.16	

**P16/133.To consider the Planning Applications for consultation set out below.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>16/2109/FUL</u>	<p>26 Pines Road, EX8 5NH  <b>Jennifer Rock</b>                      Raising of the roof of the existing garage to form a converted garage</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – did not wish to comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION: No Objection subject to a condition that the proposed annexe was not used or sold as a separate dwelling.</b></p>
<b>LIMIT</b>	05.10.16	
<b>PLAN No:</b>	<u>16/2190/FUL</u>	<p>1C Spiders Lane, EX8 5NE  <b>Mrs K Powell</b>                      Construction of two storey rear extension</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – did not wish to comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION: No Objection</b></p>
<b>LIMIT</b>	06.10.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>16/2250/FUL</u>	12 Linden Close, EX8 4JW <b>Mr J Buglass</b> Replacement steps to front door  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	11.10.16	
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>16/2085/FUL</u>	2 Swiss Close, EX8 4QF <b>Mr &amp; Mrs M Howells</b> Construction of side extension and extension to garage with replacement roof  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	05.10.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/1978/MFUL</u>	<p>Exebank &amp; Danby House, Mudbank Lane, EX8 3EG</p> <p><b>DCH Group</b> Demolition of existing buildings and erection of 36 dwellings (of which 50% are to be affordable and 50% open market).</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Environmental Health-</b> Conditionally Approved  <b>Contaminated Land Officer –</b> Conditionally Approved  <b>Cllr M Armstrong –</b> Concerned about the number, density, design and height of the housing. Increase in traffic in an area which had already a busy cycle route and was at one point one lane only. Overlooking &amp; overbearing issues to the two cottages in Mudbank Lane and questioned the loss of the number of mature trees.  <b>DCC Flood Risk SuDS –</b> Objected to the application as it stood and required further information to be submitted.  <b>Environment Agency –</b> No objection subject to conditions  <b>Landscape Architect –</b> Found the application to be unacceptable in landscape and visual terms.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>6 x Rep –</b> Circulated to members during the meeting.</p> <p>The Chairman had clarified with EDDC Planning regarding footprint policy who had advised that as the LPA they had no policy but the footprint met DCH own guidelines. A report from Highways was still pending. The Ecology report contained the habitat information requested.</p> <p><b>DECISION: Objected to the application as it currently stood on the basis of comments received from DCC Flood Risk and the Landscape Architect. However, members did agree with development on the site in principle.</b></p>
<b>LIMIT</b>	Deferred from 19.09.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>16/2063/FUL</u>  <b>Note:</b> Cllr B de Saram had previously declared a personal interest.	2 Fairfield Close, EX8 2BN <b>Mr Max Champion</b> Construction of detached garage  <b>COMMENTS STATUTORY CONSULTTEES:</b> None  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	05.10.16	
<b>PLAN No:</b>	<u>16/2086/FUL</u>	3 Delderfield Gardens, EX8 2DT <b>Mr Atkins</b> Construction of replacement front porch  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	05.10.16	
<b>PLAN No:</b>	<u>16/2171/FUL</u>	5 Capel Lane, EX8 2QZ <b>Mrs Waters</b> Front and rear extensions and new roof over garage  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	06.10.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2061/VAR</u>	34 Douglas Avenue Exmouth EX8 2HB <b>Mr Quintin Bull</b> Variation of condition 2 (plans condition) of planning permission 15/1955/MFUL for the construction of a first floor extension to Plot 1 and enlarged balcony  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	11.10.16	
<b>PLAN No:</b>	<u>16/2166/FUL</u>	47B Salterton Road, EX8 2EF <b>Mr &amp; Mrs J &amp; J Sheerin</b> Replacement of existing outbuildings with new single storey building containing yoga studio and support spaces  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> – Neighbour concerned that their garage was adjacent to the entrance of the new proposed building and people may park in front, blocking their exit.  <b>DECISION: No Objection subject to a condition that the proposed building is ancillary to 47B Salterton Road and is not to be sold or used as a separate residence.</b>
<b>LIMIT</b>	11.10.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>16/2227/VAR</u>	<p>Rolle College Playing Field Douglas Avenue <b>Blue Cedar Homes</b> Variation of condition 5 of approval granted under 16/0787/MOUT to change the wording from a pre-commencement of development condition to a condition requiring submission and agreement of the CUA (Community Use Agreement) before the playing pitches first come into use and not later than the first occupation of the first dwelling</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Sport England</b> – Would respond by target date. <b>Policy</b> - If a CUA was submitted and agreed prior to first occupation then the homes would already have been built and the protected open space already lost before the LPA could be absolutely satisfied that suitable and sufficient community use had been secured. This would not be acceptable. The Policy officers therefore recommend that Condition 5 of the permission remains as approved.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> None</p> <p><b>DECISION: Object to the proposal in accordance with the advice from EDDC policy department.</b></p>
<b>LIMIT</b>	11.10.16	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/1106/FUL</u>	<p>3A Elwyn Road, EX8 2EL  <b>Mr And Mrs Gill</b>  Erection of single storey rear extension, two storey side extension, loft conversion, and installation of pitched roof on existing garage</p> <p><b>Amended Plans</b>  Removal of side window, provision of high level rear windows, removal of extension to garage and inclusion of contextual drawings</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Town Council-</b> Objected to the original application on 31.05.16 on the grounds that the 2<sup>nd</sup> floor window would be overlooking and access to the garage could be too narrow.  <b>Cllr M Williamson</b> – Supported the amended application.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  2 previous objections to original application.</p> <p><b>DECISION: Councillors were concerned that previous issues have still not been addressed but on balance were happy to approve the application subject to obscured glass being used in three high windows at the rear.</b></p>
<b>LIMIT</b>	05.10.16	
<b>PLAN No:</b>	<u>16/2194/FUL</u>	<p>1 Rocklands, Rolle Road, EX8 2DS  <b>Michelmores LLP (Agent)</b>  Retention of trellis fencing</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  None</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  1 x letter of support</p> <p><b>DECISION: Objection to the retention of the trellis fencing as it was out of keeping in a conservation area. Members felt that the wall should be reinstated to the height of the original wall instead.</b></p>
<b>LIMIT</b>	17.10.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2268/FUL</u>  <b>Note:</b> Cllrs F Caygill and B Taylor had previously declared a personal interest.	Lyngby Maer Lane, EX8 2DD <b>Mr M Clarke</b> Alterations to existing building to provide additional habitable accommodation  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Cllr M Williamson</b> supported the application.  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection subject to a condition that the additional accommodation was ancillary to and not sold or used separately to the main dwelling.</b>
<b>LIMIT</b>	12.10.16	
<b>PLAN No:</b>	<u>16/2071/TEL</u>	Mast Site At SWW Reservoir, Gore Lane, Sandy Bay, EX8 5DA <b>EE Ltd</b> Replacement of 3 no. antennas on existing 11.5m high monopole, replacement of existing equipment cabinet with a new cabinet in the same location and minor ancillary works  <b>COMMENTS STATUTORY CONSULTEES:</b> None  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	12.10.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>16/2305/OUT</u>	<p>51B Salterton Road, EX8 2EF  <b>Mr And Mrs S West</b>            Outline application for the construction of a detached dwelling, seeking approval for access, layout and scale (matters of landscaping and appearance are reserved).</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>            None</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION: No Objection in principle to development on the site subject to any future proposed dwelling being single storey only.</b></p> <p><b>It was noted that the poor condition of the unadopted access road was not a planning consideration.</b></p>
<b>LIMIT</b>	17.10.16	
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>16/2180/LBC</u>	<p>53 Bicton Street, EX8 2RU  <b>Mr &amp; Mrs Burt</b>            Replacement roof and chimney</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment.  <b>Conservation-</b> Accepted in principle subject to additional information</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>Decision: No Objection subject to the Conservation Officer’s approval.</b></p>
<b>LIMIT</b>	06.10.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2189/FUL</u>	<p>53 Bicton Street, EX8 2RU  <b>Mr &amp; Mrs Burt</b>  Construction of replacement chimney</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did Not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION: No Objection subject to the Conservation Officer’s approval.</b></p>
<b>LIMIT</b>	06.10.16	
<b>PLAN No:</b>	<u>16/2056/FUL</u>  <b>Note:</b> Cllr T Hill had previously declared a personal interest and left the room whilst the application was discussed.	<p>Store At The Rear Of Belvedere House Danby Lane  <b>Mr Jamie Chilcott</b>  Demolition of existing warehouse/store with redevelopment of 4 No. townhouses with associated garages.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Environment Agency</b> – Did not wish to comment  <b>Highways</b> – Views requested by EDDC.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1x Rep</b> – Objected on the grounds that the garages were accessed via the rear service lane which was a private road with parked vehicles parked there most of the time. The lane serviced private business which would not be able to operate if garages were installed.</p> <p><b>DECISION: Objection on the ground of height, mass and over bearing nature of the application. The plans did not indicate any provision of amenity space for refuse/recycling facilities. There was also concern regarding the access to the rear garages from the narrow private service lane but it was noted that this would be a civil matter.</b></p>
<b>LIMIT</b>	11.10.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>16/2273/FUL</u>	Flat 2 105 Victoria Road, EX8 1DR <b>K Rowsell</b> Conversion to provide 2 one bedroom and 1 two bedroom apartments.  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Standing advice  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	14.10.16	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>16/2106/FUL</u>	1 Normandy Close, EX8 4PB <b>Ms Susan Munt</b> Construction of new dwelling  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Environmental Health</b> – No Observations <b>Highways</b> – Gave standing advice  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: Objection on the grounds of overdevelopment and the visual impact would be out of keeping in an area with the open space.</b>
<b>LIMIT</b>	06.10.16	
<b>PLAN No:</b>	<u>16/2174/FUL</u>	8A Chudley Close, EX8 4DY <b>Mr P Seager</b> Ground floor front extension, conservatory to rear and first floor side extension  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Do not wish to comment <b>Cllr B Bailey</b> – No Objections  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION: No Objection</b>
<b>LIMIT</b>	11.10.16	

## **P16/134. ITEMS FOR CONSIDERATION**

### **(i) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003**

**Ref No.** 042520

**Premises:** Cranford Sports Club 42 Salterton Road, EX8 2EQ

**Ward:** Littleham

**Name of applicant:** Cranford Sports Club

**Premises Licence Minor Variation Application to include PROPOSED VARIATION**

Extend the premises opening hours to start 06:30 Monday to Friday and 08:00 Saturday and Sunday There would be no other variation to the licence.

Application was in respect of OPENING HOURS ONLY and not the selling of alcohol.

A number of their patrons had requested an earlier opening time to use the gym hence why the minor variation application had been submitted.

Last Date for receipt of representations by the Licensing Authority 05 October 2016

**Noted, members had no comment to make.**

**Note:** Cllr M Chapman, C Nicholas & B de Saram left the room whilst discussions took place for the above licensing application as they had previously declared a personal interest.

### **(ii) EAST BUDLEIGH WITH BICTON NEIGHBOURHOOD PLAN – SUBMISSION CONSULTATION**

To consider the East Budleigh with Biction Neighbourhood Development Plan. The plan is available for consultation until the 17<sup>th</sup> October 2016.

The designated area for the East Budleigh with Biction Neighbourhood Plan abutted Exmouth Brixington Ward. Cllrs M Chapman and C Nicholas would report any comments to members of at the next planning meeting on 17<sup>th</sup> October.

## **P16/135. ITEMS FOR INFORMATION**

### **(i) PRIOR NOTIFICATION - 16/2087/DEM**

**Location:** Dj's, Diner Queens Drive, EX8 2AY

**Proposal:** Demolition of café

Noted. However Councillors questioned whether EDDC's DMC had applied a condition that neither DJ Diner or any beach huts could be demolished prior to receipt of a planning application in respect of the water sports centre. This needs to be substantiated.

### **(ii) LICENSING BRIEFING**

Steven Saunders, Licensing Manager at EDDC Licensing Team would be giving a briefing after the planning meeting on Monday 17<sup>th</sup> October to give an overview of recent change and what the licensing laws required and the grounds to make a representation or objection.

**(iii) TREE PRESERVATION ORDER**

**Proposal:** Land at and adjacent to the Marley Road public footpath; to the east of numbers 25 and 26 Brittany Road

**TPO No:** 16/0068/TPO

The above tree preservation order was confirmed by EDDC Arboricultural team.

**P16/136. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
16/1811/FUL Prattshayes Farm, Maer Lane	No Objection	Approval
16/1965/FUL 8 St Margarets View	No Objection	Approval
16/1523/FUL 11 Sarltdown Road	Objection	Approval
16/1581/LBC A La Ronde, Summer Lane	No Objection	Conditional Approval
16/1936/FUL 23 Marpool Hill	No Objection	Conditional Approval
16/1968/FUL 79 Exeter Road	No Objection	Approval
16/1920/FUL 34 Parkside Drive	No Objection	Approval
16/1863/VAR The Range, Liverton Business Park	No Objection	Conditional Approval
16/1962/FUL 1 Sailmakers Court	No Objection	Approval
16/1931/VAR 37 Phillipps Avenue	Objection	Withdrawn
16/1992/FUL 7 Marions Way	Deferred to comment	Approval

**P16/137. DEVON COUNTY COUNCIL - PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
DCC/3886/2106 Withycombe Raleigh C of E School	No Objection	Conditional Approval

**The meeting closed at 20.30**

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