

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 17th OCTOBER 2016 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill M Chapman
B de Saram T Dumper
S Gazzard (Reserve for Withycombe Raleigh)
T Hill R Masding
B Nash C Nicholas

APOLOGIES: Councillor B Taylor

P16/138. MINUTES

The Minutes of the meeting held on 3rd October 016 were approved.

P16/139. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr T Hill declared a personal interest in respect of planning application 16/2349/FUL, 17 Danby Terrace as the next door neighbour was an acquaintance.

P16/140. URGENT BUSINESS

None

P16/141. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>16/2094/TRE</u>	<p>Land West of 5 St Malo Close Mr R Cartwright Monterey Pine: Prune back three lateral branches as indicated in the application image.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: Tree Officer's report – This large mature Monterey Pine was part of a larger group and was visually significant and had a high amenity value. Damage to the vehicle at the applicant's property had been previously experienced through branch failure hence the request for works to reduce the 3 lateral branches which currently hang over the drive of the property. The 2 lower branches had however been managed with a result that they were considerably shorter than they would have been and further reduction would result in removal of most of the foliage and therefore detrimental to the physiological and structural condition of the tree and should be refused. Approval of reduction of the uppermost limb was felt appropriate as this limb had the most potential to fail and cause more damage.</p> <p>Split decision</p> <p>Recommendation to approve the prune back of the uppermost branch.</p> <p>To refuse the prune back of the 2 lower branches as this would be detrimental to the amenity value and the physiological condition of the tree.</p> <p>Note: Permission would need to be sought from the owners of the trees – EDDC.</p> <p>DECISION: SPLIT DECISION REFUSAL of the pruning back of the 2 lower branches. APPROVAL of the pruning back of the uppermost branch</p>
LIMIT	31.10.16	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>16/2066/TRE</u>	<p>34 Douglas Avenue, EX8 2HB</p> <p>Mr Dodge T5, Holly: Fell T6, Oak: Crown lift to 4 metres over development, maximum diameter cuts of 75mm. Remove significant deadwood.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>Tree Officer's report – This multi- stemmed mature Holly T5, although sub-dominant to a Lime Tree growing on DCC's Highway, was retained as part of the landscaping of this new development. This evergreen tree provided all year around softening to the new development and character and it was unclear as to why there is a need for removal but it was noted that currently some roots had been exposed and severed which is currently being investigated by EDDC enforcement.</p> <p>The mature Oak, T6, growing on the Northern boundary makes a significant positive contribution to the amenity and character of the surrounding area. The works are considered appropriate.</p> <p>Split Decision</p> <p>Refusal of felling of the Holly as the tree formed part of the landscaping scheme and contributed to the amenity and character of the area particularly in the winter when other deciduous trees are leafless.</p> <p>Approval of Oak to crown lift to 4 metres over development with max diameter cuts of 75mm and removal of significant deadwood.</p> <p>DECISION: SPLIT DECISION REFUSAL of the felling of T5 Holly tree. APPROVAL of T6 Oak crown lift to 4m</p>
LIMIT	26.10.16	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>16/2017/ADV</u>	<p>42 Chapel Street, EX8 1HW Mountain Warehouse 1 no internally illuminated fascia sign and 1 no internally illuminated projecting sign.</p> <p>COMMENTS STATUTORY CONSULTEES: Highway- No Objection</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: APPROVAL subject to the illuminated sign being turned off outside trading hours.</p>
LIMIT	25.10.16	
WARD	Withycombe Raleigh	
PLAN No:	<u>16/1960/ADV</u>	<p>Tesco Salterton Road, EX8 2TS Tesco Stores Ltd 7 numbers of illuminated signs and 59 numbers of non-illuminated signs including car park navigational signs, signs related to store and business promotions. Refer the supporting drawings B201_001, 002, 003, 004, 005, 006, 007 and 008-signage detail table.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: APPROVAL subject to the illuminated signs being turned off outside trading hours.</p>
LIMIT	27.10.16	

P16/142. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>16/2367/FUL</u>	<p>56 Parkside Drive, EX8 4LD Mr G Ankin Single storey rear extension and alterations to decking</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – It was an encroachment to the privacy of neighbours at the rear of the property. As the extension, which was elevated above the property, will overlook the conservatory, kitchen and dining room. Water run off would be added to through extra coverage of the ground.</p> <p>DECISION: No Objection</p>
LIMIT	26.10.16	
WARD	Halsdon	
PLAN No:	<u>16/2126/FUL</u>	<p>East Lodge, Courtlands Lane, EX8 3NZ Mr Joe Oxley Construction of replacement dwelling</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Standing advice</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: No Objection</p>
LIMIT	24.10.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2291/FUL</u>	<p>25 Essington Close, EX8 4QY Mrs Eileen Bryce Construction of side dormer, including rooflights, and extension to roof to facilitate loft conversion</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: Cllr. J Elson objects to this application as the proposed extension is overbearing, out of keeping and overlooks properties in Littlemead Lane.</p> <p>DECISION: Objection on the grounds that it was overlooking, overbearing and out of keeping.</p> <p>Note: The application should have been described as retrospective as the side dormer was almost built.</p>
LIMIT	18.10.16	
PLAN No:	<u>16/2137/FUL</u>	<p>Lovering House, Hulham Road, EX8 5BB Mrs S Atherall Construction of replacement 2 metre fence</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Objection as the height of the fence was considered unnecessary and was higher than the original fence. Members were extremely concerned about the loss of the protected Devon bank and the encroachment onto Devon County owned public highway.</p>
LIMIT	18.10.16	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>16/2281/FUL</u>	<p>2 Bapton Close, EX8 3LG Mr K Nill Proposed new garage with upstairs storage</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: No Objection subject to a condition that the garage was restricted to being used for storage only and not used as a single dwelling.</p>
LIMIT	21.10.16	
WARD	Littleham	
PLAN No:	<u>16/0956/FUL</u>	<p>29 Foxholes Hill, EX8 2DG Mr Richard Eaton Retention of caravan and porch for temporary period during renovation works</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – the unsightly caravan, sited since 2014, has been extended with a brick porch and would not be removable once the extension is finished. The neighbour wishes it to be noted that glass in windows of the dwelling overlooking his property have not been fitted with obscure glass in line with the original permission.</p> <p>DECISION: Objected to the retention of the caravan. Members wished EDDC enforcement to pursue the replacement of clear glass with obscure glass in the side of the property which overlooked No.31 in line with the conditional planning approval.</p> <p>Environmental Health to be asked to visit the property to access the Health & Safety aspect of the state of the garden and to the potential danger connected with children having access to the front porch as they had been seen on the top of it.</p>
LIMIT	18.10.16	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>16/2349/FUL</u> Note: Cllr T Hill had previously declared a personal interest	17 Danby Terrace, EX8 1QS Mr & Mrs Sparkes Construction of single storey rear extension COMMENTS STATUTORY CONSULTTEES: Highways – Do not wish to comment VIEWES OF REPRESENTATIONS: None
LIMIT	27.10.16	DECISION: No Objection
PLAN No:	<u>16/2119/LBC</u>	The Old Sail Loft, 9-11 Camperdown Terrace, EX8 1EJ Exmouth Marina Ltd Change of use of building to six apartments including internal and external alterations COMMENTS STATUTORY CONSULTTEES: Highways – Do not wish to comment VIEWES OF REPRESENTATIONS: 2 x Reps – Exmouth Society – have no objection to it being used for residential accommodation but wish the stonework beneath the cladding to be renovated in line with the temporary permission granted to the installation of cladding to temporarily protect the stonework of this listed building. Inadequate parking within the site. 1 x Rep – also objects to inadequate parking provision which should be doubled, cladding should be removed to enable the character of the old building to be restored. No provision for storage of bicycles or drying of washing. DECISION: No Objection subject to the Listed Buildings Officer’s approval and that the temporary cladding, approved in 2010 to protect further water ingress and deterioration of the stonework, be removed and the stone work be restored to its original condition as this was a Grade II listed building. Members commented that a parking provision and bike storage could be provided at Lavis Boatyard, as this was in the ownership of the applicant.
LIMIT	18.10.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2118/FUL</u>	<p>The Old Sail Loft, 9-11 Camperdown Terrace, EX8 1EJ Exmouth Marina Ltd Change of use of building to six apartments including internal and external alterations and associated parking</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment Contaminated Land Officer – Does not anticipate any concerns.</p> <p>VIEWS OF REPRESENTATIONS: Exmouth Society – the same as the previous application. 5 x Reps – object to inadequate parking provision which should be doubled, cladding should be removed to enable the character of the old building to be restored. No provision for storage of bicycles or drying of washing. The windows would overlook a property at the rear of the Sail Loft encroaching on their privacy.</p> <p>DECISION: No Objection subject to the Listed Buildings Officer’s approval and that the temporary cladding, approved in 2010 to protect further water ingress and deterioration of the stonework, be removed and the stone work be restored to its original condition as this was a Grade II listed building. Members commented that a parking provision and bike storage could be provided at Lavis Boatyard, as this was in the ownership of the applicant.</p>
LIMIT	18.10.16	
PLAN No:	<u>16/2283/FUL</u>	<p>10 Perrimans Row, EX8 1LR Mr T Pitman First floor rear extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: No Objection</p>
LIMIT	24.10.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2299/FUL</u>	The Waterfront Pier Head, EX8 1DU Mr Mitch Tonks Installation of cladding and flue COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: Conservation Officer does not wish to comment DECISION: No Objection subject to the cladding being sensitively applied to enable future removal if necessary. It was noted that details of the intended advertising application were included but that no consideration was given to the signage as that would be dealt with in a separate advertisement application.
LIMIT	26.10.16	

P16/143. ITEMS FOR CONSIDERATION

(i) EAST BUDLEIGH WITH BICTON NEIGHBOURHOOD PLAN – SUBMISSION CONSULTATION

Cllr C Nicholas reported to members that she had examined the proposed East Budleigh with Bicton Neighbourhood Development Plan and did not anticipate any implications to Brixington Ward or Exmouth.

The Committee were in support of the Development Plan.

(ii) BUDLEIGH SALTERTON NEIGHBOURHOOD PLAN – PRE-SUBMISSION DRAFT DOCUMENT

The Budleigh Salterton Draft Neighbourhood Plan was available for consultation until 11th November 2016.

Members would give consideration to the plan and wold feedback at the next meeting 31 October 2016.

(iii) GYPSY & TRAVELLER SITE DESIGN & LAYOUT SUPPLEMENTARY PLANNING GUIDANCE

The Committee considered any comments/response to the draft supplementary planning guidance. The draft plan was available for consultation until 15th November 2016. It was noted that the Committee were consulted in December 2015 to which the Committee proposed that the Long Range Hotel site near the A30 could be reinstated. The EDDC Officers in the draft plan consultation statement commented that the Long Range Hotel was for sale recently at a cost of £525,000. With grounds of just over 2 acres and planning permission for 12 lodges in the grounds it might have had potential, however it was no longer for sale and, even if it were, the cost of purchase and laying out would far exceed the budget agreed by members.

Note: Members wished to feedback that they still felt that Gypsy & Travellers sites should be provided alongside the A30.

P16/144. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDERS

Proposal: Trees at and Adjacent Bradham Court
TPO No: TPO/0070/TPO

Proposal: Land at 26 Hillcrest Garden
TPO No: TPO/0072/TPO

Proposal: Trees at Hillcrest Gardens
TPO No: TPO/0074/TPO

Proposal: Land to the south of Hillcrest Gardens
TPO No: TPO/0073/TPO

The above tree preservation orders had been confirmed by EDDC Arboricultural team.

(ii) APPEAL DECISION

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

The above appeal was dismissed, copy decision notice was previously circulated for information.

P16/145. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/2085/FUL 2 Swiss Close	No Objection	Approval
16/2086/FUL 3 Delderfield Gardens	No Objection	Conditional Approval
16/2109/FUL 26 Pines Road	No Objection	Conditional Approval
<u>16/1340/VAR</u> Land to rear of Aram Littlemead Lane	Objection	Conditional Approval
16/0446/FUL Jarvis Bungalows Littleham Road	No Objection	Withdrawn
16/1855/FUL 22 Parade	No Objection	Approval
16/2013/FUL 5c Trefusis Place	No Objection	Approval

16/2029/FUL Melody Littlemead Lane	Objection	Refusal
16/1705/FUL Land Adjoining 28 Holland Road	No Objection	Withdrawn
16/1716/FUL Sharwood Foxholes Hill	Objection	Withdrawn
16/1439/FUL 17 Manchester Street	No Objection	Conditional Approval

Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.

Cllr S Gazzard, who was registered partially sighted, asked the Clerk write to EDDC and request paper copies of planning applications. Members also requested that a paper copies were reinstated due to the poor quality of the scanned documents and in particular for viewing by the visiting public.

The meeting closed at 20.05

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