

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 31st OCTOBER 2016 AT 7.00 P.M.

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

APOLOGIES: Councillor M Chapman, B Nash and T Hill

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mr I Cann from the Exmouth Civic Society spoke against planning application 16/2409/MFUL, Davey Court, Buckingham Close.

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

P16/146. MINUTES

The Minutes of the meeting held on 17th October 2016 were approved.

P16/147. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P16/148. URGENT BUSINESS

None

P16/149. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>16/2263/TRE</u>	<p>58 Dukes Crescent, EX8 4SD Mr L Blaber T1, Oak: 2 metre crown reduction over trees eastern aspect as indicated in image appendix to the application.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – The tree was a large mature hedgerow tree growing on an old field boundary, the tree had a high level of public amenity. The works were considered excessive which would result in dense unsightly re growth. The overly large pruning cuts would be detrimental to the trees physiological condition. Recommendation – SPLIT DECISION Refusal of the 2 metre crown reduction over trees eastern aspect. Approval of lesser works. Crown reduction over the trees north eastern crown with pruning cuts no greater than 75mm in diameter as per image appendix 1.</p> <p>VIEWS OF REPRESENTATIONS: Councillor B Bailey supported the Tree Officer's report.</p> <p>DECISION: SPLIT DECISION Refusal of the 2 metre crown reduction over the trees eastern aspect Approval of lesser work for crown reduction over the trees north eastern crown with pruning cuts no greater than 75mm in diameter as per image appendix 1.</p>
LIMIT	15.11.16	

P16/150. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>16/2454/FUL</u>	<p>The Gables Marley Road, EX8 5DW Mr And Mrs Richard Proposed extension and garage conversion to form annexe accommodation.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection subject to a condition that the annexe was not sold as a separate dwelling.</p>
LIMIT	09.11.16	
PLAN No:	<u>16/2435/FUL</u>	<p>5 Cheriswood Avenue, EX8 4HG Mr & Mrs J & L Copsey Construction of first floor extension to front of house</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection</p>
LIMIT	07.11.16	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>16/1823/FUL</u>	<p>77A St Johns Road, EX8 4GA Mr & Mrs R Price Construction of two storey side extension, and erection of single storey side and front extensions. Internal alterations to form annexe.</p> <p><u>Amended Plans</u> Amendments to the proposal to reduce the size/scale. Change to the proposed description to read "Construction of two storey side extension, and erection of single storey side and front extensions. Internal alterations to form annexe.</p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council – Objected to the original application on the grounds of overbearing, out of keeping and the loss of amenity to adjacent properties and requested that should the application be determined by Committee, members made a site visit in order to make an informed decision.</p> <p>Cllr. C Nicholas objects.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – the addition of the second storey was out of keeping and out of character with the surrounding bungalows, it would overlook 75 & 77 St. Johns Rd and encroached greatly on their privacy particularly the living room and garden of 77. The footprint of the proposed building ran West to East and almost took over the entire width of the plot.</p> <p>DECISION: Objection, the amended plans still did not address previous concerns raised so previous objection stood.</p>
LIMIT	03.11.16	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>16/2421/VAR</u>	<p>37 Phillipps Avenue, EX8 3HZ Mrs Susan Brown Removal of condition 3 (obscure glazing and fixed shut rooflights) of planning application 13/2300/FUL (installation of rooflights and window to front elevation and rooflights to rear elevation to facilitate a loft conversion).</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS: 2 x Reps – objected to the removal of condition 3 as there would be a loss of privacy should the obscure glass be replaced by clear glass and a noise issue should the roof lights be allowed to be opened.</p> <p>DECISION: Objection on the grounds of overlooking and the proximity of properties on Keverel Road.</p>
LIMIT	03.11.16	
PLAN No:	<u>16/2410/FUL</u>	<p>18 Belle Vue Road, EX8 3DP Mr Churston Cunliffe Single storey side and rear extensions</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: No Objection</p>
LIMIT	07.11.16	
PLAN No:	<u>16/1892/FUL</u>	<p>28 Mount Pleasant Avenue, EX8 4QH Mr G Hughes Construction of decking, including steps to facilitate access</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: No Objection</p>
LIMIT	07.11.16	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>16/2409/MFUL</u> Ian Cann from the Exmouth Civic Society spoke during the public speaking time.	<p>Davey Court, Buckingham Close, EX8 2JB McCarthy & Stone Retirement Lifestyles Ltd Construction of three-storey retirement living apartment block, comprising 30 no. age exclusive retirement apartments with associated communal facilities, new access and landscaping.</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr M Williamson – Concerned that the scale of the build should be assessed to avoid a detrimental impact on the amenity of adjacent properties.</p> <p>VIEWS OF REPRESENTATIONS: Exmouth Civic Society – The draft findings of the Neighbourhood Plan had clearly identified the need for affordable housing for younger people and families. There was already an excessive number of this kind of age related development. Concerned that the pond had been infilled and trees felled without permission. The flat roof design was out keeping with the area.</p> <p>3 X Rep - The modernistic style of the roofing was out of character with the surroundings and proposed development at Plumb Park. The application had not taken into consideration the proposed Plumb Park development with regards to the traffic implications.</p> <p>DECISION: Objection on the grounds that granting permission for further development of this type would contribute to creating an unbalanced community towards the elderly. The flat roof was out of keeping with the streetscene. The proposed layout with 18 balconies would over look living spaces of house Nos. 2, 3 & 4 and bedrooms of bungalows Nos. 6,8,10,12 & 14 and that the proposed building should be placed further back on the plot.</p>
LIMIT	03.11.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/1922/FUL</u>	<p>Devon Cliffs Holiday Centre, Sandy Bay, EX8 5BT Nathaniel Lichfield & Partners Ltd (Agents) 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.</p> <p><u>AMENDED PLANS</u> These amendments relate to Tree Constraints, Impact Assessment and Tree Protection Statement</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – No Objection to the original application subject to an Environmental Health assessment.</p> <p>Landscape Architect – Still had issues concerning the significant ground level changes, suggested additional planting between caravan plots and incorporating a pedestrian access. The specified planting was inappropriate for the site conditions and alternative planting had been recommended. Conditions should also be attached if permission was granted.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection subject to an Environmental Health assessment and that the conditions of the Landscape Architect being met.</p>
LIMIT	31.10.16	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>16/2258/MFUL</u>	<p>12 And 14 Morton Road, EX8 1AZ AAA Inovations Ltd Change of use of Nursing Home to 10 no. residential apartments, including the construction of rear extensions and dormers</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: 4 x Rep – Objected on the grounds of overdevelopment of the site. Loss of light and privacy to the ground floor flat and garden. Concerned about the lack of parking and refuse storage provision. The extra footfall will create more noise in the area.</p> <p>DECISION: No Objection</p>
LIMIT	01.11.16	
WARD	Withycombe Raleigh	
PLAN No:	<u>16/2399/FUL</u>	<p>Foxhole, Pound Lane, EX8 4NP Mr Steve Taylor Construction of detached dwelling with associated garden area.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Objection on the grounds of overdevelopment. The plot size did not have the capacity to accommodate an additional dwelling and would be over bearing. With the lack of amenity space and no parking provision the proposal was considered unacceptable. Vehicles from the Barn parked on the pavement and members recommended that Highways were requested to reassess the application bearing that in mind.</p>
LIMIT	01.11.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2395/FUL</u>	<p>10 Denmark Road, EX8 4AP Mr G Crum Single storey rear extension and provision of parking area to front of property.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection</p>
LIMIT	02.11.16	
PLAN No:	<u>16/2314/FUL</u>	<p>36 Holland Road, EX8 4BA Mr M Pulman Extension and increase in height of existing garage to connect with house and extend to rear</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Defer to comment pending further information regarding the use of the garage as it was not clear to its usage from the plans submitted.</p>
LIMIT	02.11.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2486/FUL</u>	8 Drakes Avenue, EX8 4AB Mr J Hogan Construction of dwelling COMMENTS STATUTORY CONSULTTEES: Highways – Standing Advice VIEWS OF REPRESENTATIONS: 1 x Rep – Objected on the grounds that the design was out of character with the other houses in the road. Concerned that the side and back of the proposed dwelling were too close to the garden walls of number 6 & 10. Access and parking area was too close to the side wall of number 10 and would give poor visibility when accessing the property. DECISION: Objection on the grounds that the design was out of keeping with the streetscene. It was also recommended that the contaminated land officer was consulted in view of the comment from the neighbour regarding the possibility that the demolished asbestos garage had been buried under the proposed site.
LIMIT	10.11.16	

P16/151. ITEM FOR CONSIDERATION

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

To consider the Budleigh Salterton Draft Neighbourhood Plan available for consultation until 11th November 2016.

The Committee supported the retention of the Green Wedge between Budleigh Salterton and Exmouth to ensure protection and enhancement of the AONB. The document was excellently written and the sections well put together.

P16/152. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/1698/FUL 53 Imperial Road	No Objection	Refusal
16/2171/FUL 5 Capel Lane	No Objection	Conditional Approval
16/1961/ADV 8-10 Littleham Road	Conditional approval	Delegated Power

16/2025/TRE 60 Evergreen Close	Split decision	Delegated Power
16/2063/FUL 2 Fairfield Close	No Objection	Approval
16/2106/FUL 1 Normandy Close	Objection	Refusal
16/2174/FUL 8A Chudley Close	No Objection	Conditional Approval
16/2190/FUL 1c Spiders Lane	No Objection	Approval
16/2250/FUL 12 Linden Close	No Objection	Approval
16/2166/FUL 47B Salterton Road	No Objection	Conditional Approval
16/2066/TRE 34 Douglas Ave	Split Decision	Delegated Power
16/2094/TRE Land West of 5 St Malo	Split Decision	Delegated Power
16/2268/FUL Lyngby, Maer Lane	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 20.11

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