

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 14th NOVEMBER 2016 AT 7.00 P.M.

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

APOLOGIES: Councillor B Taylor

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Robert Richards, Chief Engineer for DCC Highways spoke in support of their planning application DCC/3909/2106, Road linking Dinan Way & the A376, EX8 5BD

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

P16/153. MINUTES

The Minutes of the meeting held on 31st October 2016 were approved.

P16/154. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr B de Saram declared an interest in respect of planning application 16/2186/TCA, Flat 4 West Checkstone, 2 Douglas Avenue, EX8 2AU, as he knew Brian Webber, Company Secretary, for West Checkstone Management Co Ltd. Cllr B Nash also declared an interest as he knew the residents of West Checkstone.

Cllr F Caygill declared an interest in respect of planning application 16/2572/FUL, White Lodge Veterinary Centre as he was a customer of the practice.

P16/155. URGENT BUSINESS

None

P16/156. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>16/2329/TRE</u>	<p>1 Stanley Walk, EX8 5QD Mr Humphries T1, Turkey Oak: Re-pollard</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – This large mature Turkey Oak visually appeared in good condition. The cyclical removal of foliage was seen as a control measure to limit moisture extraction by the tree due to foundation movement caused by clay soil shrinkage. This maintenance had been established since 2006 so the appropriateness of the works had already been established and this latest application should be approved.</p> <p>Recommendation – APPROVAL</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Approval in accordance with the Tree Officer's report.</p>
LIMIT	23.11.16	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>16/2370/TRE</u>	<p>3 Truro Drive, EX8 5QF</p> <p>Mr Jeans - EDDC</p> <p>T1, Turkey Oak: Crown lift to 5.2m clearance over road and prune back from lamp post to give 1m clearance.</p> <p>T2, Oak (Including multi-stemmed oak under crown): Crown lift to give 5.2m clearance over road.</p> <p>T3, Oak: Remove limb (100mm Dia) growing over shed @ 2.5m. Prune to give 1m clearance over fence and shed.</p> <p>T4, Norway Maple: Fell.</p> <p>T5, Norway Maple: Remove lowest (30mm Dia) limb touching fence back to main stem.</p> <p>T6, Oak: Prune back from house to give 1.5m clearance and prune back from lamp post to give 1m clearance.</p> <p>G7, three of Willow: Re-coppice at previous points.</p> <p>T8, Oak: Crown lift to 2.5m over footpath and prune back growth over road by 0.5m to ensure 5m clearance.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Tree Officer's Report – These trees grew on the square area of a public open space and were an important amenity to the area. Following a routine site inspection, the proposed works were considered appropriate management in the public open space.</p> <p>Recommendation - APPROVAL – subject to replacement planting for the removed Maple T4.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Approval subject to suggested planting for the removed Maple T4 in accordance with the Tree Officer's report.</p>
LIMIT	29.11.16	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>16/2221/TRE</u>	<p>17 Evergreen Close, EX8 4RR Mr John Burdett T1, Ash: Fell.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – The tree was a small ash growing as part of the larger tree group. The tree was subdominant to the surrounding trees and the upper half of the tree had died. The removal of this dying tree, subject to a replacement planting, was considered appropriate management.</p> <p>Recommendation - APPROVAL – subject to replacement planting.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Approval subject to suggested replacement planting in accordance with the Tree Officer's report.</p>
LIMIT	30.11.16	
WARD	Littleham	
PLAN No:	<u>16/2186/TCA</u>	<p>Flat 4 West Checkstone, 2 Douglas Avenue, EX8 2AU West Checkstone Management Co Ltd T1 Lime: Remove sub-dominant, included limb from the centre of the crown. Crown thin regrowth on historic reduction points by up to 25% leaf area</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – This application followed pre-application advice and considered appropriate to manage the growth on the old reduction points and sub-dominant limb.</p> <p>Recommendation – APPROVAL</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Approval in accordance with the Tree Officer's report.</p>
LIMIT	14.11.16	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>16/2344/TRE</u>	<p>Car & Commercial, Victoria Way, EX8 1EW Mr Jeans T1. Holm Oak - Clear epicormic growth on garage side only to ensure 1.5m clearance from garage. Crown lift over pavement to 3m in height. Lift over substation to 5m in height from ground level. Clear light column to give no more than 1m clearance. T2. Holm Oak - Clear epicormic growth on garage side only to give 1.5m clearance from garage. Prune base growth back to edge of path (by 0.5m) (retain as screen). Clear around sign to give 1m clearance. Crown lift road side crown to 5m in height from ground level to ensure long term visibility of road sign. Clear telephone wires to give 1m clearance. Clear light column to give 1m clearance.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – The two large mature holm oaks grew to the east of the industrial unit at the roundabout on Victoria Way. They make an important contribution to the amenity of the area by obscuring the unattractive elevation of the adjacent industrial unit. The works were considered necessary and appropriate to the condition of the tree and the surrounding constraints on growth.</p> <p>RECOMMENDATION - APPROVAL</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Approval in accordance with the Tree Officer's report.</p>
LIMIT	28.11.16	

P16/157. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>DCC/3909/2016</u> This was a DCC application	<p>Road linking Dinan Way & the A376, EX8 5BD Devon County Council Construction of an 830m single carriageway road with roundabouts forming junctions at either end linking Dinan Way & the A376 Exmouth Road. Includes the provision of a footway on the south side of the carriageway, earthworks and associated landscaping. The road is located between Pitt Farm and Summer Lane, Exmouth</p> <p>COMMENTS STATUTORY CONSULTEES: South West Water – No Objection Natural England – Considered that the proposal was unlikely have a significant effect on the interest features for which the Exe Estuary (Special Protected Area), Ramsar & East Devon Pebblebed Heaths have been classified. Councillor B Hughes – No Objection Exeter Airport – No Objection from an Aerodrome Safeguarding aspect. National Trust – strongly objected to the lack of robust assessment of the impact of the road on the view from the Shell Gallery and the Gantry nor the visual effect from Summer Lane. Environment Agency – No Objection</p> <p>VIEWS OF REPRESENTATIONS: 4 X Reps – Objected on the grounds that the application did not consider the needs of cyclist. No provision was made for cyclists on the basis that Summer Lane would be used for cyclists. The design and access statement stated that “Summer Lane was intended to be restricted to through traffic”, however the prohibition did not form part of this application and may not be implemented. A local resident strongly objects to destroying of excellent farmland, wildlife habitat and the increased risk of flooding to Lymphstone village.</p> <p>1 letter of support.</p> <p>DECISION: Members supported the link road and the benefits it would bring to residents particularly in the North of the Town, however would like the following points to be taken into consideration:</p> <ul style="list-style-type: none"> • Residents’ in Summers Lane concerned about access to A la Ronde, Point in View Church and residential houses. • A review on the existing pedestrian refuges on Dinan Way. Pedestrians would be at risk from HGV’s, so a suggestion of provision of pedestrian crossings instead. • There was a concern regarding traffic backing up along the A376 Exeter Road with outbound traffic from town not being able to join the roundabout due to traffic approaching from the new Dinan Way link road at peak times and consideration given to traffic lights being used to help flow.
LIMIT	17.11.16	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>16/2572/FUL</u>	White Lodge Veterinary Centre 207 Exeter Road, EX8 3DZ White Lodge Veterinary Centre Construction of first floor extension to rear of property to allow for additional treatment and consulting rooms
	Note: Cllr F Caygill previously declared a personal interest.	COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment
		VIEWS OF REPRESENTATIONS:
		DECISION: No Objection
LIMIT	28.11.16	
WARD	Littleham	
PLAN No:	<u>16/2540/FUL</u>	16 Cranford Avenue, EX8 2HU Mr P Lee Construction of single storey and first floor extensions and installation of first floor window
		COMMENTS STATUTORY CONSULTEES: Highways- Did not wish to comment.
		VIEWS OF REPRESENTATIONS:
		DECISION: No Objection
LIMIT	16.11.16	
PLAN No:	<u>16/2511/VAR</u>	14 Cyprus Road, EX8 2EB Development Partnership Variation of condition 2 (approved plans) of planning permission 14/2358/FUL (as varied by planning permission 15/2861/FUL) to include a new access point to serve plots 2 and 3 of the approved development
		COMMENTS STATUTORY CONSULTEES: Highways – Still pending comment at the time of the meeting.
		VIEWS OF REPRESENTATIONS:
		DECISION: No Objection subject to the pillars being the same material as the rest of the wall.
LIMIT	16.11.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2537/FUL</u>	<p>30 Louisa Place, EX8 2AL Mr Nigel Annereau Construction of two storey extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep - Copy email received by Cllr B Nash sent to EDDC Planning but not published on their website. Residents of the adjoining multi-occupancy property were concerned about the loss of light to Flats 1 & 2 and the possible damage to existing walls.</p> <p>DECISION: Objection on the grounds of loss of privacy & loss of light to flats 1 & 2 of the adjoining property. Concerned also about damage to old adjoining wall & garden.</p>
LIMIT	21.11.16	
PLAN No:	<u>16/2368/OUT</u>	<p>Hillbrae Maer Lane, EX8 2DE Mr S Spall Outline application with all matters reserved for the construction of a detached dwelling</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Gave Standing Advice</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection</p>
LIMIT	21.11.16	
PLAN No:	<u>16/2528/FUL</u>	<p>21 Portland Avenue, EX8 2BS Mr Benjamin Jennings Proposed potting shed/tool store in front garden</p> <p>COMMENTS STATUTORY CONSULTEES: Conservation – Did not wish to comment. Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection subject to a condition restricting the use to that stated on the application form – potting/garden tool shed.</p>
LIMIT	21.11.16	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>16/2391/FUL</u>	144 - 146 Exeter Road, EX8 1 QG 14-19 & 20-25 Bridge Road, EX8 1QG Shakesheave Replacement windows COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment. VIEWS OF REPRESENTATIONS: DECISION: No Objection
LIMIT	16.11.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2273/FUL</u>	<p><u>ADDENDUM</u> Flat 2, 105 Victoria Road, EX8 1DR K Rowsell Conversion to provide 2 one bedroom and 1 two bedroom apartments.</p> <p><u>Amended plans for consultation.</u> Amended plans to show proposed fire escape steps on the rear elevation. Amendment to description to read "conversion of building to provide 2 no. one bedroom apartments on the first floor and 1 no. two-bedroom apartment on the second floor, and installation of new fire escape staircase.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council 03.10.16– had no objection to the original application. Environment Agency – Had no objection Cllr E Wragg – objected to the lack of parking provision, lack of storage for 9 bins and bicycles and possible impact on neighbours through location of kitchen and bathrooms on adjoining bedroom party walls.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – residents of the adjoining property were concerned that the flat roof to the rear of the 1st floor would directly overlook their garden, the lack of soundproofing between properties and the layout of bathrooms and kitchens against bedrooms would result in noise. Insufficient parking for 3 flats.</p> <p>DECISION: No Objection</p>
LIMIT	22.11.16	
PLAN No:	<u>16/2487/LBC</u>	<p>9 Bicton Street, EX8 2RU Mr A Berra Installation of secondary glazing</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection</p>
LIMIT	23.11.16	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>16/2547/FUL</u>	Summer Haye, St Johns Road, EX8 5EF Mr Newman Proposed two storey extension, construction of two storey detached garage, and construction of detached stable block COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment Cllr B Bailey – No Objections VIEWS OF REPRESENTATIONS: DECISION: No Objection subject to a condition that the 2 storey detached garage was not be sold as a separate detached dwelling.
LIMIT	16.11.16	

ADDENDUM

P16/158. ITEM FOR CONSIDERATION

(i) PROPOSED BASE STATION INSTALLATION ADJACENT TO SALTERSON ROAD, EX8 2NP

Consideration was given to a proposed installation of a new electronic communications radio base station prior to the submission of a formal application– supporting plans were previously circulated. Consideration was also given to suggesting any local stakeholders or groups that may wish to comment on these proposals.

RESOLVED – No Objection, would improve reception in that area.

P16/159. ITEM FOR INFORMATION

(i) EDDC Planning Enforcement

A copy letter sent by EDDC Enforcement Officer was previously circulated for information

P16/160. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>16/1106/FUL</u> 3A Elwyn Road	Conditional No Objection	Conditional Approval
16/1894/FUL 16 Portland Avenue	No Objection	Conditional Approval

<u>16/2137/FUL</u> Lovering House, Hulham Road	Objection	Approval
16/2291/FUL 25 Essington Close	Objection	Refusal
<u>16/2194/FUL</u> 1 Rocklands, Rolle Road	Objection	Approval
16/0966/VAR 83 Salterton Road	No Objection	Conditional Approval
16/2071/TEL Gore Lane, Sandy Bay	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 20.18

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