

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 28th NOVEMBER 2016 AT 7.00 P.M.

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

APOLOGIES: Councillors B Taylor, T Hill & F Caygill

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Johnathan King spoke against planning application 16/2564/OUT, 12B Cyprus Road, demolition of existing dwelling and redevelopment of site to provide 3 no. 3-storey houses and 1 no 4-storey house (outline application with all matters reserved).

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

P16/161. MINUTES

The Minutes of the meeting held on 14th November 2016 were approved subject to the following additional comments for the Dinan Way extension being included.

'Development of the pedestrian/cyclist scheme proposed for part of Summer Lane would be carried out by members of Devon County Council HATOC at a later date. Funding had been discussed in the context of the Dinan Way extension with reference made to a contribution from Section 106 money that would be raised from the Goodmores Farm development. Local Brixington members wished those funds to be used at local community level and not for a scheme to benefit the whole of the Town. Support was given to the scheme in that it would reduce engine emissions, particularly from larger vehicles, through the currently used residential roads and would shorten journeys from the north of the Town. Consideration to made to the upgrading of the A376 Clyst St George/Clyst St Mary bypass to improve the flow of traffic as the new road would only add to the congestion at that point.

P16/162. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor T Dumper declared a personal interest in respect of tree applications 16/2442/TRE, 16 Redwood Close and 16/2583/TRE, 11 Hadrians Way as knew the applicants.

Councillor L Elson declared a personal interest in respect of planning application 16/2575/FUL, Land Adjacent to 85A & B Fraser Road as her employer Hospiscare used the applicant's business.

P16/163. URGENT BUSINESS

None

P16/164. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>16/2406/TRE</u>	<p>Land West Of 5 St Malo Close East Devon District Council T1 Monterey Pine: Prune back limb growing towards the corner of 5 St Malo Close to give 1.5m clearance from the building</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: Tree Officer's Report – this tree was part of a larger group of mature Monterey Pines which made an important contribution to the amenity of the area. As a result of an EDDC routine inspection the proposed works sought to prune the crown away from the adjacent dwelling to provide a reasonable clearance. Recommendation for Approval</p> <p>DECISION: Approval in accordance with the Tree Officer's report.</p>
LIMIT	05.12.16	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>16/2442/TRE</u>	<p>16 Redwood Close, EX8 5NS</p> <p>Mr Jim Wood</p> <p>T1, Oak: Prune back foliage on north side, arising at 5 metres above ground level (Maximum diameter cuts of 25mm). T2, Oak: Reduce away from building to give a 2 metre clearance (Maximum diameter cuts of 50mm). T6, Ash: Fell.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>Tree Officer's Report – the trees formed part of a larger tree group visible from Dinan Way, Redwood Close and Evergreen Close. Collectively they made a significant positive contribution to the amenity of the area but were relatively close to the surrounding dwellings. The tree works submitted in respect of the oaks were to be expected. The ash was one sided and grew out from an adjacent oak so removal would allow more space for the better quality oak to grow.</p> <p>Recommendation for approval subject to a replacement tree being planted within the curtilage of the Ash.</p> <p>DECISION: Approval in accordance with the Tree Officer's Report</p>
LIMIT	07.12.16	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>16/2489/ADV</u>	<p>Proposed M & S Foodhall (Former Bus Station), Royal Avenue, EX8 1EN</p> <p>Kilo Properties Six halo illuminated fascia signs and three non-illuminated fascia signs, including one at entrance to car park. Three vinyl banner signs on trolley bays.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways gave Standing Advice</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>Cllr. T Hill had no objection</p> <p>DECISION: Approval subject to the illuminated signs being switched off outside business hours.</p>
LIMIT	15.12.16	
WARD	Withycombe Raleigh	
PLAN No:	<u>16/2583/TRE</u>	<p>11 Hadrians Way (Rear Of) EX8 4RW</p> <p>Mrs J Newman T1, Oak: Crown reduction, extent to be limited by planning condition.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – This was a maturing Oak growing on the boundary of a small adjacent garden and public open space. The tree dominated and management of the crown was appropriate to its location. Recommendation for approval with conditions applied for the north and east crown in the interests of amenity.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Approval in accordance with the Tree Officer's report.</p>
LIMIT	14.12.16	

6. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>16/2575/FUL</u>	Land Adjacent To 85A And B Fraser Road, EX8 4DH Mr Alan Pearman Construction of three-bedroom dwelling and detached single garage
	Note: Cllr L Elson had previously declared a personal interest.	COMMENTS STATUTORY CONSULTEES: Highways gave Standing Advice
		VIEWES OF REPRESENTATIONS:
LIMIT	05.12.16	DECISION: No Objection
WARD	Halsdon	
PLAN No:	<u>16/2741/FUL</u>	1 Phear Avenue, EX8 2JS Mr D Manning Construction of detached dwelling and creation of vehicular access
		COMMENTS STATUTORY CONSULTEES:
		VIEWES OF REPRESENTATIONS:
LIMIT	12.12.16	DECISION: Objection as proposed dwelling was considered out of keeping with the Streetscene of semi-detached and terraced housing. There was concerned regarding the Oak tree and possible damage to the roots.
PLAN No:	<u>16/2746/FUL</u>	186A Exeter Road, EX8 3DZ Mr Graham Griffiths Conversion of garage to private art studio
		COMMENTS STATUTORY CONSULTEES:
		VIEWES OF REPRESENTATIONS:
LIMIT	12.12.16	DECISION: No Objection

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>16/1810/FUL</u>	<p>Prattshayes Farm, Maer Lane, EX8 5DB Mr E J Morgan Retention of siting of static caravan for wardens accommodation</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection subject to the existing right of way to Prattshayes House being moved further along. The provision of a right of way was required for emergency vehicles due the Grade I listed gates being too narrow for emergency vehicles and alternative route being needed.</p>
LIMIT	01.12.16	
PLAN No:	<u>16/2713/FUL</u>	<p>2 Fairfield Close, EX8 2BN Mr S Ford Demolition of garage and erection of new dwelling</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways give Standing Advice SWWA – had no objection – to note that the public sewer runs through the site Environmental Health – requested a Construction Sites Code of Practice so as to provide an assessment of the possible noise and disturbance from construction and impact on nearby residents</p> <p>VIEWS OF REPRESENTATIONS: 1 x Letter – from the owner of 2 Fairfield Close advising that the site for development was a standalone plot and was no longer associated with number 2 Fairfield Close. The plot was separated by a block wall and was accessed directly from Fairfield Road – there was no access from Fairfield Close.</p> <p>DECISION: No Objection</p>
LIMIT	05.12.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2564/OUT</u>	12B Cyprus Road, EX8 2DZ Mr Mark Tribble Demolition of existing dwelling and redevelopment of site to provide 3 no. 3-storey houses and 1 no 2 storey house (outline application with all matters reserved).
	Note: Johnathan King spoke during the Public Speaking time	COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: 3 x Reps - Concern from the neighbouring property of overlooking, density of buildings – approximately 68% of the site and therefore out of keeping with the area. The access road was positioned alongside the boundary fence. The application did not conform with the outline guidance provided in The Avenues Design Statement. Extra pressure on road parking which was also creating a hazard for access from and to Cyprus Gardens. Concern about the potential loss of trees at the front of 12B. DECISION: No Objection to the outline application however strongly recommended that access to the plot should be via the existing road that serviced No.12C. Members felt that this outline application would be overly dense covering more than the recommended 25% of the plot. There was concern about the ridge height specified on the application. The criteria of the Avenues Design Statement be taken into consideration.
LIMIT	07.12.16	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>16/2591/MFUL</u>	<p>36-37 The Strand, EX8 1AQ Ferriby Design & Construction Ltd Conversion of existing building into a restaurant use (A3) at ground floor level, 4 no. residential apartments at first floor and 1 no. residential apartment at second floor level; demolition of single storey showroom and construction of 2 no. apartments with parking below.</p> <p>COMMENTS STATUTORY CONSULTTEES: Environment Agency – currently objected as the Flood Risk Assessment (FRA) did not allow the EA to adequately access the flood risk of the proposed development and guidelines were given for the submission of a revised assessment Devon County Archaeologist – requested a programme of archaeological work as the site sits on an area of archaeological potential as it was close to the location of the medieval quay and a 16th/17th century settlement. Devon County Highways – had no objection subject to satisfactory pedestrian access being given along the footway and details of parking for construction staff off site. Cllr. T Hill had no objection subject to the Conservation Officer’s report.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – the landlord of the adjoining property was concerned that the pillars of the parking bay would sit up against his property denying access to maintenance of exterior walls and the roof. Their fire exit also exits through an open area at the back of the building which may be restricted.</p> <p>DECISION: No Objection subject to the submission of a revised FRA and Conservation Officer’s report.</p>
LIMIT	29.11.16	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2592/LBC</u>	<p>36-37 The Strand, EX8 1AQ Feriby Design & Construction Ltd Conversion of existing building into a restaurant use (A3) at ground floor level, 4 no. residential apartments at first floor and 1 no. residential apartment at second floor level; demolition of single storey showroom and construction of 2 no. apartments with parking below.</p> <p>COMMENTS STATUTORY CONSULTEES: Historic England – The scheme would provide a much needed opportunity for the refurbishment of this prominent building with a fine nineteenth century shopfront which had been vacant and deteriorating for some time. However, the need to incorporate garages on the ground floor was unclear in a town centre setting. It was felt that the blank impression created by the solid garage doors did not generate the best relationship with the Streetscene. Also the first floor windows appeared somewhat disproportionate with the rest of the building and suggest that further thought was given to this façade to create a more harmonious addition to the listed building within a conservation area.</p> <p>Cllr. T Hill had no objection subject to the Conservation Officer’s report.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: No Objection subject to the submission of a revised FRA and Conservation Officer’s report.</p>
LIMIT	29.11.16	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>16/2631/FUL</u>	28 Holland Road, EX8 4BA No 10 Developments Ltd Demolition of garage, and construction of two storey attached dwelling COMMENTS STATUTORY CONSULTEES: Highways give Standing Advice VIEWS OF REPRESENTATIONS: Cllr. B Bailey has no objections 1 x Rep – 2 of the parking spaces were sited on a blind bend where cars were parked on the pavement as the road width was inadequate. The proposal was overdevelopment. DECISION: No Objection
LIMIT	29.11.16	

7. ITEM FOR CONSIDERATION

(i) Buckingham Close Development – Street Naming

EDDC had received a request from Taylor Wimpey to officially register postal addresses for the 265 new units at Buckingham Close and anticipate that 10 street names would be required. Guidance information was read out to members before discussions ensued.

Consideration was given to street names for the above new development. Councillor B Nash suggested the names of the last 10 Mayors for Exmouth. Members also suggested considering deceased Councillors as well. Given the target date the Chairman proposed members gave consideration to names and email the planning administrator who would forward onto EDDC.

RESOLVED: Member to give consideration to names and email the planning administrator prior to the target date of 8 December 2016.

8. ITEM FOR INFORMATION

(i) Tree Preservation Orders

Proposal: Land at 16 Canterbury Way, EX8 5QJ

TPO No: TPO/0035/TPO

Proposal: Land at 1 Stanley Walk, EX8 5QD
TPO No: TPO/0036/TPO

Proposal: Trees at 26 to 29 Durham Close
TPO No: TPO/0037/TPO

Proposal: Trees to the rear of 14 & 15 Durham Close, and to the side & rear of 24 Hereford Close
TPO No: TPO/0038/TPO

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

9. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/2349/FUL 17 Danby Terrace	No Objection	Approval
16/2056/FUL Store at the rear of Belvedere House, Danby Lane	Objection	Withdrawn
16/1922/FUL Devon Cliffs Holiday Centre	No Objection	Conditional Approval
16/2189/FUL 53 Bicton Street	No Objection	Conditional Approval
16/2395/FUL 10 Denmark Road	No Objection	Approval
16/2281/FUL 2 Bapton Close	No Objection	Approval
<u>16/2283/FUL</u> 10 Perrimans Row	No Objection	Refusal

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:.....