

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 12<sup>th</sup> DECEMBER 2016 AT 6.00 P.M.**

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

**APOLOGIES:** Councillor B de Saram

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Amanda May spoke against planning application 16/2707/FUL, 25 Withycombe Park Drive, Construction of single storey rear extension and installation of roof lights and erection of decking and balustrade

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

**P16/165. MINUTES**

The Minutes of the meeting held on 28<sup>th</sup> November 2016 were approved.

**P16/166. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Cllr F Caygill declared a personal interest in respect of planning application 16/2733/COU, Garages to rear of 129 & 131 Exeter Road, 129 Exeter Road as he knew the applicant.

**P16/167. URGENT BUSINESS**

None

**P16/168. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>16/2581/TRE</u>	<p>5 Dorchester Way (Land Rear Of) EX8 5QE  <b>Mr J Cox</b>                      T1, English Oak: Reduce crown by 2.5m.                      T2, Turkey Oak: Reduce crown by 4m.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – Seen as part of the wider woodland these trees made a significant contribution to the amenity and character of the area. Growing on the edge of the woodland the trees grew out over the boundary and were seen as significantly dominant from the properties garden so pruning would reduce the dominance of the trees. Whilst the proposed works were in principle considered acceptable the reduction of the Turkey Oak was excessive. If undertaken to its full extent it would remove a considerable amount of the trees Southern crown aspect. Lesser works to this tree was therefore considered more appropriate.  <b>Recommendation: Split Decision – APPROVAL</b>  <b>T1 English Oak:</b> Crown Reduction of the trees southern aspect by up to 2.5m with pruning cuts not exceeding 75mm in diameter.  <b>T2, Turkey Oak:</b> Crown reduction of the trees southern aspect by up to 3m, with pruning cuts not exceeding 100mm in diameter.  <b>REFUSAL</b>  <b>T2, Turkey Oak:</b> Reduce crown by 4m.</p> <p><b>DECISION: Split Decision in accordance with the Tree Officer's report.</b>  <b>APPROVAL</b>  <b>T1 English Oak:</b> Crown Reduction of the trees southern aspect by up to 2.5m with pruning cuts not exceeding 75mm in diameter.  <b>T2, Turkey Oak:</b> Crown reduction of the trees southern aspect by up to 3m, with pruning cuts not exceeding 100mm in diameter.  <b>REFUSAL</b>  <b>T2, Turkey Oak:</b> Reduce crown by 4m.</p>
<b>LIMIT</b>	19.12.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>16/2711/TCA</u>	<p>1 Louisa Terrace, EX8 2AQ</p> <p><b>Mr J Fowler</b></p> <p>T1, Lime tree (closest to dwelling): Crown thinning to reduce or remove largest stems growing from historic pollarding points. Pruning works top remove no more than 30% of the trees total leaf bearing branch structure.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>Tree Officer's Report</b> – The tree was one of a pair of lime trees growing in a prominent position on Louisa Terrace. The works concurred with the pre-application guidance from EDDC Arboricultural Officer. The pruning would reduce the more vigorous stems growing from the historic reduction points.</p> <p><b>Recommendation – Approval</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p>None</p> <p><b>DECISION: Approval in accordance with the Tree Officer's report.</b></p>
<b>LIMIT</b>	23.12.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2642/TRE</u>	<p>Dunsinane, Maer Road, Exmouth  <b>Mr Toby Osborn</b>            T17 &amp; T18 Beech (forming single tree crown): Crown reduction by removing branch lengths of upto 2.5m. Pruning cuts up to 50mm in diameter. Retaining a tree height of 14m, northern crown spread of 6m, southern crown spread of 6m and retaining overall E-W spread of 12m.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> - The trees formed a visually significant cohesive single crown. There was some imbalance in the form of the trees following the removal of the adjacent holm oak. The proposed works were relatively sensitive and a measure to address the asymmetric form of the trees.  <b>Recommendation – APPROVAL</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION: Approval in accordance with the Tree officer's report.</b></p>
<b>LIMIT</b>	29.12.16	

**P16/169. 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>16/2707/FUL</u>  <b>Note:</b> Amanda May spoke during the public speaking time against the application.	<p>25 Withycombe Park Drive, EX8 4EL  <b>Mr Trevor Townsend</b>            Construction of single storey rear extension and installation of rooflights and erection of decking and balustrade</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – Neighbour concerned that the roof light would overlook their garden and back bedroom due to the raised position of the property. Also questioned the need for a roof light for a single storey bungalow.</p> <p><b>DECISION: Objection on the grounds that the proposal was considered overdevelopment of the site. Withycombe Park Drive consisted of bungalows and the proposed development would give an appearance of a house and would be out of keeping surrounding area. Due to the topography of the land the proposal would be overlooking and effect the amenity of the neighbour’s property.</b></p>
<b>LIMIT</b>	19.12.16	
<b>PLAN No:</b>	<u>16/2811/FUL</u>	<p>6 Cliston Avenue, EX8 4LJ  <b>Mr &amp; Mrs Strong</b>            Construction of porch and two storey side extension and dormer window to rear and creation of parking area to front</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION: Objection on the grounds that the proposal was considered out of keeping with surrounding properties. The dormer window was not subservient to the roof.</b></p>
<b>LIMIT</b>	20.12.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Hasdon</b>	
<b>PLAN No:</b>	<u>16/2793/FUL</u>	<p>Jalmar, Littlemead Lane, EX8 3BU  <b>Mr K Morris</b>  Raising the roof and formation of rooms in the roof</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – Neighbours concerned that the front gable would make a significant intrusion into the privacy of their lounge/dining room &amp; main bedroom. Height and style out of keeping with existing properties.</p> <p><b>DECISION: No Objection</b></p>
<b>LIMIT</b>	19.12.16	
<b>PLAN No:</b>	<u>16/2745/FUL</u>	<p>154 Exeter Road, EX8 3DY  <b>Mrs C Caro</b>  Installation of 1 no. roof light on the north eastern side elevation and 2 no. roof lights on the south western side elevation</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION: No Objection</b></p>
<b>LIMIT</b>	20.12.16	
<b>PLAN No:</b>	<u>16/2752/FUL</u>	<p>The White House, Courtlands Lane, EX8 3NU  <b>Mr &amp; Mrs Machin</b>  Single storey ground floor extension at side of property, alterations and extension to existing dormer window, demolition of porch and construction of replacement conservatory</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION: No Objection</b></p>
<b>LIMIT</b>	20.12.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>16/2878/VAR</u>	<p>Lympstone Manor Hotel (formerly Courtlands Hotel) Courtlands Lane, EX8 3NZ <b>Mr Michael Caines</b> Variation of condition 2 (plans condition) of planning permission granted under reference 14/2946/MFUL (renovation, restoration and extension of Courtlands House Estate from a wedding venue into a 21 bedroom luxury country house hotel and fine dining restaurant, including refuse and maintenance store, staff accommodation and kitchen facilities, landscaping of private gardens and parkland including a nature trail, tennis court and croquet lawn and access to the Exe Estuary Cycle Way) to include design alterations to the approved drawings</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION: No Objection. It was noted by members the change in name to Lympstone Manor and there had been local concern that would lead to confusion with a manor house in Lympstone that already existed. It was thought that the original request was for Courtlands Manor and the reason for the change pursued.</b></p>
<b>LIMIT</b>	03.01.17	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>16/2671/FUL</u>	<p>62 Foxholes Hill, EX8 2DH <b>Mr James Dibley</b> Rear ground floor extension and loft conversion</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Do not wish to comment <b>SSW</b> – Applicant advised to contact SWW if unable to comply with their requirements for asset protection &amp; clean potable water. SWW also advise Planning conditions to be applied.</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION: No Objection subject to SWW conditions</b></p>
<b>LIMIT</b>	12.12.16	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>16/2095/FUL</u>	Flat 2, 53 Salterton Road, EX8 2EQ <b>Mr Peter Stewart</b> Repositioning of entrance door and window  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION: No Objection</b>
<b>LIMIT</b>	22.12.16	
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>16/2747/FUL</u>	44 Parade, EX8 1RW <b>Greggs PLC (Mrs Sara Humphries)</b> Installation of replacement shop front  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Do not wish to comment <b>Exmouth Civic Society</b> – The Exmouth Shop Front Design Guidance document frowns upon external shutters.  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION: No Objection</b>
<b>LIMIT</b>	19.12.16	
<b>PLAN No:</b>	<u>16/2774/FUL</u>	Christ Church, 29 North Street, EX8 1JZ <b>Rev R Fenn</b> Extension of existing single storey storage shed at rear of Church building  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION: No Objection</b>
<b>LIMIT</b>	20.12.16	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2258/MFUL</u>	<p>12 And 14 Morton Road, EX8 1AZ  <b>AAA Inovations Ltd</b>  Change of use of Nursing Home to 10 no. residential apartments, including the construction of rear extensions and dormers.</p> <p><b><u>AMENDED PLANS</u></b>  Amendments to dormer design</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Exmouth Town Council</b> – Meeting 31.10.16 – No Objection</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>5 Objections</b> to original application. None concerning amended plans.</p> <p><b>DECISION: No Objection to the amended plans</b></p>
<b>LIMIT</b>	15.12.16	
<b>PLAN No:</b>	<u>16/2733/COU</u>  <b>Note:</b> Cllr F Caygill had previously declared a personal interest.	<p>Garages To Rear Of 129 &amp; 131 Exeter Road  129 Exeter Road  <b>Mr Scott Clarke</b>  Change of use from Residential to B1 Business and Storage</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Gave Standing Advice</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION: No Objection</b></p>
<b>LIMIT</b>	22.12.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2867/FUL</u>	<p>(Land To The Rear Of) Sams Funhouse St Andrews Road Exmouth EX8 1AP</p> <p><b>Stagg Inns</b> Change of use of offices and store room and extensions to provide 8 no flats</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> – Concerned that access to the flats will make Imperial Road busy, and lack of infrastructure to support additional accommodation.</p> <p><b>DECISION: No Objection</b></p>
<b>LIMIT</b>	22.12.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2118/FUL</u>	<p>The Old Sail Loft, 9-11 Camperdown Terrace, EX8 1EJ  <b>Exmouth Marina Ltd</b>  Change of use of building to six apartments including internal and external alterations and associated parking</p> <p><b><u>AMENDED PLANS</u></b>  Retention of external staircase and fireplaces, revised external arrangements and layout.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Exmouth Town Council - Meeting 17.10.16 –</b>  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.  <b>Environment Agency –</b> Withdrawn original objection now amended plans had been submitted.  <b>Environmental Health –</b> Requested applicant consult Council's Construction Sites Code of Practice.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>8 x Reps –</b> Objecting to the original application. One representation advising that their original comment still stood.</p> <p><b>DECISION: No Objection to the amended plans but still concerned that the original Town Council comments have not been addressed and there was still no report from the Listed Building Officer. Member requested a sewage report as there had been an indication that there were problems, particularly as there had recently been flats built or created in the area.</b></p>
<b>LIMIT</b>	20.12.16	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>16/2841/FUL</u>	6 Travershes Close, EX8 3LH <b>Mr L Vaughan</b> Construction of two storey side extension  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment <b>Cllr B Bailey</b> – No objection  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Letter</b> – Concerned that the increase in occupancy could exacerbate parking issues in the close.  <b>DECISION: No Objection</b>
<b>LIMIT</b>	20.12.16	

#### **P16/170. ITEM FOR CONSIDERATION**

##### **(i) East Devon Planning Obligations Supplementary Planning Document (SPD) – Consultation Draft for Comment**

Given the target date the Chairman proposed that consideration for the draft Planning Obligations Supplementary Planning Document and supporting documents was deferred until the planning meeting in January:

**RESOLVED:** Item deferred until Planning meeting 9 January 2017 which would allow members more time to prepare their responses to the documents.

#### **P16/171. ITEM FOR INFORMATION**

##### **(i) Tree Preservation Orders**

**Proposal:** Land along Brixington Lane

**TPO No:** TPO/0044/TPO

**Proposal:** Land to east of number 1, 2 & 34 Durham Close

**TPO No:** TPO/0039/TPO

**Proposal:** Land to the East of Higher Marley Road

**TPO No:** TPO/0041/TPO

**Proposal:** Land along Truro Drive

**TPO No:** TPO/0042/TPO

**Proposal:** Land along Canterbury Way

**TPO No:** TPO/0043/TPO

**Proposal: Land at 21 Hereford Close**  
**TPO No: TPO/0047/TPO**

The above tree preservation orders had been confirmed by EDDC Arboricultural team and a note of thanks was given to EDDC’s Tree Officer who had been instrumental in the identification of trees to protect.

**(ii) EDDC Planning Enforcement**

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

**P16/172. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
16/2435/FUL 5 Cheriswood Avenue	No Objection	Approval
16/2528/FUL 21 Portland Avenue	No Objection	Conditional Approval
16/2454/FUL The Gables, Marley Road	No Objection	Conditional Approval
<b>16/1823/FUL</b> <b>77a St Johns Road</b>	<b>Objection</b>	<b>Conditional Approval</b>
16/2299/FUL The Waterfront Pier Head	No Objection	Approval
16/2180/LBC 53 Bicton Street	No Objection	Conditional Approval
16/2367/FUL 56 Parkside Drive	No Objection	Approval
16/2410/FUL 18 Belle Vue Road	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 19.15**

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