

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 30 JANUARY 2017 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
B Bailey (Observer) F Caygill (FC)
B de Saram (BdS) T Dumper (TD)
R Masding (RM) B Nash (BN)
C Nicholas (CN) B Taylor (BT)
J Trail Ex-Officio Acting Vice Chair (JT)

APOLOGIES: Councillors T Hill & M Chapman

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Councillor Eileen Wragg, Roger Moseley & Mike Benjamin spoke against 16/3036/MFUL, 22-24 Albion Hill – Demolition of 2 dwellings and construction of 12 apartments.

Graham Deasy & Alan Breckan spoke against 16/2061/VAR, 34 Douglas Ave, amended plan to show trellis fencing to boundary wall, a change in materials to 1st floor walls of plot 1 and a survey of development as constructed from the coach house.

Councillor Megan Armstrong, Jude Latta, Nick Hookway spoke against 17/0099/MRES, Land Off Queens Drive - Reserved matters application pursuant to outline application 13/1819/MOUT seeking approval of access, appearance, landscaping and scale for the construction of new buildings including watersports centre, holiday accommodation, indoor leisure and retail uses. Ian MacQueen spoke in support of the application.

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

P17/09. MINUTES

The Minutes and decisions of the meeting held on 9 January 2017 were approved

P17/010. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor F Caygill declared a personal interest in respect of planning application 17/0078/FUL, 15 Capel Lane as he knew the applicant.

P17/011. URGENT BUSINESS

None

P17/012. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/0077/FUL</u>	<p>18 Maple Drive, EX8 5NR Mr Hill Porch to front elevation</p> <p>COMMENTS STATUTORY CONSULTEES: SWW – Advised applicant to contact them if unable to comply with their requirements for asset protection and surface water services.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: JT No Objection subject to SWW conditions.</p>
LIMIT	02.02.17	
PLAN No:	<u>17/0047/FUL</u>	<p>62 Ivydale, EX8 4JX Mrs S Gerry Construction of two storey side extension side extension and single storey rear extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – the balcony would overlook a nearby property particularly its conservatory.</p> <p>DECISION: Proposed: Seconded: Application approved by EDDC.</p>
LIMIT	27.01.17	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>17/0142/FUL</u>	51 Evergreen Close, EX8 4RR Mr R Surman Construction of first floor extension COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: JT No Objection
LIMIT	08.02.17	
WARD	Halsdon	
PLAN No:	<u>17/0046/OUT</u>	23 Marpool Hill, EX8 2LJ Miss Clare Booth Demolition of double garage and construction of new dwelling and driveway (outline application with all matters reserved). COMMENTS STATUTORY CONSULTEES: Highways gave Standing Advice VIEWS OF REPRESENTATIONS: 5 x Reps – the dormer window would look directly into the bedroom of a nearby property and overlook the garden of the neighbouring property. There were great concerns over the addition of another driveway onto Oakleigh Rd which was a narrow cul-de-sac jammed with parked vehicles. DECISION: Proposed: TD Seconded: FC Objection on the grounds of over bearing and overlooking adjacent properties.
LIMIT	31.01.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/3033/FUL</u>	<p>9 Seymour Road, EX8 3JG Mr & Mrs Parkes Construction of single storey side extension and dormer window to side.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD No Objection</p>
LIMIT	26.01.17	
PLAN No:	<u>16/3006/FUL</u>	<p>16 Willow Avenue, EX8 4QS Mr Jonathan Wills Creation of off road parking to front, including raising of ground level</p> <p>COMMENTS STATUTORY CONSULTEES: Highways gave Standing Advice</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	31.01.17	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>16/2420/LBC</u>	<p>Lympstone Manor Hotel, Courtlands Lane, EX8 3NZ Mr Michael Caines Amendments to application 14/2947/LBC including re-roofing in natural slate, alterations to north west and north east elevations, changes to fenestration and glazed corridor</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>Historic England did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection Subject Listed Building Officer's consent.</p>
LIMIT	31.01.17	
PLAN No:	<u>17/0155/FUL</u>	<p>3 Phillipps Avenue, EX8 3HY Mr And Mrs Palfrey Construction of single storey rear extension with associated terrace area, loft extension to rear, and construction of replacement garage</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: LE No Objection</p>
LIMIT	09.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0133/FUL</u>	<p>2 Maristow Avenue, EX8 3JF Mr S Proud Detached garage/workshop</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: LE No Objection subject to a condition applied that the garage/workshop is restricted to domestic use only.</p>
LIMIT	08.02.17	
WARD	Littleham	
PLAN No:	<u>17/0078/FUL</u>	<p>15 Capel Lane, EX8 2QZ Mr A Hill Construction of single storey extension to rear</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BdS Seconded: BN No Objection</p>
LIMIT	03.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/3036/MFUL</u> Councillor Eileen Wragg, Roger Moseley & Mike Benjamin spoke during the public speaking time	<p>22- 24 Albion Hill, EX8 1JS Mr & Mrs Tompkins & Waller Demolition of 2 no. dwellings and construction of 12 no. apartments</p> <p>COMMENTS STATUTORY CONSULTEES: Exmouth Town Council – voted against the previous application but the application was withdrawn.</p> <p>Councillor Pat Graham – the building was very large, overpowering and would overlook houses in Ryll Court Drive and Regents Gate. Access was through a small parking area which served other properties and at least 2 garages. Site traffic would have to use Albion Hill and/or Windsor Square which both had parking on one side restricting 2 vehicles to pass.</p> <p>County Highway Authority – the inadequate width of access was likely to cause congestion, with consequent risk of additional danger to all users of the road contrary to paragraph 32 of NPPF.</p> <p>VIEWS OF REPRESENTATIONS: 62 Representations – object on the grounds of:- Gross overdevelopment of the site, out of proportion, dominant, unsympathetic design and out of keeping to the area and adjacent properties. Access was onto a narrow busy road and danger to pedestrians, school children, elderly, cyclists and mobility scooter users, particularly during construction. There was no parking for visitors, would be increased noise due to increased occupancy, overlooking and overshadowing of gardens of nearby property, limited access for emergency and refuse vehicles and no turning circle within the site. The major excavation of ground may create ground water movement, associated drainage problems, increased flooding to downhill properties, instability to surrounding properties and effect the long-term health of boundary trees. Loss of amenities and privacy to 28 Ryll court Drive and 18 & 30 Regents Gate. Increase in light pollution. Demolition of 2 family homes. Insufficient communal space, no drying space or private space, no landscaping. Access was over land not owned by the applicant and the access lane would be blocked should the owners of the garages on that land be using their garages and the space in front.</p> <p>DECISION: Proposed: BN Seconded: BdS Objection on the grounds of over development of the site and over bearing. Out of keeping with the streetscene and concern regarding the increase in the volume of traffic.</p>
LIMIT	27.01.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2061/VAR</u> Mr Graham Deasy & Mr Alan Breckan spoke during the public speaking time	<p>34 Douglas Avenue, EX8 2HB Mr Quintin Bull Variation of condition 2 (plans condition) of planning permission 15/1955/MFUL for the construction of a first floor extension to Plot 1 and enlarged balcony</p> <p><u>Amended plans</u> Amended plans to show trellis fencing to boundary wall, a change in materials to first floor walls of plot 1 and survey of development as constructed from the coach house</p> <p>COMMENTS STATUTORY CONSULTEES: Councillor M Williamson – could support the proposal and supports the objection submitted by the residents of the Coach House.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – The covering of the unauthorised first floor wall with artificial slate cladding does not in any way negate the impact of the wall. The wall was overbearing and unneighbourly in terms of its height and proximity to the Coach House and garden and has a negative impact on our amenity. The addition of trellis entwined with foliage would create a more hemmed in feeling. Obscured glass was part of the original planning permission. The planting of trees on Ocean Quest side of the boundary would result in a loss of light.</p> <p>DECISION: Proposed: BN Seconded: BdS Objection to the amended plans and the first floor extension to Plot 1 on the grounds that the retrospective application was contrary to Policy D1, 3e (Design and Local Distinctiveness) of the adopted Local Plan and cladding the walls do not mitigate the adverse impact on the Coach House.</p> <p>Members recommended refusal and for enforcement action to be taken for the removal of the unauthorised top floor extension.</p>
LIMIT	23.01.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2864/FUL</u>	<p>3 Greenhill Avenue, EX8 2LQ Mr & Mrs Bowen Construction of single storey extension, creation of new driveway, and erection of new fence</p> <p>COMMENTS STATUTORY CONSULTEES: Highways gave Standing Advice</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BdS Seconded: BN No Objection</p>
LIMIT	31.01.17	
PLAN No:	<u>16/3013/FUL</u>	<p>3A Salterton Road, EX8 2BJ S Galsworthy Demolition of existing structure and construction of dwelling and carport</p> <p>COMMENTS STATUTORY CONSULTEES: Highways had no objection as the access was shown via Gussiford Lane</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – The proposed dwelling would overlook the rear garden of the property next door and the addition of the upper floor would increase the overlooking and the extra storey would be out of keeping with surrounding properties.</p> <p>DECISION: Proposed: BN Seconded: BdS No Objection subject to a condition that obscure glass is installed on the top floor rear window.</p>
LIMIT	01.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0099/MRES</u>	<p>Land Off Queens Drive, EX8 2AY East Devon District Council Reserved matters application pursuant to outline application 13/1819/MOUT seeking approval of access, appearance, landscaping and scale for the construction of new buildings including watersports centre, holiday accommodation, indoor leisure and retail uses.</p> <p>COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 4 x letters of support – the development would bring new tourism to the Town thus creating new jobs, new attractions and business opportunities. It would bring Exmouth up in standards to the 21st Century version of the current 1950's image and enable it to compete with other UK seaside towns. The outmoded and dreary architecture would be replaced by modern and vibrant designs to compliment the Premier Inn, Ocean, The Strand, Mamhead Slipway, RNLI building, Sea Cadets building, M & S and train station access improvements. It would enable the seafront to truly represent and enhance the fantastic natural facilities of the mouth of the Exe Estuary, its 1.7 miles of sandy beach and its world class kite surfing facilities. By moving the road and car park the beach would be opened up to water sports users with the addition of a quality leisure Watersports centre.</p> <p>10 x Reps – object to the size and scale of the Watersports Centre and its siting at a point on the seafront where public swimming is deemed dangerous by the RNLI. The building programme would increase light and noise pollution to wildlife, there will be increased traffic congestion and the new road would be a danger to pedestrians. The site was in a flood risk zone. The buildings would affect the historic view of Orcombe Point and the style and materials proposed were not in keeping with the wood cladding of other buildings on the seafront. Buildings should be restricted to one storey so as to limit the visual impact on the seascape. The Watersports Centre was massive and would have a huge visual impact from every angle blocking the open views and maybe the sea from the coast watch tower. Concern about the overshadowing of the bowling green from the proposed hotel and its effect on the natural grass. The hotel had insufficient parking spaces for the amount of rooms.</p> <p>DECISION: Proposed: BN Seconded: BdS Cllr. B Taylor proposed seconded by Cllr. T Dumper that a recorded vote be taken.</p> <p>Recorded vote – 6 for and 3 against</p> <p>Note: Cllr. E Wragg spoke on updated information she had received on the application since the original approval had been granted.</p>
LIMIT	07.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2019/FUL</u>	<p>79 Foxholes Hill Dr Chris Edwards Construction of front and rear dormers and windows to existing gables.</p> <p><u>Amended plans</u> Amended plan showing revised design to dormer windows to include 2 no pitched roof dormer and cabrio balcony</p> <p>COMMENTS STATUTORY CONSULTEES: Exmouth Town Council had no objection to the original application on 19th sept. 2016</p> <p>IEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BdS Seconded: BN No Objection to the amended plans.</p>
LIMIT	31.01.17	
WARD	Town	
PLAN No:	<u>17/0037/FUL</u>	<p>28 Parade, EX8 1RW Mr Gary Norton (Eagle Investments Ltd) Replacement of front and side elevation, ground floor windows and front entrance doors, and change of use from sui generis to A1 (shops)</p> <p>COMMENTS STATUTORY CONSULTEES: Highways gave Standing Advice</p> <p>Councillor B Nash – had no objection and welcomed a return to A1 following the recent fire.</p> <p>IEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: BN No Objection</p>
LIMIT	01.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0017/FUL</u>	<p>K.F.C. 17 Imperial Road, EX8 1BY Mr Nigel Hewlett Alterations to shopfront</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>Cllr. B Nash stated that the new signage was larger and more garish than the existing and not considered acceptable.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: RM Objection as the proposed new signage was not in line with the Exmouth Shop Front Guide. The materials were considered to be inappropriate to the character of the building and the size of the lettering overly large. Preference was for externally-mounted lighting fixtures rather than internal lighting.</p>
LIMIT	31.01.17	
PLAN No:	<u>17/0005/FUL</u>	<p>8 Ryll Grove, EX8 1TX Briony Tebbutt Creation of off road parking</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – the proposed size of the off-road parking space was slightly below that recommended by the CHA. However, in view of other off road parking provisions for dwellings in the area and that was utilising all land available. In light of this they had no objection.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: RM Seconded: TD No Objection</p>
LIMIT	27.01.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2967/FUL</u>	<p>19 Chapel Street, EX8 1HW W H Smith (Mr N Corrick) Replace 1no. existing manual double swing entrance door with new automatic bi-folding entrance doors</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: FC No Objection subject to the width of the new automatic entrance doors being adequate for electric wheelchair users.</p>
LIMIT	26.01.17	
PLAN No:	<u>16/3044/FUL</u>	<p>31 Bicton Street, EX8 2RU Ms A Royle Replacement of existing single glazed windows with new double glazed units</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>Councillor B Nash – had no objection to the replacement windows as long as they complied with Conservation area requirements and were made of wood.</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: RM Seconded: BN No Objection subject to the Conservation Officers report.</p>
LIMIT	31.01.17	
PLAN No:	<u>16/2944/FUL</u>	<p>3 Exeter Road, EX8 1PN Mr Musa Irmak & Mr Mehmet Kilig Retention of shop front</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: RM Seconded: BN No Objection</p>
LIMIT	01.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0048/FUL</u>	<p>35 The Strand, EX8 1AQ Mr Nick Gibbins Retention of wooden decking, raised platform and cladding</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 1 x letter of support as the work carried out was a great improvement to the property.</p> <p>DECISION: Proposed: RM Seconded: LE No Objection but members were concerned that the wooden cladding was covering an asbestos wall that was breaking up underneath and therefore recommended that Environmental Health inspected.</p>
LIMIT	06.02.17	
PLAN No:	<u>17/0049/LBC</u>	<p>35 The Strand, EX8 1AQ Mr Nick Gibbins Retention of wooden decking, raised platform and cladding</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No Objection subject to the Listed Buildings Officers report.</p>
LIMIT	06.02.17	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>17/0113/FUL</u>	Boldbrook Cottage, 145 Withycombe Village Road, EX8 3AG Mrs V Hayman Replacement single storey rear extension COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment. Cllr. B Bailey had no objection. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	07.02.17	

P17/013. ITEM FOR CONSIDERATION

(i) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS RECEIVED UNDER THE LICENSING ACT 2003

Ref No: 043304

Premises: Country House Inn (The) 174-176 Withycombe Village Road, EX8 3BA

Ward: Withycombe Raleigh

Name of applicant: Punch Taverns Plc

Premises Licence Variation Application to include

PROPOSED VARIATION

Amend internal layout of the premises, copy plan attached.

Last Date for receipt of representations by the Licensing Authority 10 February 2017

Noted, members did not wish to comment.

P17/014. ITEM FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Trees at Hillcrest Gardens

TPO No: 16/0074/TPO

Proposal: Land at 1 to 3 Withycombe House, Hillcrest Gardens

TPO No: 16/0041/TPO

Proposal: Land at and adjacent to Marley Road public footpath; to the east of numbers 25 and 26 Brittany Road

TPO No: 16/0068/TPO

Proposal: Land at 9 Louisa Terrace
TPO No: 16/0057/TPO

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

(ii) APPEAL AGAINST REFUSAL OF PLANNING APPLICATION

Appeal by: Mrs Eileen Bryce

Appeal Ref: APP/U1105/D/16/3163198

Planning Application: 16/2291/FUL

Proposal: Construction of side dormer, including roof lights, and extension to roof to facilitate loft conversion

Location: 25 Essington Close

An appeal had been made against the decision of EDDC to refuse to grant permission for the above proposed development, a copy letter was previously circulated for information. The Town Council objected to the application.

P17/015. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/2841/FUL 6 Travershes Close	No Objection	Conditional Approval
16/2095/FUL Flat 2, 53 Salterton Road	No Objection	Approval
16/2746/FUL 186a Exeter Road	No Objection	Conditional Approval
16/2774/FUL Christ Church, 39 North Street	No Objection	Conditional Approval
16/2920/FUL 18 Byron Way	No Objection	Conditional Approval
16/2575/FUL Land Adjacent 85A & B Fraser Road	No Objection	Refusal
16/2921/FUL 77 Withycombe Road	No Objection	Conditional Approval
16/1892/FUL 28 Mount Pleasant Avenue	No Objection	Approval
16/2747/FUL 44 Parade	No Objection	Approval
16/2752/FUL The White House Courtlands Lane	No Objection	Conditional Approval
16/2903/FUL 1 Bunn Road	No Objection	Conditional Approval
16/2905/FUL The White Cottage 5B Trefusis Place	No Objection	Approval

16/2948/FUL 3 Marions Way	No Objection	Conditional Approval
16/0835/FUL 12 Stevenstone Road	No Objection	Refused
16/1810/FUL Prattshayes Farm, Maer Lane	No Objection	Conditional Approval
16/2118/FUL & 16/2119/LBC The Old Sail Loft 9-11 Camperdown Terrace	No Objection	Conditional Approval
16/2811/FUL 6 Cliston Avenue	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 21.08

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