

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 13 FEBRUARY 2017 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

F Caygill (FC)

B de Saram (BdS)

T Hill (TH)

B Nash (BN)

B Taylor (BT)

M Chapman (CM)

T Dumper (TD)

R Masding (RM)

C Nicholas (CN)

J Trail (JT)

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Councillor Megan Armstrong and Mr Maurice Chittock spoke against planning application 17/0208/VAR Land to the rear of Aram, Littlemead Lane, Variation of condition 2 and removal of condition 3 of planning permission 16/1340/VAR, to include the Juliet balconies shown on plan number 7335-06 B

Mr S Ford spoke in support of his amended planning application 16/2713/FUL, Land On Corner of Fairfield Road and Salterton Road, EX8 2BL, demolition of garage and erection of new dwelling.

Jim Barnes-Phillips, Chairman of TARA, spoke against amended planning application 16/2564/OUT, 12b Cyprus Road, Demolition of existing dwelling and redevelopment of site to provide 3no. 3-storey houses and 1no 2 storey house (outline application with all matters reserved).

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

P17/016. MINUTES

The Minutes of the meeting held on 30 January 2017 were approved subject to the amendment below for planning application, 17/0099/MRES, Land Off Queens Drive.

Proposed: BN Seconded: BdS

Cllr. B Taylor proposed seconded by Cllr. T Dumper that a recorded vote be taken.

Recorded vote – 6 for and 3 against

Recommended for approval, therefore no Objection.

P17/017. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P17/018. URGENT BUSINESS

None

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0095/TRE</u>	<p>Land At Higher Marley Road Mr N Lee T1 to T9, and G1, Oaks: Crown lift over field to give up to 4.5 metres clearance above ground level.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – These mature trees grew on the field boundaries and made an important contribution to the amenity and character at the fringe of the Exmouth built up boundary. This application was in part retrospective following works to manage field hedge boundaries, unfortunately during flailing some protected trees were partly crown lifted. This application sort to obtain permission to crown lift to allow access to tractor and grass topper.</p> <p>Recommendation - APPROVAL as the principle of crown lifting was acceptable as it allowed for reasonable management of the agricultural land and would not impact on the amenity value.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC Approval in accordance with the Tree Officer's report.</p>
LIMIT	07.03.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0028/TRE</u>	<p>123 Parkside Drive, EX8 4LX</p> <p>Mr Clark T1, Turkey oak: Crown lift southern aspect of crown, to give 4.5m clearance above ground level. Removing three lateral branches making one cut of 75mm and two cuts of 150mm.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report - The maturing oak grew in the northern corner of the applicants rear garden could be seen above the roof line and made a positive contribution to the amenity in the area. The tree did to a degree dominate the garden and it was unlikely that the removal of the three low branches would reduce this to any significant degree. The two proposed branch removals of circa 150mm in diameter would be damaging to the health of the tree causing cavitation and desiccation of the internal wood making conditions suitable for the colonisation of decay fungi. The works would not provide any significant benefit and would causing lion tailing of the two main branches.</p> <p>Recommendation – SPLIT DECISION Approval of lesser works – Crown lifting by removing three circa 75mm branches as shown in the appendix 1 photo. Refusal – Crown lift southern aspect of crown, to give 4.5m clearance above ground level. Removing three lateral branches making one cut of 75mm and two cuts of 150mm on the grounds of insufficient justification and the proposed works would be damaging to the wellbeing and structural condition of the tree.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: CN Seconded: MC SPLIT DECISION – in accordance with the Tree Officer's report. Approval of lesser works – Crown lifting by removing three circa 75mm branches as shown in the appendix 1 photo. Refusal – Crown lift southern aspect of crown, to give 4.5m clearance above ground level. Removing three lateral branches making one cut of 75mm and two cuts of 150mm on the grounds of insufficient justification and the proposed works would be damaging to the wellbeing and structural condition of the tree.</p>
LIMIT	01.03.17	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>16/2970/ADV</u>	<p>Mcdonalds Liverton Business Park, EX8 2NR McDonalds Restaurants Limited 8 no illuminated and 3 no non-illuminated signs</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – No Objection Cllr B Bailey – No Objection</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: TD SPLIT DECISION Refusal of the illumination of banner signs 22. Approval of remaining signs.</p>
LIMIT	10.02.17	

P17/20. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/0161/FUL</u>	<p>1 Larch Close, EX8 5NQ Mr Stephen Stannard Retrospective application for the retention of outbuilding for ancillary use</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Concerned about the size, appearance and height of the outbuilding causing loss of light. Loss of privacy and overlooking garden and rear room of neighbouring property. Concerned about the use as a music/cinema that there would be noise disturbance despite soundproofing. Reducing the garden area by more than 50% would increase rainwater already flowing into the lower neighbouring gardens. Possible root damage to the two nearby trees</p> <p>DECISION: Proposed: CN Seconded: MC Objection on the grounds that the outbuilding was too large and over bearing for the plot and concern regarding flooding and drainage created by possible water runoff from the site.</p>
LIMIT	22.02.17	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>17/0154/FUL</u>	<p>8 Essington Close, EX8 4QY Mr Ben Maddison Construction of two storey extension to rear, 2 x dormer windows and roof lights to side, and construction of porch canopy</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – Concern about recent excavations and reports of an underground stream could cause instability of the hill, subsidence and flooding to surrounding properties. The extension was too large and too high to be in keeping and impact on the open feel of the streetscene, turning a bungalow into a house. Overlooking of the property behind. Questioned it's use as a family home as a commercial business operated from there. Did not indicate on the plans if the dormer windows had obscure glazing.</p> <p>DECISION: Proposed: TD Seconded: LE Objection on the grounds of overdevelopment of the site and out of keeping with the streetscene.</p>
LIMIT	14.02.17	
PLAN No:	<u>17/0036/FUL</u>	<p>15 Marpool Hill, EX8 2LJ Mr Nicholas Tuckett Retrospective application for construction of outbuilding</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps - objected to the unacceptable impact on the neighbouring properties with the loss of privacy through overlooking due to its excessive windows, size, depth, width, height and mass. Concern at the stability of the building as it sat on a small brick wall and sloped back towards the neighbouring property plus loss of light due to over shadowing. It's intended use as a motorbike repair building would lead to excessive noise and fumes.</p> <p>DECISION: Proposed: FC Seconded: BdS Objection on the grounds of the unacceptable impact on neighbouring properties and the instability of the structure.</p>
LIMIT	14.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0083/FUL</u>	<p>8 Phillipps Avenue, EX8 3HY Mr Philip Hurley Remodelling and raising of existing roof including construction of rear dormer to enable 2nd floor accommodation, and construction of first floor extension to front elevation</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: BdS Objection on the grounds that the proposal was out of keeping with the streetscene in Phillipps Avenue.</p>
LIMIT	17.02.17	
PLAN No:	<u>17/0232/FUL</u>	<p>6 Orchard Close, EX8 3JD Mr & Mrs J Jones Raising of ridge height to provide first floor accommodation, construction of side and rear extensions, new porch and detached garage</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD No Objection</p>
LIMIT	17.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0076/ADV</u>	Lympstone Manor Hotel, Courtlands Lane, EX8 3NZ Mr Michael Caines Display of 1 no. illuminated entrance sign
	Note: Application for consultation only as proposed sign to be sited at the entrance which is in Lympstone Parish.	COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: Highways – did not wish to comment. Cllr J Elson – No Objection Conservation Officer - No Objection DECISION: Proposed: LE Seconded: TD No Objection
LIMIT	13.02.17	
PLAN No:	<u>17/0208/VAR</u>	Land to the rear of Aram, Littlemead Lane, EX8 3BU Mr White Variation of condition 2 and removal of condition 3 of planning permission 16/1340/VAR, to include the juliet balconies shown on plan number 7335-06 B
	Note: Maurice Chittock and Cllr Megan Armstrong spoke during the public time.	COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment. Cllr P Stott – Objected to the application as the condition was put in place to protect residents in Aram. If the condition was removed it would result in the overlooking and loss of privacy. VIEWS OF REPRESENTATIONS: 6 x Reps – Objected on the grounds of loss of privacy and overlooking. DECISION: Proposed: LE Seconded: TD Objection to the variation of condition 2 and removal of condition 3 on the grounds of the adverse impact on the amenity of the residents of Aram (Policy D1 Design & Local Distinctiveness). The former Juliet balcony should be replaced with a visible glazed window with an area no bigger than 1.8^{m2} The Committee requested that the Enforcement Officer made regular site visits to ensure that the development complied with permitted planning permission.
LIMIT	24.02.17	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>16/2713/FUL</u> Note: Mr S Ford spoke during the public time.	<p>Land On Corner Of Fairfield Road And Salterton Road EX8 2BL Mr S Ford Demolition of garage and erection of new dwelling</p> <p><u>Amended plans for consultation.</u> Amendments to floor plans and elevations</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council- 28.11.16 – No Objection to original application.</p> <p>VIEWES OF REPRESENTATIONS: 1 x Rep regarding amended plan. Neighbour concerned about the re-routing of their sewer and the effect on their services also the soakaway causing flooding or drainage issues in gardens.</p> <p>4 x Reps to original application</p> <p>DECISION: Proposed: BN Seconded: BdS No Objection to the amended plan subject of SWW's approval of the re-routing of their sewer and the approval of the SuDs authority. Also for a condition that there was landscaping to the rear for screening.</p>
LIMIT	14.02.17	
PLAN No:	<u>17/0058/FUL</u>	<p>Land To Rear Of Jasmine Cottage, 4 Maer Lane, EX8 2DD Mr & Mrs Turff Construction of detached dwelling, double garage and alterations to existing access.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment.</p> <p>EDDC Trees – No Objection in principle subject to conditions to ensure continuous wellbeing of the trees in the interest of the amenity of the area.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BdS Seconded: BN No Objection</p>
LIMIT	22.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2564/OUT</u> Note: Jim Barnes-Phillips spoke during the public time.	<p>12B Cyprus Road Mr Mark Tribble Demolition of existing dwelling and redevelopment of site to provide 3no. 3-storey houses and 1no 2 storey house (outline application with all matters reserved).</p> <p><u>Amended plans</u> Revised Planning Statement and Block Plan</p> <p>COMMENTS STATUTORY CONSULTEES: Conservation – No objection in principle of development, however further regard should be given to matters such as layout, scale, height, form, massing, respect for the adjacent traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (eg. the scale and spacing of window openings, and the nature and quality of materials). General planning standards should be applied sensitively in the interests of harmonising the new dwellings with their neighbours in the surrounding area and to protect the setting of the Conservation Area. The use of materials eg. brick and slate would need to be given considerable consideration with attention to detailing and local distinctiveness of this attractive suburb of Exmouth. Town Council 28.11.16 - 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.</p> <p>VIEWS OF REPRESENTATIONS: Representation from TARA – continued to object to the amended plans, previous grounds for objection remained. Site remained overdeveloped. Lack of parking provision, increase in traffic in Cyprus Road. Loss of privacy to adjacent properties. 10 x Reps – to the original application.</p> <p>DECISION: Proposed: BN Seconded: BdS No Objection to the revised outline application but any further applications should give regard to the criteria of Avenues Design Statement. There was a concern also for the sewage capacity as historically there had been problems in the area.</p>
LIMIT	16.02.17	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/0188/FUL</u>	<p>67A Victoria Road, EX8 1DP Miss N Tulip Retention of 2no rooflights</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TH No Objection</p>
LIMIT	17.02.17	
PLAN No:	<u>16/2592/LBC</u>	<p>36-37 The Strand, EX8 1AQ Mr Purewal 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><u>Amended plans for consultation.</u> Amendments to proposed floor plans and elevations</p> <p>COMMENTS STATUTORY CONSULTEES: Conservation Officer had no objection but alongside certain recommendations and conditions wished some attention be given to the staircase on the ground floor and other aspects of the new development.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: RM No Objection to the amended plans.</p>
LIMIT	13.01.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0224/FUL</u>	<p>Marks & Spencer Foodhall, Royal Avenue, EX8 1EN Marks & Spencer PLC Installation of parking pay and display ticket machines, installation of automatic number plate recognition system camera column and associated cabinet, and Associated Works and associated works</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Comment to follow.</p> <p>Natural England – No Objection</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: RM No Objection</p>
LIMIT	22.02.17	
WARD	Withycombe Raleigh	
PLAN No:	<u>17/0195/FUL</u>	<p>228 Withycombe Village Road, EX8 3BD Mr R Spoer Conversion of buildings to form four dwellings</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr B Bailey – No Objection</p> <p>Highways – Comments to follow</p> <p>Conservation – No Objection in principle to the conversion subject to conditions and reconsideration given to the alterations to create unit 4 with regards to the awkward pattern and ratio of fenestration. New window & door openings should reflect existing appearance, proportions and style, including brick sill detail. Roof lights should conservation type.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: RM No Objection</p>
LIMIT	14.02.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2969/FUL</u>	<p>McDonalds Liverton Business Park Exmouth EX8 2NR McDonald's Restaurants Ltd Refurbishment of the restaurant to include changes to elevations with the installation of replacement drive thru booths and the construction of 3sq m extension at the front of the store. Reconfiguration of the drive thru lane, car park and kerb lines to incorporate side by side ordering with the introduction of an island for signage and associated works to the site. Alterations to the existing patio area with the erection of a new external play area space. Existing customer order display with canopy to be relocated with the installation of an additional unit to accommodate the new drive thru layout and goal post height restrictor</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No Objection</p> <p>Note: Members were concerned at the build of traffic at the junction exiting onto Salterton Road.</p>
LIMIT	21.02.17	

P17/21. ITEM FOR CONSIDERATION

(i) TEMPORARY HOLIDAY SITE

Exmouth RFC, Imperial Road

Copy letter attached from EDDC and The Camping and Caravanning Club and for consideration.

The Committee did not wish to comment.

P17/22. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at or adjacent to the The Spice Lounge (Rumblin Tum), Prince of Wales Drive

TPO No: 17/0016/TPO

Proposal: Land at Summer Haye, St Johns Road

TPO No: 17/0017/TPO

Proposal: Land at 1 to 3 Withycombe House, Hillcrest Gardens
TPO No: 17/0071/TPO

Proposal: Land at Hawthorn Grove
TPO No: 17/0029/TPO

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

(ii) TOWN & COUNTRY PLANNING ACT 1990

Appeal by: Mr George Nightingale
Appeal Reference: APP/U1105/F/16/3162989
Location: Spoken, 43, The Strand, EX8 1AL
 A copy letter from EDDC was previously circulated for information.

(iii) TOWN & COUNTRY PLANNING ACT 1990

Appeal by: Blue Cedar Homes
Appeal Reference: APP/U1105/F/16/3165906
Planning Application: 16/2227/VAR
Proposal: Variation of condition 5 of approval granted under 16/0787/MOUT to change the wording from a pre-commencement of development condition to a condition requiring submission and agreement of the CUA (Community Use Agreement) before the playing pitches first come into use and not later than the first occupation of the first dwelling
Location: Rolle College Playing Field Douglas Avenue
 A copy letter from EDDC was previously circulated for information. Exmouth Town Council objected to the application.

(iv) NOTIFICATION OF EXEMPTED WORKS

Location: Pine Ridge, Higher Marley Road
 Copy notification of exempt works was previously circulated for information.

(v) BUDLEIGH SALTERTON NEIGHBOURHOOD PLAN

A copy of the notice of publication was circulated with details on how to view the plan and supporting document. The plan was out to consultation and comment until Monday 20 March 2017.

P17/23. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/2906/LBC The Maisonette, 11 The Beacon	No Objection	Approval
16/2926/FUL 47 Brixington Lane	No Objection	Approval
16/3011/FUL Devon Quality Fish Unit 7, Pound Lane	No Objection	Approval
16/3006/FUL 16 Willow Avenue	No Objection	Conditional Approval

16/2965/FUL 5 Victoria Gardens, Exeter Road	No Objection	Conditional Approval
16/2966/FUL The Cranford Club 42 Salterton Road	No Objection	Conditional Approval
16/2777/FUL 1 Raddenstile Lane	No Objection	Approval
16/2741/FUL 1 Phear Avenue	Objection	Refusal
16/2707/FUL 25 Withycombe Park Drive	Objection	Conditional Approval
16/2572/FUL White Lodge Veterinary Centre 207 Exeter Road	No Objection	Approval
16/2399/FUL Foxhole, Pound Lane	Objection	Refusal

Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.

The Chairman updated members that the advertising signage in Rivermead Avenue was to be removed by DCC Highways shortly as it was a hazard to drivers turning right out Rivermead Avenue. She reminded members to report any inappropriate advertising signage.

Cllr B Nash advised the Committee that he would be attending a meeting with KFC on 21 February 2017 as it was unclear from their application if the changes were to the whole shopfront or just the door.

The meeting closed at 21.07

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