

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 27 FEBRUARY 2017 AT 7.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)

B Bailey (Observer)

M Chapman (CM)

T Dumper (TD)

B Nash (BN)

B Taylor (BT)

F Caygill (FC)

B de Saram (BdS)

R Masding (RM)

C Nicholas (CN)

**APOLOGIES:** Councillor T Hill

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Amanda May spoke against planning application 17/0380/FUL, 25 Withycombe Park Drive, EX8 4EL, construction of rear extension to include extended ground and first floor and installation of roof lights, erection of decking and balustrade (alternative scheme to 16/2707/FUL)

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

**P17/024. MINUTES**

The Minutes of the meeting held on 13 February 2017 were approved.

**P17/025. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor B Taylor declared a person interest in planning application 17/0247/FUL, Foxholes Car Park Queens Drive, as she had been involved with Exmouth Beach Rescue.

**P17/026. URGENT BUSINESS**

None

**P17/027. 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>17/0249/FUL</u>	<p>3 Haley Close, EX8 4PJ  <b>Mr Tony Hanson</b>            Construction of porch to front elevation</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: MC            No Objection</p>
<b>LIMIT</b>	28.02.17	
<b>PLAN No:</b>	<u>17/0365/FUL</u>	<p>47 Maple Drive, EX8 5NR  <b>Mr Ian Kennett</b>            Construction of single storey side/rear extension</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>SWW</b> – applicant advised to contact SWW if they were unable to comply with requirements for asset protection and surface water services.  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN            No Objection subject to South West Waters conditions.</p>
<b>LIMIT</b>	02.03.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/0380/FUL</u>	<p>25 Withycombe Park Drive, EX8 4EL  <b>Mr Trevor Townsend</b>  Construction of rear extension to include extended ground and first floor and installation of roof lights, erection of decking and balustrade (alternative scheme to 16/2707/FUL)</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 height would be 30ft from their level and 2 m from their patio and bedroom window.</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: MC  Objection on the grounds that the proposal gave an appearance of a house which would be out of keeping and overbearing with a streetscene of bungalows.</p>
<b>LIMIT</b>	10.03.17	
<b>PLAN No:</b>	<u>17/0318/OUT</u>	<p>7 Redwood Close, EX8 5NS  <b>Mr &amp; Mrs M Auton</b>  Construction of dwelling (Outline Application with all Matters Reserved)</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>SWW</b> – applicant advised to contact SWW if they were unable to comply with specified requirements for asset protection and gave planning conditions for foul sewage &amp; surface water services.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN  No Objection subject to South West Waters conditions.</p>
<b>LIMIT</b>	02.03.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>17/0336/FUL</u>	<p>6 Sylvan Close, EX8 3BQ  <b>Mr West</b>  Construction of two storey side extension</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: TD                                  Secoded: FC  No Objection</p>
<b>LIMIT</b>	09.03.17	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>17/0247/FUL</u>  <b>Note:</b> Cllr B Taylor had previously declared a personal interest	<p>Foxholes Car Park Queens Drive, Exmouth  <b>Mr Keith Hoppins</b>  <b>Exmouth Beach Rescue</b>  Siting of 2 no containers to provide storage and welfare unit for a further temporary period for Exmouth Beach Rescue Club.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>EDDC Property Services</b> – As landowner they were supportive of the application. However, a lease would need to be secured to enable occupation of the site.  <b>Highways</b> – Did not wish to comment  <b>Cllr M Williamson</b> – had no objection to a temporary permission for no more than 2 years and urged discussions with the Regeneration Team to work towards a more permanent aesthetically pleasing facility.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>EDDC Property Services</b> – As landowner they were supportive of the application. However, a lease would need to be secured to enable occupation of the site.  <b>Highways</b> – Did not wish to comment  <b>Cllr M Williamson</b> – had no objection to a temporary permission for no more than 2 years and urged discussions with the Regeneration Team to work towards a more permanent aesthetically pleasing facility.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BN                                  Secoded: BdS  No Objection. Members supported Cllr M Williamson’s comment regarding discussions with the Regeneration Team.</p>
<b>LIMIT</b>	03.03.17	

<b>APPLICATIONS FOR DETERMINATION</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><u>Amended plans for consultation.</u></b>  Amended dormer window design to form 2 no. separate windows</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council 12.12.16</b> – No Objection subject to SWW conditions  <b>Cllr M Williamson &amp; J Humphreys</b> – Had no objection to the amended plans.  <b>SWW</b> – did not wish to comment on the amended plans.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>2 x letters</b> of support for the amended plans</p> <p><b>DECISION:</b> Proposed: BdS                      Seconded: BN  No Objection</p>
<b>LIMIT</b>	28.02.17	
<b>PLAN No:</b>	<u>17/0347/RES</u>	<p>41 Littleham Road, EX8 2QJ  <b>Mr Edmondson &amp; Liddle</b>  Approval of reserved matters (access, layout, appearance, landscaping and scale) for the construction of 8 dwellings pursuant to outline approval 15/2441/OUT</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllr M Williamson</b> – supported application subject to comments from Highways.  <b>Highways</b> – comments were to follow.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: BdS  No Objection</p>
<b>LIMIT</b>	09.03.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>17/0253/FUL</u>	<p>61 Douglas Avenue, EX8 2HG  <b>Mrs Sarah Birch</b>  Proposed rear first floor extension and bridge to the rear tiered garden.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllr M Williamson-</b> No Objection</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BdS                      Seconded: BN  No Objection</p>
<b>LIMIT</b>	13.03.17	
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>17/0317/FUL</u>	<p>Flat 1, 104 St Andrews Road, EX8 1AT  <b>Home From Home Property Services Ltd</b>  Construction of single storey rear extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: BN  No Objection</p>
<b>LIMIT</b>	07.03.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>16/2955/FUL</u>	<p>40 Victoria Road  <b>Mr Duncan Snowden-Brett</b>  Conversion and extensions to provide 5no flats.</p> <p><b><u>Amended plans for consultation.</u></b>  Amended plans showing amended ridge line, wheelie bin storage, privacy screens to the second floor balcony and revised Design and Access Statement.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> - 09.01.17- Objected on the grounds that there was insufficient amenity space for refuse and cycle storage. The parking provision was inadequate for the size of the development and other parking would be on the highway in an area that had reached saturation point. There was no flooding or sewage report.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>None</b> in respect of the amended plan. 3 to the original application.</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: BN  No Objection to amended plans subject to a flooding and sewage report.</p>
<b>LIMIT</b>	01.03.17	
<b>PLAN No:</b>	<u>17/0339/FUL</u>	<p>98 Rosebery Road, EX8 1SQ  <b>Mr J Rose</b>  Construction of detached outbuilding</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: LE  No Objection</p>
<b>LIMIT</b>	09.03.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/0325/FUL</u>	<p>20 The Beacon, EX8 2AF  <b>Mr N Hopkin</b>            Provision of annexe accommodation</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: BN            No Objection</p>
<b>LIMIT</b>	09.03.17	
<b>PLAN No:</b>	<u>17/0326/LBC</u>	<p>20 The Beacon, EX8 2AF  <b>Mr N Hopkin</b>            Insertion of ground floor window, replacement window and doors, infilling of existing garage door with brickwork and window to enable conversion of building to annexe</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: BN            No Objection subject to Conservation Officer's report.</p>
<b>LIMIT</b>	09.03.17	
<b>PLAN No:</b>	<u>17/0376/FUL</u>	<p>55 Egremont Road, EX8 1SA  <b>Mr Jonathan Hall</b>            Construction of single storey rear and lean to</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: LE            No Objection</p>
<b>LIMIT</b>	13.03.17	



<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>16/2012/LBC</u>	Flat 3, 13 The Beacon, EX8 2AF <b>Mr A Thorn</b> Re-pointing of brickwork and capping of chimney  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: RM                      Seconded: BN No Objection subject to the Conservation Officer's report.
<b>LIMIT</b>	13.03.17	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>17/0353/FUL</u>	3 Caroline Close, EX8 4AZ <b>Mr N Skinner</b> Construction of single storey front, side and rear extension, and installation of first floor cladding  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> - objected as the position of the property was elevated to 24 Holland road and the size of the rear extension would block out a lot of sunlight throughout the day.  <b>DECISION:</b> Proposed: BT                      Seconded: FC No Objection
<b>LIMIT</b>	09.03.17	

## P17/028. ITEM FOR INFORMATION

### (i) APPEAL DECISION

**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

The above appeal was dismissed.

**P17/29. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
16/2061/VAR 34 Douglas Avenue	Objection	Refusal
16/2944/FUL 3 Exeter Road	No Objection	Approval
<b>16/2631/FUL</b> <b>28 Holland Road</b>	<b>No Objection</b>	<b>Refusal</b>
16/2733/COU Rear of 129 & 131 Exeter Road	No Objection	Approval
16/2967/FUL WHS Smith 19 Chapel Street	No Objection	Conditional Approval
16/3033/FUL 9 Seymour Road	No Objection	Conditional Approval
16/3044/FUL 31 Bicton Street	No Objection	Conditional Approval
17/0005/FUL 8 Ryll Grove	No Objection	Conditional Approval
17/0077/FUL 18 Maple Drive	No Objection	Approval
17/0078/FUL 15 Capel Lane	No Objection	Conditional Approval
17/0037/FUL 28 Parade	No Objection	Approval
16/2019/FUL 79 Foxholes Hill	No Objection	Conditional Approval
16/3013/FUL 3A Salterton Road	No Objection	Withdrawn
<b>16/1978/MFUL</b> <b>Exebank &amp; Danby House</b> <b>Mudbank Lane</b>	<b>Objection</b>	<b>Conditional Approval</b>
17/0133/FUL 2 Maristow Avenue	No Objection	Approval
16/3034/VAR 39 Cranford Avenue	No Objection	Conditional 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 19.56**

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