

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

**PRESENT:** Councillors: L Elson (Chairman)  
B Bailey (Observer) F Caygill (FC)  
M Chapman T Dumper (TD)  
S Gazzard (SG) Substitute for B Taylor  
R Masding (RM) B Nash (BN)  
C Nicholas (CN)

**APOLOGIES:** Councillors B de Saram, B Taylor & T Hill

**P17/038. MINUTES**

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

**P17/039. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillors C Nicholas, B Bailey & S Gazzard declared a personal interest in respect of item for consideration, premises licence application, Lymphstone Manor as they sat on the licensing sub-committee at EDDC who would determine the application.

Councillor C Nicholas declared a personal interest in respect of planning application 17/0497/OUT, 15 Haley Close as her mother in law used to live at 32, Partridge Road whose land adjoined the site.

**P17/040. URGENT BUSINESS**

None

**P17/041. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>17/0288/TRE</u>	<p>29 Durham Close, EX8 5QU  <b>Mrs Sheraleigh Tilley</b>                      T1, Oak:                      i) Crown raise to 5.2 metres                      ii) crown reduction by up to 2 metres, retaining a tree with a height of 8 metres, with an average crown spread of 12 metres, pruning cuts up to 75mm in diameter.                      iii) Crown thin by removing epicormic shoots up to 50mm in diameter.</p> <p><b>COMMENTS STATUTORY CONSULTYES:</b>  <b>Tree Officer's Report</b> – this was a maturing Turkey Oak which made a significant impact on the amenity when viewed surrounding roads. Situated in too small a garden space pressure was now on to reduce the crown. As a result of losing its leading stem when much younger the tree had a truncated form and was wide spreading over the applicant's garden and to some extent the neighbours. The proposed works were considered to represent an unsatisfactory level of leaf area removal and the collective area of pruning cut surface was estimated to be greater than the recommendation in BS3998:2010.                      Taking all these points into consideration <b>Recommendation for a Split Decision</b></p> <p><b>Approval</b> to be granted to i) Crown raise to 5.2 mtrs.  <b>Refusal of</b>                      ii) &amp; iii) but approval of lesser works in respect of ii) crown reduction by up to 1 metre as opposed to 2 mtrs (removing branch lengths up to approximately 2.5 mtrs), retaining a tree height up to 9 mtrs as opposed to 8 mtrs, with an average crown spread of 13mtrs as opposed to 12 mtrs and pruning cuts up to 50mm in diameter as opposed to 75mm.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: MC  <b>Split Decision in accordance with the Tree Officer's report.</b></p>
<b>LIMIT</b>	07.04.17	

P17/042. 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>17/0497/OUT</u>	<p>15 Haley Close, EX8 4PJ  <b>Mr &amp; Mrs Lyn and Den Huntley</b>            Outline application with all matters reserved for the construction of bungalow and parking bays</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> gave Standing Advice</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>14 x Reps</b> – objected on the grounds that it would be intrusive and harm the amenities, character and appearance of the area, lack of outside space therefore very cramped and clumsily arranged so an overdevelopment of the plot. Sited low down and next to a turning circle in a narrow street and building on a garden area would add to the flooding already present in that area and set a precedent for others to build on their gardens. The proposed building would overlook the properties in front of it and decrease the quality of life for residents living in them. Concern about drainage and sewerage capacity.</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: MC  <b>Objection on the grounds of overdevelopment of the site and out of character with other properties in the close. The proposed site is on a ledge that would be overbearing and overlooking the properties below and may create ground instability. Concerned that developing the site could result in water runoff issues and flooding into Partridge Road. There was also concern regarding access and impact on the footpath lining road on the estate.</b></p>
<b>LIMIT</b>	31.03.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>17/0617/FUL</u>	<p>11 Littlemead Lane, EX8 4RE  <b>Mr &amp; Mrs I &amp; A Macdonald</b>            Construction of single storey extension to rear, and first floor extension including dormer window to side elevation for loft conversion</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b> None</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: FC  <b>No Objection</b></p>
<b>LIMIT</b>	05.04.17	
<b>PLAN No:</b>	<u>17/0607/FUL</u>	<p>94 Halsdon Avenue, EX8 3DH  <b>Mr And Mrs Bradford</b>            Construction of two storey extension to rear and 2nd dormer windows on side elevations</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b> None</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: TD  <b>No Objection</b></p>
<b>LIMIT</b>	04.04.17	
<b>PLAN No:</b>	<u>17/0556/FUL</u>	<p>11 Beechway, EX8 3HP  <b>Mr &amp; Mrs R Miller</b>            Alterations and extensions to roof including construction of dormer window</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: TD                      Seconded: LE  <b>No Objection</b></p>
<b>LIMIT</b>	28.03.17	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>17/0484/FUL</u>	<p>Street Scene, Camperdown Terrace Depot, Camperdown Terrace, EX8 1EJ <b>East Devon District Council</b> Change of use of maintenance depot to car park, installation of 8m lighting column and assorted fencing</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Natural England</b> had no objection subject to the lighting being of no greater luminance than existing levels.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> None</p> <p><b>DECISION:</b> Proposed: SG                      Seconded: LE <b>No Objection subject to clarification regarding the available time for public parking and the provision of trailer parking for slipway users.</b></p>
<b>LIMIT</b>	29.03.17	
<b>PLAN No:</b>	<u>17/0387/FUL</u>	<p>1-3 Little Bicton Place, EX8 2SS <b>Mr C E Crompton</b> Retention of alteration and amendments to approval 97/P1893 to reposition windows on rear second floor elevation. Installation of new door on ground floor rear elevation</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> – the increase in windows would overlook 2 Bicton Place and its garden. If approved the windows should be of obscure glass and be top opening only.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: LE <b>No Objection</b></p>
<b>LIMIT</b>	30.03.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>17/0606/FUL</u>	31 Bradham Lane, EX8 4BB <b>Mr And Mrs C Hill</b> Construction of front and rear dormer windows  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: SG                      Seconded: LE <b>No Objection</b>
<b>LIMIT</b>	05.04.17	
<b>PLAN No:</b>	<u>17/0172/FUL</u>	15 Elizabeth Road, EX8 4NT <b>Mr R Bain</b> Installation of external cladding to gable ends  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: SG                      Seconded: TD <b>No Objection</b>
<b>LIMIT</b>	06.04.17	

#### **P17/043. ITEMS FOR CONSIDERATION**

##### **(i) GREATER EXETER STRATEGIC PLAN CONSULTATION: ISSUES**

Deferred item from previous meeting. Consultation runs from 27 February to 10 April 2017. For consultation material and your opportunity to make your comment please visit: <https://www.gesp.org.uk/consultations/issues/>.

Alternatively, a hard copy is available to view in the office. Please note on attached copy email a series of exhibitions should you wish to attend.

**Noted, members did not wish to comment.**

**(ii) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003**

**Ref No:** 043613

**Premises:** Lympstone Manor, Courtlands Lane, EX8 3NZ

**Ward:** Halsdon

**Name of applicant:** Lympstone Manor LTD

**Premises Licence Variation Application to include**

**PROPOSED VARIATION**

1. Change internal layout of premises
2. Extend the hours for alcohol, late night refreshment and opening hours to include 24 hours alcohol sale to residents and bona fide guest
3. De-licence first floor area
4. Remove various conditions on current licence.

Last Date for receipt of representations by the Licensing Authority 5 April 2017

**Noted, members did not wish to comment.**

**Note:** Cllrs. B Bailey, C Nicholas, M Chapman and S Gazzard left the room whilst discussions took place as they had previously declared a personal interest.

**(iii) HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING POLICY REVIEW**

The current Hackney Carriage and Private Hire Licensing Policy applies to all hackney carriage and private hire drivers, vehicles and operators and fully explains the East Devon District Council's licensing requirements for all parties in a clear and transparent manner. This policy is now due for review.

Consultation

EDDC are currently carrying out a review of their Hackney Carriage and Private Hire Licensing Policy document. This is to make sure that it complies with government best practice guidance and will provide protection for the public when using taxi services.

A draft revised policy document has been produced and they are now carrying out an 8 week consultation on this. The consultation is open to the public and the closing date for submitting consultation responses is 9am on 24 April 2017.

Feedback

All feedback and comments will be considered as part of the review and in preparation of the final policy document.

The results of the consultation will be put to Members of the Licensing & Enforcement Committee in May 2017 to take account of the feedback from the trade, other stakeholders and members of the public in order to consider any amendments to the draft Hackney Carriage and Private Hire Licensing Policy.

**Deferred to next meeting 10 April 2017.**



**P17/044. ITEM FOR INFORMATION  
TREE PRESERVATION ORDER  
Proposal: Land at 2 Littleham Road  
TPO No: 17/0043/TPO**

**P17/045. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
<u>16/2409/MFUL</u> <b>Davey Court, Buckingham Close</b>	<b>Objection</b>	<b>Conditional Approval</b>
16/2486/FUL 8 Drakes Avenue	Objection	Refusal
<u>16/2547/FUL</u> <b>Summer Haye, St Johns Road</b>	<b>No Objection</b>	<b>Refusal</b>
<u>16/2671/FUL</u> <b>62 Foxholes Hill</b>	<b>No Objection</b>	<b>Refusal</b>
16/2969/FUL McDonalds, Liverton Business Park	No Objection	Approval
<u>17/0036/FUL</u> <b>15 Marpool Hill</b>	<b>Objection</b>	<b>Conditional Approval</b>
17/0365/FUL 47 Maple Drive	No Objection	Conditional Approval
16/2564/OUT 12b Cyprus Road	No Objection	Withdrawn
17/0224/FUL M & S, Royal Avenue	No Objection	Approval
17/0317/FUL Flat 1, 104 ST Andrews Road	No Objection	Approval
17/0339/FUL 98 Rosebery Road	No Objection	Conditional Approval
16/3038/LBC 62 Bicton Street	No Objection	Approval
17/0253/FUL 61 Douglas Avenue	No Objection	Approval
17/0336/FUL 6 Sylvan Close	No Objection	Conditional Approval
17/0376/FUL 55 Egremont Road	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 19.49**

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