

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 10 APRIL 2017 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

B Bailey (Observer)	F Caygill (FC)
M Chapman (MC)	B de Saram (BdS)
T Dumper (TD)	B Nash (BN)
C Nicholas (CN)	

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mr Trevor Adams spoke against planning application, 17/0651/FUL, 62 Foxholes Hill, detached garage and garden store.

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

APOLOGIES: Councillors B Taylor, T Hill & R Masding

P17/046. MINUTES

The Minutes of the meeting held on 27 March 2017 were approved.

P17/047. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors C Nicholas, B Bailey, B de Saram & S Gazzard declared a personal interest in respect of item for consideration, Hackney Carriage & Private Hire Licensing Policy Review as they sat on the licensing sub-committee at EDDC.

Councillor F Caygill declared a personal interest in respect of planning application 17/0630/FUL, St Johns Lodge, St Johns Road as he knew the applicant.

P17/048. URGENT BUSINESS

None

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0627/FUL</u>	24 Brixington Lane, EX8 4HN Ms Jenni Barnell Construction of single storey side and rear extensions COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: MC No Objection
LIMIT	18.04.17	
PLAN No:	<u>17/0580/FUL</u>	1 Marions Way, EX8 4LF Mr John Wooff Raised decking and new steps to front of property COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: MC No Objection
LIMIT	19.04.17	
WARD	Halsdon	
PLAN No:	<u>17/0731/FUL</u>	2 Iona Avenue, EX8 3JQ Mr & Mrs Tooby Construction of dormer window to side elevation to enable loft conversion COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: FC No Objection
LIMIT	20.04.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0340/FUL</u>	<p>2 Phear Avenue, EX8 2JS East Devon District Council Construction of 2 storey rear extension and front porch</p> <p><u>Amended plans for consultation.</u> Amended plans showing movement of extension off boundary with attached neighbour</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection to original application</p> <p>EDDC Trees: Any approval would require an amended impact assessment, tree protection plans & method statement based on the amended details.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection to the amended plans subject to the Tree Officer's approval.</p>
LIMIT	18.04.17	
PLAN No:	<u>17/0075/LBC</u>	<p>East Lodge, Courtlands Lane, EX8 3NZ Mr Joe Oxley Repairs to boundary wall</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection subject to the Listed Buildings Officer's consent.</p>
LIMIT	18.04.17	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>17/0777/FUL</u>	<p>16 Dunsford Close, EX8 2HW Mr M Jackson Construction of side extension</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BdS Seconded: BN No Objection</p>
LIMIT	20.04.17	
PLAN No:	<u>17/0720/MFUL</u>	<p>4 Elwyn Road, EX8 2EL Mr R Puddy Conversion and extensions to existing property to provide 12 no. apartments, provision of car parking and bin and cycle store</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – access offered good visibility and wished conditions to be applied should planning approval be granted in the interest of public safety and to prevent damage to the highway.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – concerned about road safety in the area particularly as vehicles park partly on the pavement and it was a cut through from Salterton Road to the Avenues.</p> <p>DECISION: Proposed: BN Seconded: BdS No Objection</p>
LIMIT	20.04.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0651/FUL</u> Trevor Adams spoke during the public speaking time.	<p>62 Foxholes Hill, EX8 2DH Mr James Dibley Detached garage and garden store</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment. SWW – Applicant advised to contact them if unable to comply with requirements for asset protection & surface water services. Cllr M Williamson – objected to this tandem garage, it would have a serious detrimental effect on the amenity of residents at No:60 as it would be over bearing and reduce their daylight and sunlight to the living room. The height of the garage at 2.6 mtrs. would be above the height of the boundary wall and the separation from the boundary barely one metre.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Object on the grounds of unacceptable loss of light into side window of kitchen and dining room. Concerned that the plans were incorrect and under-represent impact on their property. The height, length and closeness of garage, would be over bearing and a detriment to their living environment.</p> <p>DECISION: Proposed: BdS Seconded: BN Objection on the grounds of the loss of amenity and light to No.60. The height of the garage would be above the boundary wall and have an over bearing effect just one metre from their property.</p>
LIMIT	12.04.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0595/FUL</u>	Willowbank, Foxholes Hill, EX8 2DF Mr Andrew Bailey Construction of two storey extension and extended balcony area to south west elevation and 1st floor link extension to north east to garage COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: BdS No Objection
LIMIT	24.04.17	
PLAN No:	<u>17/0782/FUL</u>	184 Salterton Road, EX8 2PA Mr A Pratt Retention of conservatory and fencing COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: BdS Seconded: BN No Objection
LIMIT	24.04.17	
PLAN No:	<u>16/3036/MFUL</u>	22 - 24 Albion Hill, EX8 1JS Mr & Mrs Tompkins & Waller Demolition of 2 no. dwellings and construction of 12 no. Apartments <u>Amended plans for consultation.</u> Amended application form and certificate of ownership details COMMENTS STATUTORY CONSULTEES: None concerning the additional information. VIEWS OF REPRESENTATIONS: 83 Objections concerning the original application. DECISION: Proposed: BN Seconded: LE The Town Council continue to object to the original application.
LIMIT	18.04.17	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/0608/COU</u>	<p>8 Pilot Wharf, Pier Head, EX8 1XA Mr Mark Jones Change of Use from A1 (Retail) to D1 (Clinic)</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr R Masding – Better than an empty shop – No Objection</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BB Seconded: LE No Objection</p>
LIMIT	18.04.17	
PLAN No:	<u>17/0574/FUL</u>	<p>6 Esplanade EX8 1BQ Mr Derek Ashworth Demolish a small section of the front of one garage to align with the other garage. Remove the existing roof covering and create an unequal pitched roof to refurbish the existing garages.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment. Conservation – Did not wish to comment Cllr R Masding - Not visible from seafront. Probably an improvement, no obvious reasons for objection.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	17.04.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0448/FUL</u>	45 Masey Road, EX8 4AR Mr N Lapwood Construction of attached dwelling and parking area COMMENTS STATUTORY CONSULTEES: Highways – Gave standing advice VIEWES OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: TD Objection on the grounds that the proposal is out of keeping and out of character with the Streetscene of the properties in Newlands Avenue where the proposed dwelling would be sited. There was concern that the elevated site would be overbearing to the neighbouring properties.
LIMIT	12.04.17	
PLAN No:	<u>17/0764/FUL</u>	3 Ash Cottages, Wood Lane, EX8 4BZ Mrs Lucy De Burgh Construction of a two-storey rear extension and installation of roof lights COMMENTS STATUTORY CONSULTEES: Cllr. B Taylor was unable to view the rear of the property but had no objection to the plans. VIEWES OF REPRESENTATIONS: DECISION: Proposed: LE Seconded: TD No Objection
LIMIT	24.04.17	

P17/051. ITEMS FOR CONSIDERATION

(i) HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING POLICY REVIEW

Deferred item from previous meeting. The current Hackney Carriage and Private Hire Licensing Policy applied to all hackney carriage and private hire drivers, vehicles and operators and fully explained the East Devon District Council's licensing requirements for all parties in a clear and transparent manner. This policy was now due for review to make sure that it complied with government best practice guidance and would provide protection for the public when using taxi services. A draft revised policy document had been produced and they were now carrying out an 8 week consultation on this. The consultation was open to the public and the closing date for submitting consultation responses was 9am on

24 April 2017. All feedback and comments would be considered as part of the review and in preparation of the final policy document.

The results of the consultation would 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.

Noted, the Committee did not wish to comment and members advised to comment individually should they wish to.

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

(ii) EAST DEVON VILLAGES PLAN – NOTICE OF PUBLICATION

The Villages Plan should be read alongside the East Devon Local Plan 2013 – 2031, which was adopted in January 2016 and sets the planning strategy for East Devon. The East Devon Villages Plan defined ‘Built-up Area Boundaries’ for the settlements of: Beer; Broadclyst; Clyst St. Mary; Colyton; East Budleigh; Feniton; Kilmington; Musbury; Newton Poppleford; Sidbury; Uplyme; West Hill; Whimble and Woodbury. It also included a policy on town centre vitality for Colyton and a policy on village centre vitality for Beer. The plan included chapters for Greendale Business Park and Hill Barton Business Park, but no policies, although it did include maps showing the full extent of land authorised for business purposes. The proposed submission plan, sustainability appraisal and all of the supporting documents could be viewed on line.

District Council was inviting representations on its Proposed Submission Villages Plan and the accompanying Sustainability Appraisal until noon on 10 May 2017.

Noted, the Committee did not wish to comment and members advised to comment individually should they wish to.

P17/052. ITEM FOR INFORMATION

(i) NOTIFICATION OF EXCEPT WORKS TO PROTECTED TREES

Marley House, Higher Marley Road.

A copy notification of exempt works at the above property was previously circulated for information.

P17/053. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/2012/LBC Flat 3, 13 The Beacon	No Objection	Conditional Approval
<u>17/0161/FUL</u> 1 Larch Close	Objection	Conditional Approval
16/1699/FUL 1 Stevenstone Road	No Objection	Withdrawn
17/0058/FUL Land to the rear of Jasmine Cottage 4 Maer Lane	No Objection	Conditional Approval

17/0325/FUL & 17/0326/LBC 20 The Beacon	No Objection	Conditional Approval
17/0393/FUL 13 The Beacon	No Objection	Approval
17/0247/FUL Exmouth Beach Rescue Club Foxholes Car Park, Queens Drive	No Objection	Conditional Approval
17/0318/OUT 7 Redwood Close	No Objection	Conditional Approval
17/0353/FUL 3 Caroline Close	No Objection	Approval
17/0401/FUL 208 Exeter Road	No Objection	Conditional Approval
17/0039/FUL 6 Manchester Road	No Objection	Conditional Approval
<u>16/2409/MFUL</u> Davey Court, Buckingham Close	Objection	Conditional Approval
16/2258/MFUL 12 & 14 Morton Road	No Objection	Conditional Approval
17/0346/FUL The Retreat, 5 Stevenstone Road	No Objection	Approval
<u>17/0380/FUL</u> 25 Withycombe Park Drive	Objection	Conditional Approval
17/0503/FUL Maryland, 2A Mayfield Drive	No Objection	Conditional Approval
17/0556/FUL 11 Beechway	No Objection	Conditional Approval
17/0154/FUL 8 Essington Close	No Objection	Conditional Approval

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

P17/054. DEVON COUNTY COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	DDC DECISION
DCC/3909/2016 Construction of an 830m single carriageway road with roundabouts forming junctions at either end linking Dinan Way & the A376 Exmouth Road.	No Objection	Conditional Approval

The meeting closed at 19.51

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