

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 8 MAY 2017 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
B Bailey (Observer) M Chapman (MC)
B de Saram (BdS) B Nash (BN)
R Masding (RM) C Nicholas (CN)

APOLOGIES: Councillors F Caygill and B Taylor

P17/063. MINUTES

The Minutes of the meeting held on 24 April 2017 were approved.

P17/064. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a pecuniary interest in respect of planning application 17/0912/COU, Hospiscare Exmouth & Lympstone Centre as the applicant was her employer. Councillor B Nash agreed to Chair the meeting whilst Councillor L Elson left the room for that application. As the meeting would not be quorate for this item, it was agreed to ratify at the next Full Council meeting on 15 May 2017.

Councillor L Elson also declared a personal interest in respect of planning application 17/0866/FUL, Halsdown Nursing Home, as clients of her employer, Hospiscare Exmouth & Lympstone resided at the nursing home.

P17/065. URGENT BUSINESS

None

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0695/TRE</u>	<p>14 Valley Way, EX8 4PD East Devon District Council T1, Turkey Oak - Crown lift to no more than 5m height over garden by removing three <75 mm diameter branches arising at approx. 4 m on the main trunk. Reason: To ensure clearance over garden and to prevent long term nuisance.</p> <p>COMMENTS STATUTORY CONSULTTEES: Tree Officer's report – this tree was growing in the Valley Way woodland owned by EDDC and made a significant contribution to the amenity of the area. The proposed works would not impact of the amenity value of the tree or woodland and would reduce the dominance of the tree over the adjacent residential garden area.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC Approval in accordance with the Tree Officer's report.</p>
LIMIT	16.05.17	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>17/0726/ADV</u>	<p>Davey Court, Buckingham Close, EX8 2JB McCarthy & Stone Retirement Lifestyles Ltd 1 no. non-illuminated V sign board 1 no. hoarding sign 4 no. flags</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: BdS</p> <p><u>SPLIT DECISION</u> Approval of the non-illuminated V Sign board subject to a condition that the sign should be removed within 6 months of completion of the development.</p> <p>Approval of the 4 no. flags subject to a condition that they are removed within 6 months of completion of the development. The flag pole lines should be encased within the flag pole – reason to prevent noise nuisance to the residents in the area.</p> <p>Refusal of the hoarding sign on the grounds that the height and scale it was contrary to D4 of the Local Plan – the advertisements should be of an appropriate scale and should not detract from the street scene.</p>
LIMIT	22.05.17	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/0016/ADV</u>	<p>17 Imperial Road, EX8 1BY</p> <p>KFC</p> <p>1 no static illuminated fascia sign and 1no illuminated hanging sign</p> <p><u>Amended Plans</u></p> <p>Size of lettering “KFC” reduced to match existing and remain internally illuminated as existing. Box sign over entrance to remain same as existing but with new vinyl covering to match corporate requirements. Proposed new internally illuminated projecting hanging sign to be square to replace existing which is round.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>None</p> <p>DECISION: Proposed: RM Seconded: BN</p> <p>Approval subject to the illuminated signs being turned off outside business hours.</p>
LIMIT	26.04.17	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
LAN No:	<u>17/0528/ADV</u>	<p>Mcdonalds, Liverton Business Park, EX8 2NR Mcdonalds 6 no illuminated totem signs. 2 no illuminated banner signs. 2 no illuminated directional signs. 1 other illuminated sign.</p> <p><u>DEFERED ITEM FROM 24.04.17</u> Clarification of permission sort: 8 existing/repositioned signs 4 new signs to replicate existing lane signs 2 unlit banner signs 1 goal post height restrictor</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: LE Seconded: MC Approval</p>
LIMIT	01.05.17	

P17/067. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/0915/FUL</u>	<p>63 Maple Drive, EX8 5NR Mr & Mrs Lance Construction of single storey side extension and rear extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC No Objection</p>
LIMIT	17.05.17	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>17/0580/FUL</u>	<p>1 Marions Way, EX8 4LF Mr John Wooff Raised decking and new steps to front of property</p> <p><u>Amended Description</u> Construction of raised decking and steps with <i>associated balustrade, and installation of cladding to front elevation</i></p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council had no objection to the original plan Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC No Objection to the amended description</p>
LIMIT	10.05.17	
WARD	Halsdon	
PLAN No:	<u>17/0986/FUL</u>	<p>16 Littlemead Lane, EX8 4RE Mrs R Kalfallah Construction of single storey side/rear extension, and alterations and enlargements to roof to provide first floor accommodation</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No Objection</p>
LIMIT	16.05.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0983/FUL</u>	<p>6 Featherbed Lane, EX8 3ND Mr Keith Hodges Construction of extension to roof to allow for loft conversion</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No Objection</p>
LIMIT	16.05.17	
PLAN No:	<u>17/0866/FUL</u>	<p>Halsdown Nursing Home, 243 Exeter Road, EX8 3NA Mrs Amanda Allison Construction of single storey side extension and outdoor terrace</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – people sitting or standing on the proposed external decking would overlook the lounge of the property next door resulting in loss of privacy.</p> <p>DECISION: Proposed: LE Seconded: MC No Objection</p>
LIMIT	15.05.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0792/FUL</u>	<p>28 Trinfield Avenue EX8 3JU Mr Woodman Rear and front dormers, side roof lights, rear extension and front porch</p> <p><u>Amended plans for consultation.</u> Removal of window on south elevation of proposed garden room and repositioning of roof lights on north and south elevations of this proposed rear dormer</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council objected on the grounds that the scale and mass of the proposal was out of keeping with the street scene of the nearby properties on that side of the road.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC Objection still stood as the concerns raised had not been addressed</p>
LIMIT	16.05.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/0467/VAR</u>	<p>Lovering House, Hulham Road, EX8 5BB Ms S Atherall, The Fine Design Property Co Ltd Variation of condition 2 (approved plan no's) of planning permission 16/0454/FUL (detached dwelling and garage and formation of access from highway) to allow revised design for garage incorporating hobbies room and timber deck to rear and steps to garden area</p> <p><u>Amended plans for consultation.</u> Amended plans showing rear raised grass area</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection to the original plans. Tree Officer had no objection to the amended plans but the decision notice should include conditions 3,4 & 5 of planning permission 16/0454/FUL in respect of tree protection and landscaping.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No Objection to the amended plans subject to the decision notice included conditions 3,4 & 5 of planning permission 16/0454/FUL as recommended by the Tree Officer.</p>
LIMIT	16.05.17	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>17/0912/COU</u> Note: Cllr L Elson had previously declared a pecuniary interest and left the rest room whilst discussions took place. Cllr B Nash took the place of the chair for this application.	Hospiscare Exmouth & Lympstone Centre, Highview Gardens, EX8 2JR Exmouth & Lympstone Hospice Care Proposed change of use of existing first floor flat from Residential (Class C3) to Offices (Class B1) relating to the existing Exmouth & Lympstone Hospiscare Centre on the ground floor. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: MC No Objection
LIMIT	16.05.17	
PLAN No:	<u>17/0902/FUL</u>	Land At Orcombe Point Queens Drive East Devon District Council Siting of refreshment kiosk for a temporary period of up to three years and re-positioning of sign. COMMENTS STATUTORY CONSULTEES: Cllr M Williamson - supports the application. The initiative had been widely welcomed by the public. Any signage should be in keeping with its sensitive and important location at the start of the Jurassic Coast. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: BdS No Objection
LIMIT	15.05.17	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/0858/FUL</u>	<p>19 Rolle Street, EX8 1EZ Santander (Mr Stephen Robbins) Alterations to shopfront and installation of ATM</p> <p>COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: BN <u>SPLIT DECISION</u> Approval of the digital media sign. Objection to the red surround around the ATM on the grounds that it was out of keeping with the street scene and contrary to the shop front guide. The guide recommends that the corporate colour schemes for national businesses should consider moderating their corporate design to enhance and complement their surroundings. The overuse of stickers can detract the appearance of the street.</p>
LIMIT	09.05.17	
PLAN No:	<u>16/2955/FUL</u>	<p>40 Victoria Road, EX8 1DW Mr Duncan Snowden-Brett Conversion and extensions to provide 5no flats.</p> <p><u>Amended plans for consultation.</u> Amended Flood Risk Assessment</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection subject to a flood risk assessment and sewage report.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: BN No Objection to the FRA, subject a sewage report.</p>
LIMIT	10.04.17	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>17/0985/FUL</u>	<p>24 Lovelace Crescent, EX8 3PR Mr & Mrs P & S Powell extension of and alterations to existing single storey rear extension and detached garage, and construction of decked area to rear</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Highways do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No Objection</p>
LIMIT	16.05.17	
PLAN No:	<u>17/0923/FUL</u>	<p>112 The Marles, EX8 4NU Mr D Clarke & Miss G Bays Construction of double garage with balcony over, and creation of additional off road parking to front elevation</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Highways gave Standing Advice</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>1 x Rep – concerned that the excavation work to carry out the proposal would undermine his foundations at 114 and that rain water run off may cause a problem</p> <p>DECISION: Proposed: LE Seconded: MC No Objection subject to confirmation that the excavation works would not undermine the surrounding area and ensure that the ground was stable.</p>
LIMIT	11.05.17	

Application No: 16/2671/FUL

An appeal had been made against the decision of EDDC to refuse to grant permission for the above proposed development, copy letter previously circulated for information.

(iii) APPEAL DECISION

Appeal By: Blue Cedar Homes

Appeal Ref: APP/U1105/W/16/3165906

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, EX8 2HA

Application No: 16/2227/FUL

The above appeal was allowed, copy decision notice was previously circulated for information.

P17/070. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/0606/FUL 31 Braham Lane	No Objection	Approval
17/0686/FUL 7 Roundhouse Lane	No Objection	Approval
17/0246/OUT Land at South Lodge, St Johns Road	Objection	Refusal
17/0387/FUL 1-3 Little Bicton Place	No Objection	Conditional Approval
17/0497/FUL 15 Haley Close	Objection	Refusal
17/0627/FUL 24 Brixington Lane	No Objection	Approval
17/0777/FUL 16 Dunsford Close	No Objection	Conditional Approval
17/0448/FUL 45 Masey Road	Objection	Withdrawn
17/0764/FUL 3 Ash Cottages, Wood Lane	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 20.08

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