

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 19 JUNE 2017 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
J Humphreys (JH) Reserve for Littleham
C Nicholas (CN) B Taylor (BT)
J Trail (JT)

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Graham Deasy spoke against variation application, 17//VAR, 34 Douglas Avenue, Variation of Condition 2 (Plans Condition) of planning permission 15/1955/MFUL for the construction of a first floor extension to Plot 1.

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

APOLOGIES: Councillors T Dumper, T Hill, R Masding, M Chapman, B Nash & F Caygill.

As the Committee was not quorate recommendations would be noted subject to ratification at the next planning meeting to be held on 3 July 2017.

P17/079. MINUTES

The Minutes of the meeting held on 22 May 2017 were approved. Ratification of the decisions made by ward councillors in respect of the published agenda items for 5 June 2017, cancelled due to a power cut in the area, was deferred until the next meeting as the Committee was not quorate.

P17/080. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor J Humphreys declared a pecuniary interest in respect of tree application 17/1161/TRE, 29 Raddenstile Lane as the applicant was a client of his business. He also declared a personal interest in respect of planning application 17/1095/FUL, 7 Hartley Road as he lived in the same road.

Councillor L Elson declared personal interests in respect of planning applications:
17/0794/LBC -16 The Beacon – Mrs A Rhys was a work colleague
17/1077/FUL – 27 Exeter Road – knew the applicant
17/1040/FUL – 5 Victoria Road – VRP Dental Surgery as she was a client of the business.

P17/081. URGENT BUSINESS

None

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>17/1072/TRE</u>	<p>Montpellier Court Montpellier Road Ms Whitney Parmenter T1, Holm Oak: Lower of 2 secondary branches to the east arising at 3 m; thin by 50% leaf area removing up to 5, 4 m long branches from tip of stem making cuts up to 80 mm in diameter.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – This was a visually significant large mature tree growing on the boundary of the property which contributed to the amenity of the area. The condition of the tree warranted the work identified in the tree report.</p> <p>Recommendation for approval</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: JH Approval in accordance with the Tree Officer's report.</p>
LIMIT	29.06.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1161/TRE</u> Note: Cllr J Humphreys left the room whilst discussions took place.	29 Raddenstile Lane, EX8 2JL Mr R Bishop T1 & T2, Limes: Fell. T3 & T4, Limes: Remove epicormic growth from main stem of trees up to a height of 3 metres, making pruning cuts of up to 10mm diameter. Repeat on annual basis. COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – the Lime trees made a positive contribution to the amenity and character of the area. T1 & T2 when pushed rock on their roots showing tree instability. A request for annual minor works to remove epicormic growth from T3 & T4 up to a height of 3 mtrs was considered acceptable. Recommendation for approval subject to replanting in replacement of the 2 felled Limes T1 & T2 of 2 named species. The removal of epicormic be approved for annual removal for the next ten years before permission is renewed. VIEWES OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: CN Approval in accordance with the Tree Officer's report
LIMIT	10.07.17	
WARD	Town	
PLAN No:	<u>17/0824/ADV</u>	2 Hartopp Road, EX8 1SB Miss Aimee Courtier Display of 1no window vinyl COMMENTS STATUTORY CONSULTEES: Cllr T Hill – Had no objection VIEWES OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: JT Approval
LIMIT	29.06.17	

APPLICATIONS FOR DETERMINATION		
WARD	Brixington	
PLAN No:	<u>17/1140/FUL</u>	<p>41 Valley Way, EX8 4PD Mr & Mrs Phippen Proposed first floor extension above existing garage and internal alterations to create ensuite and dressing room</p> <p>COMMENTS STATUTORY CONSULTTEES: None</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: JT No Objection</p>
LIMIT	21.06.17	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>17/1016/FUL</u>	<p>35 Priddis Close, EX8 5PG Ms N Holmes Construction of two storey side and rear extension and construction of single storey rear extension</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr J Elson – Objected as the side extension would have solid brick wall up to the existing roof very near the boundary, reducing light in the properties alongside. The property was within the allocated turning area and was blocked when she went to do a site visit. The applicant was running a business from the property, she did not remember seeing a change of use application.</p> <p>VIEWS OF REPRESENTATIONS: 5 x Reps – object to the unsympathetic appearance of the large brick wall extension that would overshadow and was unsightly and out of keeping with property in the area. The loss of a garage would add to on street parking. Permission was granted for two additional flats a number of years ago with no parking provision. An elderly neighbour was concerned that whilst the work was being completed her carers, who use the allocated parking space, would struggle to attend her property.</p> <p>DECISION: Proposed: LE Seconded: CN Objection on the grounds the impact and reduced amenity on the neighbours alongside. The proposal was also out of keeping with the area.</p>
LIMIT	21.06.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1304/FUL</u>	<p>9 Littlemead Lane, EX8 4RE Mr S Towers Alterations to roof to allow the construction of dormer windows to front and rear, construction of single storey rear extension and detached summerhouse/store</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: CN No Objection</p>
LIMIT	22.06.17	
PLAN No:	<u>17/1203FUL</u>	<p>22 Elmfield Crescent, EX8 3BL Mr & Mrs W Ficken Construction of single storey extension to rear with associated steps to garden</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: JT No Objection</p>
LIMIT	26.06.17	
WARD	Littleham	
PLAN No:	<u>17/1166/FUL</u>	<p>33 Cranford Avenue EX8 2QA Mr Jason Gillingham Construction of detached garage</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No Objection</p>
LIMIT	14.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1106/VAR</u>	<p>34 Douglas Avenue, EX8 2HB Mr Quintin Bull Variation of Condition 2 (Plans Condition) of planning permission 15/1955/MFUL for the construction of a first floor extension to Plot 1.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep - spoke during the public speaking time.</p> <p>DECISION: Proposed: JH Seconded: LE Objection on the grounds that the original permission granted under 15/1955/MFUL, was subject to conditions to protect the privacy of adjoining occupiers i.e. the residents of the Coach House. Members felt that this variation application did not mitigate the reasons for the conditions being applied and would be harmful and overbearing to the adjoining occupiers</p>
LIMIT	21.06.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1095/FUL</u> Note: Cllr J Humphreys declared a personal interest	<p>7 Hartley Road, EX8 2SG Mr Edward King Construction of side and rear extensions</p> <p>COMMENTS STATUTORY CONSULTEES: Cllrs M Williamson & B De Saram – Object on the grounds of detriment to the occupants of 9 Hartley Road resulting in loss of light and overbearing.</p> <p>VIEWES OF REPRESENTATIONS: 1 x Rep – objection from adjoining neighbour who was concerned that the plans submitted omit to show their rear kitchen window which would be affected by the proposal. The proposed lightwell/staircase on top of the existing extension would appear to be less than 0.5m from their window omitted on the plan. The wall would greatly reduce the natural light entering their only possible window in the hub of their family environment. They were also concerned that the proposed terrace may interfere with their right of way though his property.</p> <p>DECISION: Proposed: JH Seconded: JH Objection the grounds that the plans were not accurate – drawing no. 1251/10 had omitted to show their neighbours kitchen window which would be severely affected by the proposal. The proposed lightwell/staircase would result in loss of light and have an overbearing affect. The Committee would in principle accept a side extension subject to the neighbours right of access not being affected.</p>
LIMIT	21.06.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1077/FUL</u> Note: Cllr L Elson left the room whilst discussions took place.	27 Exeter Road, EX8 1PN Mr Rob Street Change of Use and extension to form first floor flat. Demolition of warehouse and construction of 2no dwellings. Alterations to shop front. COMMENTS STATUTORY CONSULTEES: Cllr T Hill – could not comment as applicant was a personal friend. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: JH Seconded: CN No Objection
LIMIT	21.06.17	
PLAN No:	<u>17/1040/FUL</u> Note: Cllr L Elson left the room whilst discussions took place.	5 Victoria Road, EX8 1DL VRP Dental Surgery Enclose part of external yard to enlarge waiting area. COMMENTS STATUTORY CONSULTEES: Environmental Health – Reinstallation of the Condenser unit must be carried out with all necessary acoustic baffles and barriers in place to ensure that noise and vibration was not experienced in the adjoining property. Cllr T Hill – No objection, they were expanding and providing a well needed service locally and needed the space. COMMENTS STATUTORY CONSULTEES: Environmental Health – Reinstallation of the Condenser unit must be carried out with all necessary acoustic baffles and barriers in place to ensure that noise and vibration was not experienced in the adjoining property. Cllr T Hill – No objection, they were expanding and providing a well needed service locally and needed the space. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: JH Seconded: BT No Objection
LIMIT	21.06.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1156/FUL</u>	<p>27 Ryll Grove, EX8 1TT Mr Matthew Wyon-Brown Construction of single storey side/rear extension, and construction of replacement garage with utility to rear</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: JT No Objection</p>
LIMIT	22.06.17	
PLAN No:	<u>17/1197/FUL</u>	<p>7 Danby Terrace, EX8 1QS Samantha Connolly Construction of single storey rear/side extension</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr T Hill – Has no comment, essentially infill of the gap between the two houses and a loft conversion which we have approved for other houses in the road in the past.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: JH No Objection</p>
LIMIT	26.06.17	

The meeting closed at 19.47pm

SIGNED:DATED:.....