

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 17th JULY 2017 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill (FC)
M Chapman(MC)
T Dumper (TM)
R Masding (RM)
B Nash (BN)
C Nicholas (CN)
B Taylor (BT)
J Trail (JT)

Councillors B Bailey and S Gazzard were present in the public gallery.

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mrs Eva Fairgrieve spoke in support of her planning application, 17/0799/FUL,188A Exeter Road, EX8 3DZ, demolition of garage, construction of a holiday let and erection of a replacement garage, amended plans to show new elevation treatment to proposed holiday let and landscaping proposals

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

APOLOGIES: None received

P17/093. MINUTES

The minutes of the meeting held on 3 July 2017 were approved.

P17/094. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors C Nicholas, M Chapman declared a personal interest in respect of item for consideration, premises licence minor variation, York Inn as they sat on the licensing sub-committee at EDDC.

Cllr J Trail declared a personal interest in respect of planning application 17/1594/LBC, War Memorial, The Strand as he was Chairman of the Exmouth Flag Pole and War Memorial Committee.

Cllr M Chapman declared a personal interest in respect of planning application 17/1438/FUL, 117 St Johns Road as the applicant was a personal friend and would leave the room whilst the application was discussed. Cllrs J Trail, C Nicholas and L Elson also declared a personal interest as they knew the applicant.

Cllr F Caygill declared a personal interest in respect of planning application 17/1425/LBC and 17/1424/FUL Manor Hotel, The Beacon as he knew the applicant.

Cllr L Elson declared a personal interest in respect of planning application 17/1020/OUT, Land to the rear of 9 Seafield Avenue as the applicant was a trustee for her employer Hospiscare. She also declared a personal interest in respect of planning application 17/1224/FUL, 12c Cyprus Road as she knew the owner of the existing dwelling.

All members declared a personal interest in respect of application 17/1500/VAR, The Town Hall, St Andrews Road

P17/095. URGENT BUSINESS

None

P17/096. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/1496/FUL</u>	<p>Hedges, Marley Road, EX8 5DW Mr Terry Tyrell-Roberts Retrospective application for dormers to the east and west elevations, rear roof extension and change to roof pitch on the east side</p> <p>COMMENTS STATUTORY CONSULTTEES: Highway - Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC No Objection</p> <p>Note: Members were concerned about the number of retrospective applications which had been received this year.</p>
LIMIT	19.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1020/OUT</u> Note: Cllr L Elson has previously declared an interest.	Land To The Rear Of 9 Seafield Avenue, EX8 3NJ Mr & Mrs J Hawkins Construction of 2 dwellings (one three bedroom bungalow and one four bedroom two storey dwelling). Outline application with all matters reserved. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: FC Seconded: TD No Objection, but members would like to see some form of renewal energy being used e.g. Solar Panels.
LIMIT	26.07.17	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>17/1575/FUL</u>	<p>5 Delderfield Gardens, EX8 2DT Mr Alastair Binding Replacement utility room and porch extensions</p> <p>COMMENTS STATUTORY CONSULTEES: Highway - Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	28.07.17	
PLAN No:	<u>17/1457/FUL</u>	<p>8 Claredale Road, EX8 2EE Mr Andrew Cotton Construction of single storey rear/side extension (removal of existing conservatory)</p> <p>COMMENTS STATUTORY CONSULTEES: Highway - Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	20.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1224/FUL</u>	<p>12C Cyprus Road, EX8 2DZ Mr M Wight Demolition of existing dwelling and construction of 4 no dwellings and car ports</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Application was on an A Road, 30mph limit??</p> <p>No Objection subject to foliage maintained in order to obtain best visibility envelope.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: FC Objection on the grounds of gross overdevelopment of the site and poor access.</p>
LIMIT	28.07.17	
PLAN No:	<u>17/0651/FUL</u>	<p>62 Foxholes Hill, EX8 2DH Mr James Dibley Detached garage and garden store</p> <p><u>Amended plans for consultation.</u> Relate to Re-positioning of garages</p> <p>COMMENTS STATUTORY CONSULTEES: SWW – No Objection Town Council – 24.04.17 – Objected on the grounds of loss of amenity and light to No 60. Height of garage would have an over bearing effect.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Maintained previous objection. Repositioning of the garage was minimal and nowhere near to answered their objections. The proposed garage and store would extend beyond the rear line of the property towards the coastal path and would further impact upon the character and appearance of this area of the AONB. The overpowering bulk (height, length and closeness) would lead to loss of light and a feeling of enclosure and unacceptable dominance.</p> <p>DECISION: Proposed: BN Seconded: CN No Objection to the amended plans.</p>
LIMIT	24.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1524/COU</u>	<p>Foxholes Car Park Queens Drive Red Rock Leisure Ltd Siting of shipping container for the storage of watersports equipment</p> <p>COMMENTS STATUTORY CONSULTEES: County Highway Authority - Comments would follow within 21 days</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE Objected to the prominent location. Members in principle did not object to a storage container for watersports use but would prefer it located in a less prominent position than on Exmouth seafront.</p> <p>Note: The Chairman agreed to contact EDDC to see why they gave advice and if they agreed where the container should be sited.</p>
LIMIT	21.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1095/FUL</u>	<p><u>ADDENDUM</u></p> <p>7 Hartley Road Mr Edward King Construction of side and rear extensions</p> <p><u>Amended plans for consultation.</u></p> <p>Amended plans received to include window of neighbouring property, alterations to two storey element (stairwell) and inclusion of entire terrace</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr B de Saram – objects to amended plans as they did not reduce the impact sufficiently and still looked intrusive.</p> <p>VIEWES OF REPRESENTATIONS: 1 x Rep – the residents of the adjoining property wished to continue their objection to the rear stairwell/lightwell as it was still as close to their window with no reduction in height so it would still cause loss of light. There would still be a right of access issue which EDDC are aware of.</p> <p>DECISION: Proposed: BN Seconded: MC No Objection to the amended plans</p>
LIMIT	26.07.17	
WARD	Town	
PLAN No:	<u>17/1594/LBC</u>	<p>War Memorial, The Strand East Devon District Council Laying of Victoria Cross Commemorative Paving Stone</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: JT No Objection subject to the Listed Buildings Officer's consent.</p>
LIMIT	27.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1560/FUL</u>	116 St Andrews Road, EX8 1AT Mrs F Cameron-James Construction of rear extension COMMENTS STATUTORY CONSULTEES: VIEWES OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: LE No Objection
LIMIT	24.07.17	
PLAN No:	<u>17/1540/FUL</u>	Flat 1A, 24 Danby Terrace, EX8 1QS Mr Dean Skinner Rear extension. COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWES OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TD No Objection
LIMIT	26.07.17	
PLAN No:	<u>17/1500/VAR</u> Note: All members had previously declared a personal interest.	The Town Hall St Andrews Road, EX8 1AW Mr R Cohen, EDDC Variation of condition 3 and removal of condition 5 of planning permission 16/1564/FUL to allow installation of permanent handrail system COMMENTS STATUTORY CONSULTEES: Environmental Health – Did not wish to comment VIEWES OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: LE No Objection
LIMIT	26.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1425/LBC</u> Note: Cllr F Caygill had previously declared a personal interest.	Manor Hotel, The Beacon, EX8 2AG Mr Steve Doble Proposed internal alterations & new fire escape to the rear and white rendered front facade to The Manor Hotel. COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: JT No Objection subjected to the Listed Buildings Officer's consent.
LIMIT	19.07.17	
PLAN No:	<u>17/1424/FUL</u> Note: Cllr F Caygill had previously declared a personal interest.	Manor Hotel, The Beacon, EX8 2AG Mr Steve Doble Construction of new fire escape and render to front elevation of building. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: Seconded: No Objection subjected to the Listed Buildings Officer's consent.
LIMIT	25.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1542/FUL</u>	<p>Pilot Inn, 5 Chapel Hill, EX8 1NY Howard Properties Lettings Ltd (Mr Dyer) Construction of 1st floor extensions, installation of rooflight and conversion of 1st floor to provide 3no one bedroom flats</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: Exmouth Civic Society – Concerned that there was no storage provision for bins, recycling & landfill which could result in further littering & unsightly aesthetics in this Conservation area.</p> <p>DECISION: Proposed: JT Seconded: BN Objection on the grounds of overdevelopment in a Conservation Area, 3 cramped one bedroom flats without a provision for bin or bike storage.</p>
LIMIT	31.07.17	
PLAN No:	<u>17/1358/FUL</u>	<p>2 Rosebery Road, EX8 1SJ Mr Ian Kirk Removal of shop front and change of use of shop to create ground floor flat.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Standing advice</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No Objection</p>
LIMIT	31.07.17	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>17/1539/MFUL</u>	<p>Land To The South Of Redgate Salterton Road Mr Mantell (RMD) Erection of a three storey building housing an extra care scheme (Class C2) comprising 59 one and two bedroom units with associated communal lounges, restaurant, wellness room, guest suite, house manager and care support accommodation, car parking, communal rechargeable scooter store, access and communal landscaped gardens and structures.</p> <p>COMMENTS STATUTORY CONSULTEES: SWW – No objection subject to surface water drainage being managed in accordance with the FRA.</p> <p>VIEWS OF REPRESENTATIONS: Exmouth Civic Society – Objected on the grounds that the land had been designated employment land under the Local Plan, permission would deny future potential employment for local people and further imbalance the population. The draft Neighbourhood Plan had highlighted the need to redress the age imbalance & retain employment sites.</p> <p>DECISION: Proposed: BT Seconded: LE Objection on the grounds that the EDDC Local Plan designated the land for employment use. The emerging Neighbourhood Plan had also highlighted the need to retain employment sites. Members felt that Exmouth has reached saturation point with this type of development and further unbalance the population. It was noted that Highways had not commented and that the detailed feedback from the developer consultation had not been given.</p>
LIMIT	28.07.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1558/FUL</u>	16 Avondale Road, EX8 2NQ Mr & Mrs L Jalford Construction of dormer on front elevation and installation of Juliet balcony on northern side elevation COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	31.07.17	

P17/097. ITEM FOR CONSIDERATION

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

Ref No: 044510

Premises: York Inn (The) 21 Imperial Road, EX8 1BY

Ward: Town

Name of applicant: Mr Stephen James DRINKALL Mr Barry Edward DRINKALL

Premises Licence Minor Variation Application to include PROPOSED VARIATION

Amend conditions 11, 12 & 28 of Annexe 2 to read:

11. No customers carrying open bottles or glasses would be admitted to the premises after 9 pm.

12. No customers would be permitted to take open containers of alcoholic or soft drinks from the premises after 9 pm. Before 9 pm patrons could take open containers of alcohol or soft drinks to the area shaded red on the enclosed plan.

28. Patrons would be asked not to stand around talking in the street outside of the premises after 9 pm they will be asked to leave the vicinity quickly and quietly.

34. Alcohol would only be consumed outside within the area shaded red on the enclosed plan.

Last Date for receipt of representations by the Licensing Authority 20 July 2017

Members were concerned about public safety walking through a busy thoroughfare from the Imperial Car Park to town. Councillor B Nash agreed to raise the Committees concerns at the next Local Action Group meeting.

Note: Cllrs. C Nicholas and M Chapman left the room whilst the above licensing applications were discussed as they had previously declared a personal interest. Cllr B Bailey and S Gazzard, who were sat in the public gallery, also left the room.

P17/098. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at or adjacent to the The Spice Lounge (Rumblin Tum), Prince of Wales Drive

TPO No: 17/0088/TPO

Proposal: Land at 8 and 9 Hereford Close and to the rear of 11 Norwich Close

TPO No: 17/0082/TPO

Proposal: Land at Westminster Close

TPO No: 17/0081/TPO

Proposal: Land at 88 Valley Way

TPO No: 17/0080/TPO

Proposal: Land at 4,9,10 Sherwood Drive

TPO No: 17/0079/TPO

Proposal: Land at 9 Oakwood Rise

TPO No: 17/0078/TPO

Proposal: Land at 3 to 7 Oakwood Rise and 45 to 55 Little Meadow

TPO No: 17/0077/TPO

The above tree preservation orders had been confirmed by EDDC Arboricultural team.

(ii) EAST DEVON VILLAGES PLAN

The above plan was submitted to the Secretary of State for Communities and Local Government on 28 June 2017 (via the Planning Inspectorate).

Full details of the plan and associated submission documents, including the submission notice, were available at [Villages plan examination - East Devon](#) and the representations that have been sent to the Inspector for consideration could be viewed at [Village plan 2017 consultation comments - East Devon](#).

The Villages Plan formed part of a series of documents that set out policies and proposals for land use planning in East Devon. The East Devon Local Plan (adopted 2016) sets out the planning strategy on which the Villages Plan was based. The scope of the villages plan was largely confined to defining 'Built-up Area Boundaries' for some of the larger East Devon villages and the town of Beer. It also included policies for the vitality of the centres of Beer and Colyton and maps showing the extent of authorised business uses at the business parks of Greendale and Hill Barton.

(iii) EAST BUDLEIGH WITH BICTON NEIGHBOURHOOD PLAN

The above plan was formally ‘made’ by East Devon District Council on 14 June 2017. It now formed part of the Local Development Plan and should be taken into account in determining planning applications in the Parish.

More information could be found here

<http://eastdevon.gov.uk/planning/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/east-budleigh-and-bicton-made/#article-content>

P17/099. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/1040/FUL 5 Victoria Road	No Objection	Conditional Approval
17/1197/FUL 7 Danby Terrace	No Objection	Approval
17/1166/FUL 33 Cranford Avenue	No Objection	Approval
17/1203/FUL 22 Elmfield Crescent	No Objection	Approval
17/1016/FUL 35 Priddis Close	Objection	Withdrawn
<u>17/1065/COU</u> 1 Leslie Road	Objection	Conditional Approval
17/1207/FUL Cranford Sports Club, 42 Salterton Road	No Objection	Conditional Approval
17/1212/FUL 16 Moorfield Close	No Objection	Approval
<u>17/0762/MFUL</u> 1 Sarltdown Road	Objection	Conditional Approval
17/1348/FUL 12 Willoughby Close	No Objection	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 20.35

SIGNED: DATED:.....