

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON TUESDAY 29th AUGUST 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)

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mrs Helen Brocklebank spoke against application 17/1957/FUL, 10 Rowstone Close – construction of single storey front/side extension.

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

APOLOGIES: Councillors B Taylor and J Trail (Cllrs. S Gazzard & B Toye were unable to attend).

P17/113. MINUTES

The minutes of the meeting held on 14th August 2017 were approved.

P17/114. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

17/1409/FUL Flat 3, Cranford Ave – all members declared a personal interest as they knew the applicant who was a previous member of Town Council staff.

17/1957/FUL 10 Rowstone Close – personal interest as Councillor F Caygill knew the objector and Councillor C Nicholas knew the objector's daughter.

17/1785/FUL 1 Stevenson Road – personal interest as Councillor F Caygill knew the applicant.

17/1772/FUL 59 Salterton Road – personal interest as Councillor F Caygill knew the applicant.

Councillor C Nicholas & M Chapman declared a personal interest in respect of items for consideration, premises licence for Imperial Recreation Ground for Oktoberfest, as they sat on the Licensing Sub Committee at EDDC.

P17/115. URGENT BUSINESS

None.

P17/116. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/1574/TRE</u>	<p>4 Sherwood Drive, EX8 4PX Mrs Wood T1 Birch (Front garden): Crown reduce tree by 1.5 m in height and 1 m from side branches, to retain tree at 5 m in height with a maximum spread of 4 m.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Tree Officer's report – a maturing Silver Birch that is growing in a modest front garden and makes a modest contribution to the amenity of the area, as a small tree canopy. Historically the tree has been pruned back into a small crown and this application is a repeat of that.</p> <p>Recommendation for approval</p> <p>Approval</p> <p>VIEWS OF REPRESENTATIONS:</p>
LIMIT	29.08.17	DECISION: Proposed: CN Seconded: MC

P17/117. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/1853/VAR</u>	<p>Mereworth, Gorse Lane, EX8 5PS Mr S Steele Variation of condition 2 (approved plans) of planning permission 16/1171/FUL (construction of detached dwelling to include alterations to the appearance of the property (additional rooflights and raising height of dormers); and layout of the site (construction of shed, decking and amendments to parking layout)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 2 x Repts – The original conditions were put in place to address concerns of overlooking and loss of privacy to 2 of the neighbouring properties and gardens. The works in connection with the application have already been carried out. The addition of the skylight on the front of the house overlooks the daughter’s bedroom of the house in front. The raised decking allows people on it to look into the neighbouring garden and living room. The amendment to the parking layout has resulted in less visibility for vehicles exiting the parking area and is a danger to pedestrians plus the design has made it open and bland.</p> <p>1 x Rep – has no objection</p> <p>DECISION: Proposed: MC Seconded: CN</p> <p>Objection to any variation on the original planning permission. Conditions were applied to prevent overlooking of adjoining properties. As the work had already been completed a request for EDDC Enforcement Officer to request re-instatement in line with the original approval.</p>
LIMIT	31.08.17	

		APPLICATIONS FOR DETERMINATION
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><u>Amended plans for consultation.</u> Amended drawings showing reduction in size of proposed first floor enlargement.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection to original plan on 19th June, however an objection from the neighbour it would affect was lodged the day following our meeting.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – a strong objection from the occupants of the neighbouring property as the first-floor extension would result in overshadowing and a loss of natural light all year around to the ground floor living rooms. The computer generated images were not an accurate representation of the light coming into their property.</p> <p>DECISION: Proposed: CN Seconded: MC</p> <p>Objection as the extension would be obtrusive, overdevelopment and would cause a lack of light to the neighbouring property.</p>
LIMIT	07.09.17	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>17/1957/FUL</u> Note: Cllrs. F Caygill & C Nicholas had previously declared an interest.	<p>10 Rowlstone Close, EX8 5PH Miss Philippa Humphries Construction of single storey front/side extension.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 2 x Rep – the neighbours wish to point out that their properties were built at different levels than number 10 and on No 9 the front extension would block the light to the kitchen, landing, front door and the bedroom due to the difference in height of the property and on number 11 light would be restricted to the lounge window. Concerned that water run-off would create flooding.</p> <p>DECISION: Proposed: TD Seconded: FC</p> <p>Objection as the extension would be overbearing, out of character and out of keeping with the area, reduce light to neighbouring properties No 9 &11, outside the building line, could create localised flooding due to height difference of ground. Would be minded to support an application for a rear extension.</p>
LIMIT	06.09.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1986/FUL</u>	89 Hulham Road, EX8 4RD Mr & Mrs Rob And Laura Aubry Construction of two storey side extension and single storey rear extension. COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment VIEWS OF REPRESENTATIONS: DECISION: Proposed: FC Seconded: TD
LIMIT	08.09.17	No objection.
WARD	Littleham	
PLAN No:	<u>17/1409/FUL</u> Note: All councillors had previously declared an interest.	Flat 3 Cranford Court, 8 Cranford Avenue, EX8 2HT Ms S Birkett Replace window with external door. COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment VIEWS OF REPRESENTATIONS: DECISION: Proposed: BN Seconded: LE
LIMIT	29.08.17	No objection.
PLAN No:	<u>17/1785/FUL</u> Note: Cllr. F Caygill had previously declared an interest.	1 Stevenstone Road, EX8 2EP Maria Ly Demolition of restaurant and construction of six 3 bedroom houses with associated parking and facilities COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: Environmental Health request that applicants consult with themselves in order to ensure minimum impact on neighbours during construction. DECISION: Proposed: BN Seconded: LE
LIMIT	29.08.19	No objection.

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1885/FUL</u>	<p>81 Foxholes Hill, EX8 2DH Mr & Mrs Cooper Construction of single storey front extension, raised terrace and ballustrade, extensions and alterations to rear, and construction of pergola.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No objection. Consideration to be given to the reduction of the height of the garage and to site the garage 3 meters from the boundary so as not to affect the amenity of the neighbouring property which sits above No 81.</p>
LIMIT	30.08.17	
PLAN No:	<u>17/1772/FUL</u>	<p>59 Salterton Road, EX8 2EQ Mr Richard White Conversion of house to form 2 no. dwellings</p> <p>COMMENTS STATUTORY CONSULTEES: Highways give Standing Advice</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: TD</p> <p>No objection.</p>
LIMIT	08.09.17	
PLAN No:	<u>17/1755/FUL</u>	<p>Car Park, Maer Road East Devon District Council Construction of new vehicle and pedestrian access at the north-west corner of existing pay and display car park (to include construction of pedestrian refuge)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No objection</p>
LIMIT	01.09.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1899/FUL</u>	<p>15 The Broadway, EX8 2NW Mr Peter Barlow Construction of garage workshop.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No objection subject to the workshop only to be used for private use and not to be sold as a separate dwelling.</p>
LIMIT	04.09.17	
PLAN No:	<u>17/1582/MRES</u>	<p>Rolle College Playing Field, Douglas Avenue Blue Cedars Homes Application for approval of reserved matters relating to appearance, landscaping, layout and scale for the proposed development of 23 no. age-restricted dwellings, details of changing pavilion and upgrading of sports grounds pursuant to outline consent 16/2227/VAR</p> <p><u>Amended plans for consultation</u> Additional plans of summer house for communal garden. Amended layout to maintenance track to the Suds/ecology area</p> <p>COMMENTS STATUTORY CONSULTEES: SWWA – no further comment</p> <p>Highways have no further comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: TD</p> <p>No objection.</p> <p>Note: Could EDDC Tree Officer oversee the retention of the trees TPO's 1-6 during construction and would consideration be given to the provision of a fence between the stream and the playing pitches for security and safety.</p>
LIMIT	29.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1923/FUL</u>	Green Farm, Maer Lane, EX8 5DB Mr P Wastenance Erection of general purpose agricultural building COMMENTS STATUTORY CONSULTEES: Environmental Health do not anticipate any Environmental Health implications. VIEWS OF REPRESENTATIONS: DECISION: Proposed: BN Seconded: LE No objection.
LIMIT	05.09.17	
WARD	Town	
PLAN No:	<u>17/1922/FUL</u>	125 Exeter Road, EX8 1QE Mr John Hodges Alterations to shop front and change of use of ground floor to dwelling COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: RM Seconded: BN No objection
LIMIT	06.09.17	
PLAN No:	<u>17/1908/FUL</u>	112 St Andrews Road, EX8 1AT Mr Mark Hutchings Construction of single storey rear extension and dormer windows to front and rear. COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment VIEWS OF REPRESENTATIONS: DECISION: Proposed: RM Seconded: BN No objection
LIMIT	06.09.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1592/LBC</u>	14A Windsor Square, EX8 1JX Mr Jonpaul Hosking Retention of internal tanking to basement flat COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: RM Seconded: LE No objection subject to the Listed Building Officer's report.
LIMIT	06.9.17	
PLAN No:	<u>17/1947/COU</u>	Unit 3 Victoria Way, EX8 1EW Mr M Beards Change of use from light industrial (Use Class B1) to fitness centre and personal training suite (Use Class D2) COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: RM Seconded: BN No objection.
LIMIT	11.09.17	
WARD	Withycombe Raleigh	
PLAN No:	<u>17/1961/FUL</u>	17 Moorfield Road, EX8 3QU Mr Adam Hall Construction of single storey extension to rear and alterations to outbuilding. COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment VIEWS OF REPRESENTATIONS: DECISION: Proposed: TD Seconded: LE No objection.
LIMIT	06.09.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1346/FUL</u>	<p>58 St Johns Road, EX8 4DD Mr C Lees Construction of two storey side/front extension</p> <p><u>Amended plans for consultation.</u> Amended plans showing alternative design.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection to the original plans on 3rd July 2017</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: LE Seconded: TD</p> <p>No objection.</p>
LIMIT	31.08.17	
PLAN No:	<u>16/2848/MFUL</u>	<p>Doyle Centre Norton Place, EX8 2ND Exmouth Trade Frames Ltd Demolition of building and construction of 10no dwellings</p> <p><u>Amended plans for consultation.</u> These amendments relate to Marketing information</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: TD Seconded: LE</p> <p>Objection as the Town Council have continued to object to this application on the grounds that to approve the application would be a departure from the East Devon Local Plan which designated the land for employment use and that the land had not been robustly marketed (the previous owner's marketing details stated that 'the current buildings have Use class D1 use', they did not state the B1 use nor that part of the adjacent land was allocated for employment use) and it was too easy to conclude that the land should be given over for residential use.</p>
LIMIT	05.09.17	

P17.118. ITEMS FOR CONSIDERATION

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

Ref No: 044680

Premises: Oktoberfest, Imperial Recreation Ground, Imperial Road, EX8 1DG

Ward: Town

Name of applicant: HUBB GROUP LIMITED

THIS IS A TIME LIMITED PREMISES LICENCE FROM SATURDAY 21st OCTOBER – SUNDAY 22nd OCTOBER

Premises Licence Application to include

Premises Open Hours requested

Saturday

Sunday

Time From Time To

11:00am 10:30pm

11:00am 5:30pm

Activities - Times requested

E. Performance of live music (Indoors & Outdoors)

Saturday

Sunday

Time From Time To

11:00am 10:00pm

11:00am 5:00pm

F. Playing of recorded music (Indoors & Outdoors)

Saturday

11:00am 10:00pm

J. Supply of alcohol for consumption ON and OFF the premises

Friday

Saturday

11:00am 10:00pm

11:00am 5:00pm

CONDITIONS OFFERED BY APPLICANT

The licence holder will fully comply throughout the duration of the licence with the Event Safety Management Document submitted to the Licensing Authority.

Last Date for receipt of representations by the Licensing Authority 06th September 2017

Note: The item was deferred as the supporting information on the specific days of the week required varied.

P17/119. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at or adjacent to Brook House, Castle Lane,

TPO No: 17/0116/TPO

The above tree preservation order has been confirmed by EDDC Arboricultural team.

(ii) APPEAL DECISION

Appeal By: No 10 Development Ltd

Appeal Ref: APP/U1105/W/17/2171531

Proposal: 28 Holland Road

Application No: 16/2631/FUL

The above appeal was dismissed.

P17/120. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>17/1128/FUL</u> 44 Bradham Lane	Objection	Approval
17/1350/FUL 5 Victoria Gardens, Exeter Road	No Objection	Conditional Approval
<u>17/0651/FUL</u> 62 Foxholes Hill	Objection	Approval
17/0996/LBC 10B Windsor Square	No Objection	Conditional Approval
17/1333/FUL 63 Exeter Road	No Objection	Conditional Approval
17/1500/VAR The Town Hall, St Andrews Road	No Objection	Conditional Approval
<u>17/1149/FUL</u> 12 Stevenstone Road	No Objection	Refusal
<u>17/1369/FUL</u> Land Adjacent 2 Langstone Drive	No Objection	Refusal
17/1343/FUL 24 Normandy Close	No Objection	Conditional Approval
17/1244/FUL 64 Foxholes Hill	No Objection	Approval
17/1644/FUL 17 Holly Walk	No Objection	Approval
17/1783/FUL 4 Wilmott 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 20.21pm

SIGNED:DATED:.....