

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON TUESDAY 11<sup>th</sup> SEPTEMBER 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)

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Marian Room wishes to speak against 17/1845/FUL, 64 Masey Rd, EX8 4AR, demolition of bungalow and construction of two 3 bedroom dwellings.

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

**APOLOGIES:** Councillor T Hill

**P17/121. MINUTES**

The minutes of the meeting held on 29<sup>th</sup> August 2017 were approved.

**P17/122. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor L Elson declared a personal interest in respect addendum item 17/1020/OUT, Land to the rear of 9 Seafield Avenue, as the applicant was a trustee for her employer, Exmouth and Lympstone Hospiscare.

Councillor C Nicholas & M Chapman declared a personal interest in respect of item for consideration, premises licence for WINEHUB Devon Ltd, as they sat on the Licensing Sub Committee at EDDC.

**P17/123. URGENT BUSINESS**

None.

**P17/124. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>17/1805/TRE</u>	<p>Woodleigh Bassetts Gardens Exmouth EX8 4EE <b>Miss Curtis</b> T1, Oak: Fell</p> <p>The tree works were proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Estimated costs of repair to the building are £9.6K if the influence of the tree(s) remain and £4.1K if the proposed tree works were allowed to proceed. Granting permission would limit these costs. In the event of a refusal we, or our clients, would seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs would be the Superstructural repairs + Alternative method of repairs = £13.7K It was the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). Note: Further monitoring results may be submitted if these become available during the course of this application.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Tree Officer's Report</b> – the Oak could be seen from Bassetts Gardens, Admirals Walk &amp; Cunningham Road and contributed to the amenity of the area. The supporting reports reasonably demonstrated that the dwelling was on shrinkable soil, that tree roots were below foundation depth and that there was seasonal desiccation associated with tree moisture extraction. The tree, on balance of probabilities, had been linked to the damage to the property. Refusal would result in a claim for losses against the Council from the insurer for compensation costs on further damage incurred. <b>Recommendation – Approval subject to a replacement tree being planted from list of specified species.</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: CN                      Seconded: MC <b>Approval in accordance with the Tree Officer's report.</b></p>
<b>LIMIT</b>	22.09.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>17/1927/TRE</u>	<p>Roundwood, Littlemead Lane, EX8 3BU  <b>Mr Mulhall</b>  T1, Ash: Reduction works on lowest southwest limb over garden, reducing lateral spread by 1.5m. (as annotated in picture 1), maximum diameter cuts 50 mm.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – The large mature ash was growing on the boundary of the A La Ronde Estate made a positive contribution to the amenity of the area and setting of the listed building. The proposed works were a minor reduction of the limb growing over the adjacent residential garden. Given the position, brittle nature of ash and limited visual impact of the works, no objection was raised.</p> <p><b>Recommendation – Approval</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: FC                      Seconded: TD  <b>Approval in accordance with the Tree Officer's report.</b></p>
<b>LIMIT</b>	5.10.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>17/1862/TRE</u>	<p>Rose Lodge, 2, Isca Road, EX8 2EZ  <b>Mrs Joanna de Groot</b>  Weeping Ash - crown reduction by 25% and dead wood removal  Cedar Tree - crown reduction by 25% and dead wood removal  Mullberry - low branches, trimming</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – The trees grew in the communal ground of a private care home but contributed to the wide amenity and character of the area as they were seen from the surrounding properties. The submitted specification went beyond what was currently required to reasonably manage the trees. More appropriate works had been agreed in principle with the site manager during the site inspection.</p> <p><b>Recommendation</b> – Split decision to allow lesser works</p> <p><b>Refusal</b> – Of works described above</p> <p><b>Approval</b> – Of lesser works described below:-</p> <p>i) Weeping Ash – Prune back NE crown aspect to provide 2m clearance from the adjacent building. Crown lift to 2.5m clearance above ground level. Remove deadwood.</p> <p>ii) Cedar – Prune back low overhanging branches over decking, allow 1m clearance. Prune back from power cables to give 2m clearance and remove deadwood.</p> <p>iii) Mulberry – Crown lift to 2.5m above ground level, pruning cuts up to 70mm in diameter. Prune back eastern aspect to clear the adjacent building by up to 2m.</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  <b>Approval in accordance with the Tree Officer's Report</b></p>
<b>LIMIT</b>	28.09.17	



6. To consider the Planning Applications for consultation set out below.

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>17/1984/FUL</u>	<p>73 Birchwood Rd, EX8 4LS  <b>Mrs A Hill</b>            Construction of single storey extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN  <b>No Objection</b></p>
<b>LIMIT</b>	13.09.17	
<b>PLAN No:</b>	<u>17/1496/FUL</u>	<p>Hedges, Marley Rd, EX8 5DW  <b>Mr T Tyrell-Roberts</b>            Retrospective application for dormers to the east and west elevations, rear roof extension and change to roof pitch on the east side.</p> <p><b>Amended plans for consultation</b>            These amendments relate to reduction in window size with west facing dormer</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment  <b>Town Council</b> – 17.07.17 – No Objection</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>1 x Rep</b> - to original application</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN  <b>No Objection to the amended plan.</b></p>
<b>LIMIT</b>	15.09.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>17/1826/FUL</u>	4 Seafield Avenue, EX8 3NJ <b>Mr J Ellor</b> Raising of ridge to allow for conversion of loft, and construction of extension to front elevation.  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: TD                      Seconded: FC <b>No Objection</b>
<b>LIMIT</b>	14.09.17	
<b>PLAN No:</b>	<u>17/2013/FUL</u>	65 Hulham Rd, EX8 3LB <b>Mr R Stevens</b> Construction of single storey rear extension.  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment <b>Cllr J Elson</b> – No Objection  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment <b>Cllr J Elson</b> – No Objection  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: FC                      Seconded: TD <b>No Objection</b>
<b>LIMIT</b>	15.09.17	
<b>PLAN No:</b>	<u>17/2079/FUL</u>	1A Seafield Ave, EX8 3NJ <b>Mrs Davies</b> Proposed two storey side extension.  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: FC                      Seconded: TD <b>No Objection</b>
<b>LIMIT</b>	25.09.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/1020/OUT</u>	<p><b><u>ADDENDUM</u></b>  Land To The Rear Of 9 Seafield Avenue, EX8 3NJ  <b>Mr &amp; Mrs J Hawkins</b>  Construction of 2 dwellings (one three bedroom bungalow and one four bedroom two storey dwelling). Outline application with all matters reserved.</p> <p><b><u>Amended plans for consultation.</u></b>  Amended indicative site plan reducing proposed number of dwellings from two to one</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council – 17.07.17</b> – No Objection to original application but would like to see some form of renewal energy being used e.g. Solar Panels.</p> <p><b>EDDC Tree</b> – No objection to amended plan.</p> <p><b>Cllr M Armstrong – 02.08.17</b> – Objected to original application on the grounds of overdevelopment and a set a negative precedent. Inaccuracies and ambiguity in the design statement.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>5 x Rep</b> – Objecting to the original application (submitted after TC meeting on 17.07.17)</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: FC  <b>No Objection to the amended plan but would still like to see some form of renewal energy as per previous comment.</b></p>
<b>LIMIT</b>	19.09.17	
<b>Littleham</b>		
<b>PLAN No:</b>	<u>17/1856/FUL</u>	<p>South Beach, 2 Foxholes Hill, EX8 2DF  <b>Mrs S Whittaker</b>  Installation of ground mounted solar array.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  <b>No Objection</b></p>
<b>LIMIT</b>	14.09.17	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/1941/FUL</u>	<p>54 Douglas Ave, EX8 2HE  <b>Mr &amp; Mrs Weeks</b>  Construction of two dwellings.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways – Standing Advice</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>2 x Reps –</b> the proposed dwellings would seriously spoil the surrounding green areas and disturb wildlife. The access would create congestion and be a risk to resident's safety. Extra pressure on the current drainage system</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: FC  <b>Objection on the grounds of overdevelopment. No habitat &amp; wildlife report had been submitted.</b></p>
<b>LIMIT</b>	20.09.17	
<b>PLAN No:</b>	<u>17/1147/VAR</u>	<p>10 Cyprus Rd  <b>Mr &amp; Mrs Munnings</b>  Variation of Condition 2 (approved plans) of planning permission 14/2480/FUL to alter the position of the dwelling.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways – Did not wish to comment</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  <b>No Objection</b></p>
<b>LIMIT</b>	22.09.17	
<b>PLAN No:</b>	<u>17/2064/FUL</u>	<p>7 Carlton Hill  <b>Mr P Kelsey</b>  Construction of outbuilding and additional garage to the rear.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  <b>No Objection, subject to the outbuilding not being sold separately to the main dwelling.</b></p>
<b>LIMIT</b>	20.09.17	

APPLICATIONS FOR DETERMINATION		
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>17/1845/FUL</u>	64 Masey Rd, EX8 4AR <b>Mr A Hill</b> Demolition of bungalow and construction of two 3 bedroom dwellings.
<b>LIMIT</b>	20.09.17	<b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> 1 x Rep – Objects the loss of greenery out the front & the loss of a large tree. It would be overdevelopment of the land, there would be loss of privacy and light from overshadowing. Concerned that there would be an adverse effect on parking.  <b>DECISION:</b> Proposed: BT                      Seconded: <b>Objection on the grounds that it was overdevelopment of the plot, loss of privacy and light to the neighbouring properties.</b>

## 7. ITEMS FOR CONSIDERATION

### (i) DEVON COUNTY COUNCIL PREMISES LICENCE

Ref: No: 044792

WINEHUB Devon Ltd, First Floor, 31-32 The Strand, Exmouth, EX8 1AQ

Premises open hours - Time from 10.00 am until 8.00pm Monday to Saturday

Supply of alcohol on and off the premises – Time from 8am until 8.00 pm Monday to Saturday

The committee had been asked to respond by 20<sup>th</sup> September 2017.

Members did not wish to comment.

**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.

### (ii) MEETING SCHEDULE 2018

Members were asked to give consideration to resuming the same format of committee meetings once the Town Council had returned to the Town Hall. Suggested format was that Planning Committee is to commence at 6pm (fortnightly) followed by Full Council (monthly) – start time to be determined.

Members fully support resuming the same format of committee meetings once the Town Council had returned to the Town Hall and agreed that the Planning Committee meetings should commence at 6pm (fortnightly) followed by Full Council meetings at 7.15pm.

**RESOLVED: to resume the same format of previous Committee meetings once the Town had returned to the Town Hall. Planning Committee meetings to commence a 6pm and for any Full Council meetings to follow at 7.15pm.**

## 8. ITEMS FOR INFORMATION

### (i) TREE PRESERVATION ORDER

**Proposal:** Land at or adjacent to the

**TPO No:** 17/0121/TPO Land at, or adjacent to Kingsdon Hall, 32 Douglas Ave, Exmouth.

### (ii) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION TO TPO 07/0013: 30 Cranford Ave, EX8 2PZ

### (iii) NOTIFICATION OF THE INSTALLATION OF 3 ELECTRONIC COMMUNICATION CABINETS IN SOUTH ST, EXMOUTH, EX8 2RT

### (iv) MINERAL SAFEGUARDING GUIDANCE

A draft version of the mineral safeguarding guidance was undergoing consultation, which continued until **Monday 16<sup>th</sup> October 2017**. Devon County Council was seeking views from anyone involved in submitting, responding to or determining planning applications in Devon, or those with an interest in the county's mineral resources.

The draft Mineral Safeguarding Supplementary Planning Document could be found online at <https://new.devon.gov.uk/haveyoursay/consultations/draft-supplementary-planning-document-mineral-safeguarding/>. Consultation responses could be made to [mineralsplanning@devon.gov.uk](mailto:mineralsplanning@devon.gov.uk) or by post using the contact details provided in the consultation document.

The Chairman advised members to comment individually.

## 9. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/1449/FUL 9 Carberry Ave	No objection	Approval
16/0318/VAR Orcombe Lodge, 12 Foxholes Hill	No objection	Conditional Approval
17/1429/FUL 3 Greenhill Ave	No objection	Approval
17/1526/LBC Manor Hotel, The Beacon	No objection	Conditional Approval
17/1704/FUL 1 Caroline Close	No objection	Approval
17/1409/FUL Flat 3, Cranford Court	No objection	Approval

17/1574/TRE 4 Sherwood Drive	Approved	Delegated Powers
17/1719/FUL 2 Vansittart Drive	<b>No objection</b>	<b>Refusal</b>
17/1604/FUL 12B Cyprus Road	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 19.52**

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