

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 23 OCTOBER 2017 AT 7.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
M Chapman(MC)  
R Masding (RM)  
B Nash (BN)  
C Nicholas (CN)  
B Taylor (BT)  
J Trail (JT)

**APOLOGIES:** Councillors T Dumper and F Caygill

**P17/142. MINUTES**

The minutes of the meeting held on 9 October 2017 were approved.

**P17/143. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor J Trail declared a personal interest in respect of planning applications DCC/4025, Littleham Primary School and DCC/3986, Exeter Road Primary School as he was a Devon County Councillor.

**P17/144. URGENT BUSINESS**

None.



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>17/2085/ADV</u>	<p>Savoy Film Centre, 7 Rolle Street, EX8 1HL  <b>Scott Cinemas</b>  Re-arrangement of entrance to include new illuminated signage, illuminated canopy, self-service ATM and poster boxes</p> <p><b><u>Amended plans for consultation.</u></b>  Revised entrance arrangements and positioning of automated ticket machine</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Conservation</b> – Previously objected to the scheme on the grounds of the impact on the original fabric and proportions of the building and the wider overall character and appearance of the building as part of the original Public Hall within the streetscene.</p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: RM                      Seconded: BN  Approval</p>
<b>LIMIT</b>	30.10.17	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>17/2303/ADV</u>	<p>Palmers Garage LTD, Withycombe Village Road, EX8 3BD  <b>Mr Stephen Skirrow</b>  1 x Illuminated totem sign.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – The platform was set back more than 2.5m to keep clear from the visibility envelope therefore had no objection</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – Objected on the grounds that the sign would be intrusive as they had two windows facing the proposed elevated lit signage. Withycombe Village Road was predominately a residential area and object to the illuminated signage advertising 24-7.</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE  Approval subject to the illuminated sign being switched off outside opening hours.</p>
<b>LIMIT</b>	22.11.17	

**P17/146. 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>17/2294/FUL</u>	<p>29 Withycombe Park Drive, EX8 4EL  <b>Mr Dennis Stait</b>                      Construction of single storey side/rear extension.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: MC                      No Objection</p>
<b>LIMIT</b>	26.10.17	
<b>PLAN No:</b>	<u>17/2228/FUL</u>	<p>21 Martins Road, EX8 4LN  <b>Mr And Mrs Payne</b>                      Sub-division of existing dwelling to create additional residential unit</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Gave Standing advice</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – objected on the ground of loss of privacy, overlooking and loss of natural light into their garden and bedrooms.</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN                      Objection on the grounds of overdevelopment of the site and out of keeping with the streetscene.</p>
<b>LIMIT</b>	02.11.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>17/2246/FUL</u>	<p>1 Hulham Road, EX8 3HR  <b>Mr Dean Rogers</b>            Single-storey side extension and detached rear garage.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: LE                      Seconded: JT            No objection</p>
<b>LIMIT</b>	24.10.17	
<b>PLAN No:</b>	<u>17/2278/FUL</u>	<p>31 Lyndhurst Road, EX8 3DS  <b>Ms Fiona Snape</b>            Construction of single storey rear extension.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – Objected that the proposed large extension seemed intense, the east wall was close the boundary which the neighbours windows faced. Requested that the Planning Officer considered the 45 Degree rule.</p> <p><b>DECISION:</b> Proposed: LE                      Seconded: BT            Objection on the ground of loss of light to the neighbours facing windows.</p>
<b>LIMIT</b>	25.10.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>17/2429/FUL</u>	13 Featherbed Lane, EX8 3ND <b>Mr A Wykes</b> Ground floor rear extension  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: LE                      Seconded: JT No Objection
<b>LIMIT</b>	01.11.17	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>17/1491/OUT</u>	60 Douglas Avenue, EX8 2HF <b>Ms Hilary Cole</b> Outline application (with all matters reserved) for the construction of a detached dwelling  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – Standing advice <b>Trees</b> - Any outline approval ought to be subject to a condition that the dwelling would need to allow for the growth of the beach tree on the Southern boundary and minimise windows looking onto the beach tree to avoid future conflict. Access should avoid the root protections area of the tree.  <b>VIEWS OF REPRESENTATIONS:</b> <b>2 x Rep</b> – The outline plan for the existing property did not show the large extension. Access came out onto a busy main road at the crest of the hill and opposite the entrance to another property. The access was alongside a public footpath where walkers parked causing a concern with traffic and parking. The proposal was contrary to the Avenues Design Statement which stated that "Backland development would be particularly inappropriate along the southern side of Douglas Avenue where the existing linear form of development is bounded by the open countryside of the Maer Valley, the character of which would be compromised by the establishment of an area of sporadic backland development. (LP Policies D1 and EN10)." Concerned about sewage and overloading the system.  <b>DECISION:</b> Proposed: BN                      Seconded: LE Objection on the grounds that the proposal would have an urbanising impact, was contrary to the Avenues Design Statement and out of keeping.
<b>LIMIT</b>	30.11.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/2422/FUL</u>	5 Ryll Court Drive, EX8 2JP <b>Mr Neil Street</b> Construction of side extensions and enlargements to the roof space including dormer window to allow for loft conversion.  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BN                      Seconded: LE No Objection
<b>LIMIT</b>	03.11.17	
<b>PLAN No:</b>	<u>17/2410/FUL</u>	36B Cranford Avenue, EX8 2QA <b>Mr &amp; Mrs G Staplehurst</b> Proposed garden room extension with terrace above  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed:                      Seconded: Deferred application to the next planning meeting on 6 November as members were unable to comment due to the plans not being scanned and available view.
<b>LIMIT</b>	03.11.17	
<b>PLAN No:</b>	<u>DCC/4025/2017</u>  <b>Note:</b> Cllr J Trail previous declared an interest.	<b><u>PLANNING AUTHORITY – DEVON COUNTY COUNCIL</u></b> Littleham Primary School, Littledown Close, EX8 2QY <b>Devon County Council</b> Two classroom extension block and associated path access  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Exeter Airport</b> – No Objection  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BN                      Seconded: LE No objection
<b>LIMIT</b>	06.11.17	





		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/2289/FUL</u>	<p>1 Spinnakers, Shelly Road, EX8 1EU  <b>Eagle One Ltd</b>            Formation of parking bay</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Standing advice</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – Objected as the area was used by visitors for the block of apartments, Madison and Spinnakers as well as Edge Water Sports and the Fire Service when on the water. There were no other areas specified which does not block the turning circle. Concerned that the pavement would be obstructed by anyone using the bay with a four by four.</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: LE            Objection to the loss of the landscaped area thereby setting a precedent for the future.</p>
<b>LIMIT</b>	30.10.17	
<b>PLAN No:</b>	<u>17/2388/FUL</u>	<p>Bicton Street Auction Rooms, Bicton Street, EX8 2RT  <b>Mr M Spencer-Thomas</b>            Demolition of existing building and construction of 4 town houses and associated works</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>Exmouth Civic Society</b> - Objected on the grounds that no off-street parking had been made available. Even at the expense of an extra storey this possibility should be explored as Exmouth parking problems especially in Bicton Street were dire.</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE            Objection on the grounds that the site had historically been employment land. The proposal was within Exmouth's town centre shopping area as defined in the EDDC Local Plan. Policy E9 stated permission for change of use must demonstrate that there was no longer a need for such use. There was no off-street parking provision.</p>
<b>LIMIT</b>	30.10.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/1542/FUL</u>	<p>Pilot Inn, 5 Chapel Hill, EX8 1NY  <b>Howard Properties Lettings Ltd (Mr Dyer)</b>  Construction of 1st floor extension, installation of roof light and conversion of 1st floor to provide 3no one bedroom flats</p> <p><b><u>Amended plans for consultation.</u></b>  Amended design to first floor extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> – 17.07.17 – Objected on the grounds of overdevelopment in a Conservation Area, 3 cramped one bedroom flats without a provision for bin or bike storage.  <b>Highways</b> – Did not wish to comment  <b>Conservation</b> commented on 03.08.17 that the proposed large dormer was an alien feature and would result in some harm to the setting and more traditional roofscape within the wider Conservation area. Recommended that the rooflight was a conservation type flush with roof.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>Exmouth Civic Society</b> - The amended plans did not address the dustbin issues which was leading to an unsightly arrangement in Town Street a pedestrianised linkway from the town to the seafront. This was not a good advert for town visitors or residents.</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: LE  Continued to object to the plans as previously commented.</p>
<b>LIMIT</b>	23.10.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/2084/FUL</u>	<p>Savoy Film Centre, 7 Rolle Street, EX8 1HL  <b>Scott Cinemas</b>            Change of Use of Unit 3 (7-9 Rolle Street) from A5 Take Away to D2 Cinema, re-location of main entrance, new canopy incorporating new signage, provision of ATM and re-cladding</p> <p><b><u>Amended plans for consultation.</u></b>            Revised entrance arrangements and positioning of automated ticket machine</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> – 25.09.17 – No objection in principle but objected to the ATM.  <b>Highways</b> – No Objection</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> in respect of the original application</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: LE            No Objection to the amended plans</p>
<b>LIMIT</b>	24.10.17	
<b>PLAN No:</b>	<u>17/2393/FUL</u>	<p>28 Marpool Hill, EX8 1TD  <b>Mr David Cooling</b>            Construction of single storey rear/side extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: LE            No Objection</p>
<b>LIMIT</b>	02.11.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>DCC/3986/2017</u>  <b>Note:</b> Cllr J Trail previously declared an interest	<b><u>PLANNING AUTHORITY – DEVON COUNTY COUNCIL</u></b> Exeter Road Primary School, 41 Exeter Road, EX8 1PU <b>Devon County Council</b> Retention of existing mobile classroom block for a further 7-8 years  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: RM                      Seconded: LE No Objection
<b>LIMIT</b>	16.11.17	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>17/2358/FUL</u>	8 Drakes Avenue, EX8 4AB <b>Mr J Hogan</b> Proposed new house  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> <b>3 letter of support</b> <b>3 x Rep –</b> Overdevelopment of the site. 1 off road parking space was insufficient. Positioned too close to boundary wall of no.6 to allow maintenance and out of keeping with the streetscene. Neighbour also concerned about the integrity of their foundations. The map was 30 years out of date and did not show the correct position of neighbours garage which was further forward than the building line. The triangular bathroom window overlooked rear of No. 10 and should be obscured glazing. Front facing bedroom 2 windows appeared out of balance with neighbouring properties and would be more in keeping if window cill was lower. The entrance to the dwelling on the side was out of keeping and would over look neighbour as the ground level was higher. Concerned that an asbestos and cement garage was buried under the lawn and development of the site would disturb the dangerous material.  <b>DECISION:</b> Proposed: BT                      Seconded: LE No objection subject to obscure glazing being installed in the triangular bathroom window.
<b>LIMIT</b>	24.10.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/2343/FUL</u>	<p>67 The Haven Bradham Lane, EX8 4AW  <b>Mrs C McCluskey</b>            Construction of first floor rear extension with balcony, single storey side extension and installation of first floor side facing french doors with Juliet balcony.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Trees</b> - Should the scheme receive planning approval it should be subject to a pre-commencement condition, requiring the submission, approval of and implementation of a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE            No objection subject to the Tree Officer's comments.</p>
<b>LIMIT</b>	25.10.17	
<b>PLAN No:</b>	<u>17/2335/FUL</u>	<p>60 Masey Road, EX8 4AR  <b>Mr Anthony Edwards</b>            Excavation works to front garden for the provision of off road parking.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE            No Objection</p>
<b>LIMIT</b>	01.11.17	

**P17/147. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
17/1826/FUL 4 Seafeld Avenue	No Objection	Approval
17/1785/FUL Noble House, 1 Stevenstone Road	No Objection	Approval
17/1592/LBC 14a Windsor Square	No Objection	Approval

17/2079/FUL 1a Seafeld Avenue	No Objection	Approval
17/1899/FUL 15 the Broadway	No Objection	Approval
17/1762/FUL 357 Exeter Road	No Objection	Approval
17/1496/FUL Hedges, Marley Road	No Objection	Approval
17/1106/VAR 34 Douglas Avenue	Objection	Refusal
16/2867/FUL Land to the Rear of Sams Funhouse, St Andrews Road	No Objection	Withdrawn
17/2147/FUL 4 Clerk Close	No Objection	Approval
17/2148/FUL 6 Brixington Drive	No Objection	Approval
17/1947/COU Unit 3, Victoria Way	No Objection	Approval
17/1878/FUL 32 Springfield Road	No Objection	Approval
17/1560/FUL 116 St Andrews Road	No Objection	Approval
17/1344/FUL Exmouth Community College	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 20:08**

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