

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 6 NOVEMBER 2017 AT 7.00 P.M.

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

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Helen Brocklebank wished to speak against planning application 17/1957/FUL, 10 Rowlstone Close, construction of single storey front/side extension, amended plans altering depth and design of proposed extension.

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

APOLOGIES: None

P17/148. MINUTES

The minutes of the meeting held on 23 October 2017 were approved.

P17/149. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors C Nicholas, M Chapman, J Trail declared a personal interest in planning application 17/2356/FUL, 18 Bunn Road as they knew the applicant.

Councillors M Chapman, C Nicholas and L Elson declared a personal interest in planning application 17/17/2537/FUL, The Headland, 19 Foxholes Hill as the applicant has been their doctor. Councillor L Elson also declared that she knew the doctors through her work at Hospiscare.

Councillors J Trail and F Caygill declared a person interest in planning application 17/1957/FUL, 10 Rowlstone Close as the neighbour objecting to the application was a personal friend.

P17/150. URGENT BUSINESS

None.

P17/151. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Litteham	
PLAN No:	17/2283/TRE	<p>2 Cranford Avenue, EX8 2HT Mr Jacob Mummery T1, Lime: i) Reduce canopy by maximum 2 metres (Pruning cuts up to 100 mm in diameter). ii) Remove two lower branches growing towards garage door (Pruning cuts up to 150mm diameter).</p> <p>COMMENTS STATUTORY CONSULTÉES: Tree Officer's report – This maturing lime, growing on the properties north boundary was visually significant from Cranford Avenue and made a significant contribution to the amenity of the area. The proposed works were considered excessive and would result in unsightly re-growth and the formation of decay zones at the reduction points. Lesser more appropriate works could be undertaken to address stated reasons for works. These had been discussed with the tree owner and verbally considered acceptable to them.</p> <p>SPLIT DECISION</p> <p>REFUSAL of works described above.</p> <p>APPROVAL of works described below T1 lime: a) Crown lift over the public highway to give a maximum clearance of 5.5 metres above ground level. b) Crown lift over the garden and garage area to give a maximum clearance above ground level of 4.0 metres. Pruning cuts of up to 50 mm in diameter. c) Prune to clear overhead cables running through the tree crown to provide a maximum clearance of up to 50 cm with pruning cut not exceeding 50 mm in diameter.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE SPLIT DECISION Refusal of works described above Approval of lesser works described above</p>
LIMIT	20.11.17	

P17/152. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/2356/FUL</u> Note: Cllrs M Chapman, C Nicholas, and J Trail had previously declared an interest.	18 Bunn Road, EX8 5PP Rev Simon Atkinson Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: FC No Objection
LIMIT	07.11.17	
WARD	Halsdon	
PLAN No:	<u>17/2453/FUL</u>	234 Exeter Road, EX8 3NH Mr Messom Construction of single storey rear/side extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: FC Seconded: TD No Objection
LIMIT	08.11.17	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>17/1957/FUL</u>	10 Rowlstone Close, EX8 5PH Miss Philippa Humphries Construction of single storey front/side extension.
	Note: Helen Brocklebank spoke during the public speaking time	<u>Amended plans for consultation.</u> Amended plans altering depth and design of proposed extension
	Cllrs J Trail and F Caygill had previously declared an interest.	COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment.
		Town Council 29.08.17 Objected as the extension would be overbearing, out of character and out of keeping with the area, reduce light to neighbouring properties No 9 & 11, it was 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.
		VIEWES OF REPRESENTATIONS: 2 x Reps in respect of the amended plans, continued to object as the amended plans would still reduce light into No. 9 & 11 and did not address concerns about the drainage of rainwater to soakaway.
		DECISION: Proposed: TD Seconded: FC Objection to amended plans as previous objections not addressed.
LIMIT	07.11.17	
WARD	Littleham	
PLAN No:	<u>17/2410/FUL</u>	36B Cranford Avenue, EX8 2QA Mr & Mrs G Staplehurst Proposed garden room extension with terrace above
		Deferred application from previous meeting due to the plans not being scanned and available view.
		COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment.
		VIEWES OF REPRESENTATIONS: None
		DECISION: Proposed: BN Seconded: LE No Objection
LIMIT	03.11.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2537/FUL</u>	The Headland 19 Foxholes Hill Drs P & L Acheson Proposed extensions to form annex accommodation together with adjustment of existing windows, creation of new utility and adjustment of route of access drive and parking COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: FC No Objection
LIMIT	14.11.17	
PLAN No:	<u>17/2469/FUL</u>	188 Salterton Road, EX8 2PA Mr David Lock Construction of two storey side/rear extension COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: LE No Objection
LIMIT	09.11.17	
PLAN No:	<u>17/2457/OUT</u>	51B Salterton Road, EX8 2EF Mr & Mrs Simon and Jo West Outline application for construction of dwelling seeking approval for access and scale (matters of appearance, landscaping and layout are reserved) COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: LE No Objection, but concerned drainage was adequate. Members also felt that Claremont Lane should be adopted by DCC Highways given the amount of development in the back gardens that used the lane.
LIMIT	17.11.17	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>17/1856/FUL</u>	<p>South Beach 2 Foxholes Mrs S. Whittaker Installation of ground mounted solar array.</p> <p><u>Amended plans for consultation.</u> Additional information re mounting trays</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment.</p> <p>Town Council – 11.09.17 – No objection.</p> <p>Historic England – Previously concerned about the inter-visibility between the grade II listed building “The Barn” and the proposed development. However, feedback from the case officer advised that there was no likelihood due to the enclosed nature of the site and low height of the panels.</p> <p>Conservation – also had similar concerns to Historic England.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection to the amended plans.</p>
LIMIT	06.11.17	
WARD	Town	
PLAN No:	<u>17/1874/LBC</u>	<p>16 Montpellier Road, EX8 1JN Ms Mary Hughes To brick up one window in the kitchen. This is to enable non-structural reconfiguration of the kitchen and to make the intended position of the hob compliant with building and fire regulations.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TH No Objection subject to the listed buildings officer’s report.</p>
LIMIT	08.11.17	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>17/2563/FUL</u>	Four Beeches, The Common Mr N Rorke Dormer windows. COMMENTS STATUTORY CONSULTTEES: Highways – did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	17.11.17	
PLAN No:	<u>17/2556/FUL</u>	26 Travershes Close Mr Ian Thompson Two storey side extension and single storey front extension COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	20.11.17	

P17/153. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at The Paddock, St Johns Road

TPO No: 17/0083/TPO

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

(ii) BUDLEIGH SALTERTON NEIGHBOURHOOD PLAN

EDDC confirmed that the above plan was formally “made” on 12 October 2017. It now formed part of the Local Development plan and would be taken into account in determining applications in the parish.

P17/154. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/2247/FUL 79 Foxholes Hill	No Objection	Approval
17/1741/VAR Davey Court, Buckingham Close	No Objection	Conditional Approval
17/1845/FUL 64 Masey Road	Objection	Conditional Approval
17/2317/FUL 10 Ryll Court Drive	No Objection	Conditional Approval
17/1678/FUL 2 Bapton Close	Objection	Conditional Approval
17/2029/FUL 23 St Johns Road	No Objection	Conditional Approval
17/2084/FUL Savoy Film Centre, 7 Rolle Street	No Objection	Approval
17/2213/FUL 5 Victoria Gardens, Exeter Road	No Objection	Conditional Approval
17/2216/FUL 2 Rosebery Road	No Objection	Approval
17/2310/FUL 82 Salterton 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.

Members felt that had been no consistency with recent planning decisions made and were concerned that this was a reflection on the different approach to decision making of each allocated planning officers.

The Chairman explained to members that EDDC were currently updating their website to enable a “one click download function” for planning application documents. However, pending completion of these updates it may not be possible to project the full application documents at the next planning meeting. It was proposed by the Chairman and agreed by members to instruct the Clerk and administrator to contact EDDC and request a hard copy of the plans or obtain authorisation to defer to comment.

The meeting closed at 19.58:

SIGNED:DATED:.....