

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 20 NOVEMBER 2017 AT 7.00 P.M.

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

APOLOGIES: Councillor T Hill

P17/155. MINUTES

The minutes of the meeting held on 6 November 2017 were approved.

P17/156. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in planning application 17/2610/FUL, St Cecilia, Marley Road as the applicant, Mr Richard Missen was a trustee of her employer Exmouth & Lympstone Hospiscare. Councillor J Trail also declared a personal interest in the same application as the applicant was a friend.

P17/157. URGENT BUSINESS

None.

P17/158. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/2413/TCA</u>	<p>4 Henrietta Place, EX8 1LD Mrs Milson T1 Goat Willow: Fell</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: Tree Officer's Report – This small but mature Goat Willow, growing next to the public footpath on Henrietta Place and is also seen from Clarence Road and therefore contributed to the amenity of the area. The tree appears to be self-seeded and the main stem grew up across a boarded-up gateway. The main branch at the base of the tree crown was tightly occluded and likely to fail in the future. Recommendation Approval given its compromised structural form, its condition and inappropriate location.</p> <p>DECISION: Proposed: RM Seconded: LE Approval in accordance with the Tree Officer's report</p>
LIMIT	21.11.17	
WARD	Withycombe Raleigh	
PLAN No:	<u>17/2257/TRE</u>	<p>2 Duke Of Cornwall Close, EX8 4RJ Mr Jeans T1, Oak: Branch length reduction by up to 3 metres</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – This large mature oak growing on EDDC land had recently shed two secondary branches, one on a parked car, resulting in a DCC Highway notice. The proposed work followed an inspection and would minimise the risk of further branch failure without impacting on the amenity of the tree.</p> <p>VIEWS OF REPRESENTATIONS: 1 x letter of support</p> <p>DECISION: Proposed: BT Seconded: LE Approval in accordance with the Tree Officer's report</p>
LIMIT	28.11.17	

P17/159. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/2610/FUL</u>	<p>St Cecilia, Marley Road, EX8 5DW Mr & Mrs R & I Missen Construction of porch to front and single storey extension with roof terrace to rear</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC No Objection</p>
LIMIT	23.11.17	
WARD	Littleham	
PLAN No:	<u>17/2600/FUL</u>	<p>6 Raddenstile Lane, EX8 2JH Mr A Ovens Replacement Detached Garage</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection subject to conditional approval that it was retained as a garage and not converted to a separate dwelling.</p>
LIMIT	28.11.17	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>17/1941/FUL</u>	<p>Land To Rear Of 54 Douglas Avenue, EX8 2HE Mr & Mrs Weeks Construction of two dwellings</p> <p><u>Additional Information for consultation.</u> Additional tree information (in response to EDDC's Tree Officer's comments in respect of the tree report in the original application).</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Gave standing advice Town Council – 14.09.17 - Objection on the grounds overdevelopment.</p> <p>VIEWS OF REPRESENTATIONS: 7 x Reps to original application.</p> <p>DECISION: Proposed: BN Seconded: LE Objection still stood as before, the proposal was overdevelopment of the site.</p>
LIMIT	29.11.17	
WARD	Town	
PLAN No:	<u>17/2500/LBC</u>	<p>36 The Strand Mr Purewal Conversion of existing building into a restaurant use (A3) at ground floor level, 4 no. residential apartments at first floor and 1 no. residential apartment at second floor level; demolition of single storey showroom and construction of 2 no. apartments with parking below.</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health – Considered ventilation and extraction details still insufficient to prevent possible noise and vibration nuisance to the occupants of the proposed adjoining flats. Recommended a condition that the full details of the noise levels/reading and what attenuation would be installed was agreed by the Listed Building Officer prior to any development commencing.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No Objection subject to Listed Buildings Officer's report and subject to the additional information requested by Environmental Health being submitted.</p>
LIMIT	21.11.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2607/PDM</u>	<p>14 High Street, EX8 1NP Mr D Cockman Prior approval for proposed change of use of office (Class A2) to 1 no flat (Class C3)</p> <p>Note: this was not a planning application but a prior notification application. The presumption was that this development could proceed without requiring planning permission unless we objected on grounds of transport and highways impact, contamination risks on the site, flooding risks on the site, and/or whether the development was undesirable because of a loss of services or impact on the sustainability of the shopping area and/or the design or external appearance of the building.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE Objection on the grounds of the loss of office space and employment opportunities.</p>
LIMIT	23.11.17	

P17/160. ITEM FOR CONSIDERATION

(i) CRANBROOK PLAN – PREFERRED APPROACH

East Devon District Council were consulting on the above plan, comments needed to be received by 9:00 am on Monday 8 January 2018.

The Cranbrook Plan Preferred Approach documents set out proposals for the future development of the town and they included a masterplan that showed the proposed location of differing types of buildings and land uses including homes, shops, community facilities and open spaces. The consultation documents provided details of evidence and background reports that supported the Cranbrook work and a schedule of potential future policies for Cranbrook development and a sustainability appraisal.

The feedback received from the consultation would help inform production of a formal development plan document (or DPD) for the town that they hope to produce and consult on in 2018 and then to formally submit for independent examination.

The Chairman advised members to comment individually should they wish to do so.

P17/161. ITEM FOR INFORMATION

(i) TREE PRESERVATION ORDER

PROPOSAL: Land at 188A Exeter Road
TPO NO: 17/0163/TPO

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

P17/162. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/2294/FUL 29 Withycombe Park Road	No Objection	Conditional Approval
17/1875/MFUL Rolle College Campus 1 Douglas Avenue	No Objection	Conditional Approval
17/1755/FUL Car Park, Maer Road	No Objection	Conditional Approval
<u>17/1077/FUL</u> 27 Exeter Road	No Objection	Refusal
16/2848/MFUL Doyle Centre, Norton Place	Objection	Refusal
17/2410/FUL 36B Cranford Avenue	No Objection	Conditional Approval
17/2393/FUL 28 Marpool Hill	No Objection	Conditional Approval
17/2356/FUL 18 Bunn Road	No Objection	Conditional Approval
17/2335/FUL 60 Masey Road	No Objection	Conditional Approval
17/2246/FUL 1 Hulham Road	No Objection	Approval
17/2215/FUL 137 St Johns Road	No Objection	Conditional Approval
<u>17/1853/VAR</u> Mereworth, Gorse Lane	Objection	Conditional Approval
17/0467/VAR Lovering House, Hulham 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.

Information was circulated to members concerning the appointment process to see a planning officer in Exmouth. A discussion then ensued about items raised at EDDC Scrutiny Committee.

The meeting closed at: 19.27

SIGNED:DATED:.....