

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 4 DECEMBER 2017 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
M Chapman(MC)  
T Dumper (TD)  
R Masding (RM) Arrived 18.50  
B Nash (BN)  
C Nicholas (CN)  
B Taylor (BT)  
J Trail (JT) Arrived 18.52

**APOLOGIES:** Cllr F Caygill

**P17/163. MINUTES**

The minutes of the meeting held on 20 November 2017 were approved.

**P17/164. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

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

Councillor B Nash declared a personal interest in respect of planning application 17/2553/ADV, Coastwatch House, Queens Drive as he was a member of the National Coastwatch Institution.

**P17/165. URGENT BUSINESS**

None.

**P17/166. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>17/2553/ADV</u>	<p>Coastwatch House, Queens Drive, EX8 2AY  <b>Mr Graham Nye</b>                      Retain 3 no. non-illuminated fascia signs to building</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> - The signs shown were secured foamex sign boards that should not present a fly-off risk and were only to be 3cm thick and should not present an obstruction to pedestrians, therefore highways had no objection.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: MC                      Approval</p>
<b>LIMIT</b>	25.12.17	
<b>PLAN No:</b>	<u>17/2543/TRE</u>	<p>25 Cranford Avenue, EX8 2PZ  <b>Mrs Phillips</b>                      T1 Sycamore: Re-Pollard</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b>                      This tree was relatively small but made a contribution to the amenity and character of the area as it sat on the southern boundary of the property and could be seen from the public highway. The tree had historically been managed as a pollard and the proposed works were a repeat of this management.  <b>Recommendation for approval</b> as the works were appropriate to the current condition of the tree and a continuation of the past management.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: MC                      Approval in accordance with the Tree Officer's report.</p>
<b>LIMIT</b>	19.12.17	

P17/167. 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>17/2456/FUL</u>	<p>26 Parkside Drive, EX8 4LB  <b>Mr Roy Davies</b>            Raised decking to rear</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>2 x Reps</b> – Concern that adjoining properties would be overlooked resulting in a loss of privacy and increase drainage issues to rear gardens in Ellwood Road.</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN            No Objection</p>
<b>LIMIT</b>	06.12.17	
<b>PLAN No:</b>	<u>17/2692/FUL</u>	<p>51 Birchwood Road, EX8 4LL  <b>Mr A Collinge</b>            Installation of cladding to front and side elevations</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN            No Objection</p>
<b>LIMIT</b>	15.12.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>17/2518/FUL</u>	<p>60 Littlemead Lane, EX8 3BU  <b>Mr M Luxton</b>  Retention of boundary fence</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>5 x Reps</b> – Design, construction and height of fence was not aesthetically pleasing and was an eye sore.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: LE  Objection, the plot was visible from a wide area as it was on a corner plot, it was therefore considered intrusive and had a detrimental effect on the “open” feeling within the area.</p>
<b>LIMIT</b>	05.12.17	
<b>PLAN No:</b>	<u>17/1020/OUT</u>	<p>Land To The Rear Of 9 Seafield Avenue, EX8 3NJ  <b>Mr &amp; Mrs J Hawkins</b>  Construction of detached dwelling (Outline application with all matters reserved)</p> <p><u><b>Amended plans for consultation.</b></u>  Wildlife Report</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> – 17.07.17 &amp; 11.09.17 - No Objection, but members would like to see some form of renewal energy being used e.g. Solar Panels.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>6 Reps</b> to original application</p> <p><b>DECISION:</b> Proposed: LE                      Seconded: TD  No Objection to additional information</p>
<b>LIMIT</b>	11.12.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>17/2681/FUL</u>	Three Acres Summer Lane, EX8 5BD <b>Mrs P Kayton</b> Construction of detached garage  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: TD                      Seconded: LE No Objection
<b>LIMIT</b>	18.12.17	
<b>PLAN No:</b>	<u>17/2837/CPE</u>	25 Bapton Lane, EX8 3JT <b>Mr And Mrs J Waddell</b> Certificate of lawfulness for construction of single storey side extension – Explanatory letter from EDDC attached.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: LE                      Seconded: TD No Objection
<b>LIMIT</b>	18.12.17	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>17/2693/FUL</u>	11 Mead Cottages, EX8 2RJ <b>Mr M Thompson</b> Construction of conservatory to rear  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BN                      Seconded: LE No Objection
<b>LIMIT</b>	12.12.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/2598/FUL</u>	34 Douglas Avenue, EX8 2HB <b>Mr Richard Churchill</b> Construction of 4 no houses  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: BN No Objection
<b>LIMIT</b>	13.12.17	<b>APPLICATION WITHDRAWN</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.  <u><b>Amended Plans</b></u> Alteration of proposed gable to hipped roof facing No. 3  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Town Council</b> – had no objection 23.10.17 <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>	11.12.17	
<b>PLAN No:</b>	<u>17/2816/FUL</u>	75A Salterton Road, EX8 2EN <b>Mr And Mrs C Humphries</b> Replacement porch and new car port.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>REPRESENTATIONS:</b>  <b>DECISION:</b> Proposed: BN                      Seconded: LE No Objection
<b>LIMIT</b>	15.12.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/2469/FUL</u>	<p>188 Salterton Road, EX8 2PA  <b>Mr David Lock</b>  Construction of two storey side extension</p> <p><b><u>Amended Plans</u></b>  Amended plan showing design change, and alteration to the description to clarify that the proposal is for an annexe</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> – No objection on 6.11.17  <b>Highways</b> – Did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  No Objection subject to the annexe was not sold separately to the main dwelling.</p> <p><b>Note:</b> Members commented that the image quality of the scanned documents was poor.</p>
<b>LIMIT</b>	12.12.17	
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>17/2758/FUL</u>	<p>57 Exeter Road, EX8 1PX  <b>Mr And Mrs Barnes</b>  Construction of infill extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  No Objection</p>
<b>LIMIT</b>	12.12.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/2683/FUL</u>	<p>11 Beacon Place, EX8 2ST  <b>Mr T Huggins</b>  Construction of replacement garage</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  No Objection</p>
<b>LIMIT</b>	11.12.17	
<b>PLAN No:</b>	<u>17/2666/FUL</u>	<p>32 Marpool Hill, EX8 1TD  <b>Mrs Sallianne Cornish</b>  Construction of single storey rear extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  No Objection</p> <p><b>Note:</b> Members commented that the image quality of the scanned documents was poor.</p>
<b>LIMIT</b>	13.12.17	
<b>PLAN No:</b>	<u>17/2307/FUL</u>	<p>Manor Hotel, The Beacon, EX8 2AG  <b>Manor Hotel EX8 Ltd</b>  Alterations to convert shower room and storage room into new bedroom and en-suite.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE  No Objection</p>
<b>LIMIT</b>	06.12.17	



<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>17/2522/COU</u>	7 Pilot Wharf Pier Head, EX8 1XA <b>Fiona Cameron Jones</b> Change of Use from A1 (Shops) and B1 (Business) to A2 (Financial and Professional Services)  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BN                      Seconded: LE No Objection
<b>LIMIT</b>	11.12.17	
<b>PLAN No:</b>	<u>17/2646/FUL</u>	30 Rolle Street, EX8 2SH <b>Miss Catarina Lau</b> Change of Use from A1 (shops) to D1 (exercise and dance studio)  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BN                      Seconded: LE No Objection
<b>LIMIT</b>	18.12.17	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>17/2454/FUL</u>	211 Withycombe Village Road, EX8 3BB <b>Mr &amp; Mrs Hopkins</b> Construction of single storey rear/side extension  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Contaminated Land Officer:</b> Noted the existence of historic brick and tile works, therefore recommended conditional approval:  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Contaminated Land Officer:</b> Noted the existence of historic brick and tile works, therefore recommended conditional approval:  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BT                      Seconded: LE No Objection
<b>LIMIT</b>	12.12.17	

**P17/168. ITEMS FOR CONSIDERATION**

**(i) QUEENS DRIVE – NO WAITING AT ANY TIME, RAISED ZEBRA & HUMPS**

A copy of the draft order, plan and statement of reason was previously circulated. Any comments, relating only to the road humps, parking restrictions and zebra crossing, were to be made to Devon County Council by 14 December 2017.

Cllr J Trail advised members that he had met with Lee Cranmer, Highways Officer from Devon County Council and had requested yellow lines were along the entire road realignment, the section from Harbour View to first raised table showed no restriction. Disabled parking would be restricted to 3 hours. Members were unclear as to where the land train would stop and whether it would impinge on the road width.

**(ii) ROAD NAME – NEW DEVELOPMENT SALTERTON ROAD**

The 5 new properties adjacent to Cranford Sports Club on Salterton Road required a new road name. The developers asked that consideration be given to the name “Cranfield”.

Members considered that “Cranfield” could easily be confused with “Cranford”. It was proposed that “Cranford Field” would complement the existing road of Cranford View.

**P17/169. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
<u>17/1542/FUL</u> <b>Pilot Inn, 5 Chapel Hill</b>	<b>Objection</b>	<b>Conditional Approval</b>
17/2429/FUL 13 Featherbed Lane	No Objection	Conditional Approval
<u>12/1016/MFUL</u> <b>Land Adjoining Withycombe Brook</b>	<b>Objection</b>	<b>Conditional Approval</b>
17/1856/FUL South Beach 2 Foxholes Hill	No Objection	Approval
17/2037/LBC Royal Beacon Hotel The Beacon	No Objection	Conditional Approval
<u>17/2278/FUL</u> <b>31 Lyndhurst Road</b>	<b>Objection</b>	<b>Approval</b>
17/2358/FUL 8 Drakes Avenue	No Objection	Conditional Approval
17/2453/FUL 234 Exeter Road	No Objection	Approval
17/1874/LBC 16 Montpellier Road	No Objection	Conditional Approval
<u>17/1957/FUL</u> <b>10 Rowstone Close</b>	<b>Objection</b>	<b>Conditional Approval</b>
<u>17/1986/FUL</u> <b>89 Hulham Road</b>	<b>No Objection</b>	<b>Refusal</b>
<u>17/2107/FUL</u> <b>45 Masey Road</b>	<b>Objection</b>	<b>Conditional Approval</b>

<u>17/2228/FUL</u> <b>21 Martins Road</b>	<b>Objection</b>	<b>Conditional Approval</b>
17/2343/FUL 67 The Haven, Bradham Lane	No Objection	Conditional Approval
17/2200/FUL 62 Foxhole Hill	No Objection	Approval
17/2563/FUL Four Beeches, The Common	No Objection	Approval
17/2537/FUL The Headland, 19 Foxholes Hill	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: 18.59**

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