

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 18 DECEMBER 2017 AT 6.00 P.M.

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

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Daphne Currier, Mark Myer, Nick Hookway and Jane Ashton spoke against planning application 17/2944/FUL, land at Queens Drive (East Of Ocean Building) EX8 2AY, temporary use of land, buildings and structures for a twelve month period for the purposes of entertainment, recreation and leisure to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development

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

APOLOGIES: Cllrs F Caygill & J Trail

P17/170. MINUTES

The minutes of the meeting held on 4 December 2017 were approved subject to the omission of Cllr T Hill as he was not present.

P17/171. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in respect planning application 17/2081/FUL, The Old Orchard 8 Foxholes Hill, EX8 2DF as she knew the applicants father through her work at Hospiscare.

P17/172. URGENT BUSINESS

None.

APPLICATIONS FOR DETERMINATION		
WARD	Halsdon	
PLAN No:	<u>17/2582/FUL</u>	<p>188A Exeter Road, EX8 3DZ Mr & Mrs Fairgreave Proposed single story holiday let</p> <p>COMMENTS STATUTORY CONSULTEES: EDDC Trees - No objection subject to a condition requiring implantation of the submitted Aspect Arboricultural Method Statement and Tree Protection Plan (including Arboricultural site monitoring).</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: LE No Objection</p>
LIMIT	25.12.17	
PLAN No:	<u>17/2735/FUL</u>	<p>The White House, Courtlands Lane, EX8 3NU Mr & Mrs Machin Extension of living accommodation within footprint of existing conservatory, construction of paved terraces.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	19.12.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2742/FUL</u>	<p>47 Halsdon Avenue, EX8 3DW Mr & Mrs Collas Replacement of existing rear conservatory for rear extension, insertion of side facing dormer and replacement of existing porch.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	28.12.17	
PLAN No:	<u>17/2888/FUL</u>	<p>48 Phillipps Avenue, EX8 3JE Mr & Mrs Blood Smyth Construction of two storey porch and additional dormer window</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: LE Objection, the two-storey porch was out of keeping with the streetscene.</p>
LIMIT	25.12.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2768/FUL</u>	<p>2 Delderfield Gardens, EX8 2DT Mr & Mrs R Hill Construction of detached garage and 2m high boundary fence.</p> <p>COMMENTS STATUTORY CONSULTTEES: EDDC Trees - There had been the loss of two trees prior to the submission of the application for the detached garage and fence. Any planning approval should make provision to mitigate for the loss of these trees through appropriate landscaping condition.</p> <p>There were a number of other small to medium trees which could be damaged, or lost as a result of the proposed scheme therefore would require a tree protection plan and short Arboricultural Method statement, detailing how the proposed scheme would be constructed avoiding damage to retained trees, prior to any planning approval.</p> <p>In principle no objection to the proposed garage, subject to the above but have significant reservations over the impact of the proposed fence on the adjacent streetscene which would result in the loss of the Escallonia hedge and bank on which it grew and potentially negatively impact on the adjacent trees. A number of measures could be considered to reduce this impact:</p> <p>i) Locate the fence on the garden side of the hedgebank ii) Provide space on the road side of the fence for new planting to establish in front of the fence, or over the fence in conjunction with new tree planting. iii) Remove the fence from the application.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE <u>SPLIT DECISION</u> Objection to the fence aspect of the application in line with the Tree Officers comments. No objection to the detached garage.</p>
LIMIT	19.12.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2081/FUL</u>	<p><u>ADDENDUM</u> The Old Orchard 8 Foxholes Hill, EX8 2DF Mr William and Richard Jones Demolition of existing dwelling and the construction of 10 apartments including basement car parking and landscaping</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: TD Objection on the grounds of overdevelopment of the site.</p>
LIMIT	03.01.18	
PLAN No:	<u>17/2944/FUL</u>	<p><u>ADDENDUM</u> Land At Queens Drive (East Of Ocean Building) EX8 2AY Ms Alison Hayward, EDDC Temporary use of land, buildings and structures for a twelve-month period for the purposes of entertainment, recreation and leisure to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: MC Objection on the grounds that the information was too vague for a decision to be made and members felt the application should be withdrawn and resubmitted with more detail. The site was located near a residential and conservation area and members were concerned that no details were provided regarding performance times and noise levels. Members also objected to the permanent infilling of the ponds; these should be infilled on a temporary basis only. It was felt the timing of the application was undemocratic in terms of the late notification and pre-Christmas consultation period.</p> <p>SINCE THIS MEETING EXMOUTH TOWN COUNCIL HAS BEEN INFORMED THAT THE CONSULATION PERIOD HAS BEEN EXTENDED TO 11 JANAUARY 2018.</p>
LIMIT	04.01.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/2307/FUL</u>	<p><u>ADDENDUM</u> Manor Hotel, The Beacon, EX8 2AG Manor Hotel Ltd Alterations to convert shower room and storage room into new bedroom and en-suite.</p> <p><u>Amended plans for consultation.</u> Brick and ground floor details</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 04.12.17 – No Objection</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	26.12.17	
PLAN No:	<u>17/2931/FUL</u>	<p><u>ADDENDUM</u> 3 North Street, EX8 1LF Mr P Oxley Proposed front dormer, rear dormer and balcony on existing flat roof.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No Objection</p>
LIMIT	03.01.18	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>17/2823/FUL</u>	Bapton Farm House, Bapton Lane, EX8 3JT Mr & Mrs P Taylor Construction of three storey rear extension COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	25.12.17	

ADDENDUM

P17/174. ITEM FOR CONSIDERATION

(i) ROAD NAME – NEW DEVELOPMENT SALTERTON ROAD

At the previous meeting the Town Council had proposed Cranford Field, however EDDC responded that the word Field would not be accepted as sufficient reason to duplicate the name Cranford. Members still felt that the proposed name “Cranfield Close” would be confused with “Cranford Close” and would have a detrimental effect in an emergency situation and for postal services.

RESOLVED: to advise EDDC that the Committee still considered that “Cranfield Close” was not acceptable as it would be confused with “Cranford Close”.

P17/175. ITEMS FOR INFORMATION

(i) APPEAL NOTIFICATION

APPEAL BY: Mr Andrew Hatfield
APPEAL REF: APP/U1105/W/17/3185738
PLANNING REF: 17/1369/FUL
PROPOSAL: Construction of attached dwelling
LOCATION: Land Adjacent 2 Langstone Drive, EX8 4HU

A copy letter from EDDC was circulated for information. The Town Council had no objection to the application.

(ii) PROPOSED TELECOMMUNICATIONS CABINET

LOCATION: 145 Withycombe Village Road

A copy letter was circulated for information only with details of a proposed telecommunications equipment cabinet which would facilitate the provision of superfast broadband. The proposal was classed as permitted development and did not require any formal consent from the Local Planning Authority.

P17/176. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/2500/LBC 36-37 The Strand	No Objection	Conditional Approval
<u>17/2556/FUL</u> 26 Travershes Close	No Objection	Refusal
17/2600/FUL 6 Raddenstile Lane	No Objection	Approval
17/2388/FUL Bicton Street Auction Rooms Biction Street	Objection	Refusal
17/1281/FUL 1 Mountbatten Close	No Objection	Approval
<u>17/2289/FUL</u> 1 Spinnakers, Shelly Road	Objection	Conditional Approval

Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.

P17/177. DEVON COUNTY COUNCIL – PLANNING DECISIONS

DCC/4025/2017 Littleham Primary School, Littledown Close	No Objection	Conditional Approval
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The meeting closed at:

SIGNED:DATED:.....