

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 19 FEBRUARY 2018 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
J Trail (JT) Vice Chair  
M Chapman (MC)  
T Dumper (TD)  
T Hill (TH)  
R Masding (RM)  
B Nash (BN)  
C Nicholas (CN)  
B Toye (BT)

**APOLOGIES:** Cllr F Caygill

**P18/022. MINUTES**

The minutes of the meeting held on 5 February 2018 were approved.

**P18/023. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor J Trail declared a personal interest in planning application 18/0291/FUL, 82 Salterton Road as the applicant was a personal friend.

Councillor T Hill declared a personal interest in planning application 18/0255/FUL, 15 Danby Terrace as the applicant was a personal friend and near neighbour.

**P18/024. URGENT BUSINESS**

None.

**P18/025. 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>18/0260/FUL</u> | <p>83 St Johns Road, EX8 4EB<br/> <b>Mr &amp; Mrs Holford</b><br/>                     Construction of hip to gable extension, dormer window and single storey extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b><br/> <b>Highways</b> did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/>                     None</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: MC<br/>                     No Objection</p> |
| <b>LIMIT</b>    | 26.02.18           |   |
| <b>PLAN No:</b> | <u>18/0261/FUL</u> | <p>81 St Johns Road, EX8 4EB<br/> <b>Mr James Bray</b><br/>                     Construction of hip to gable extension, dormer window and single storey extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b><br/> <b>Highways</b> did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/>                     None</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN<br/>                     No Objection</p>        |
| <b>LIMIT</b>    | 28.02.18           |   |
| <b>PLAN No:</b> | <u>18/0302/FUL</u> | <p>7 Withycombe Park Drive, EX8 4EJ<br/> <b>Mr K Scott</b><br/>                     Construction of roof extension to provide loft conversion</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/>                     None</p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN<br/>                     No Objection</p>   |
| <b>LIMIT</b>    | 05.03.18           |   |

|                 |                    | <b>APPLICATIONS FOR DETERMINATION</b>  |
|-----------------|--------------------|--|
| <b>WARD</b>     | <b>Halsdon</b>     |  |
| <b>PLAN No:</b> | <u>18/0098/FUL</u> | <p><b>AMENDED PLANS</b><br/> 20 Iona Avenue, EX8 3JQ<br/> <b>Mr Peter Sheridan</b><br/> Single storey rear extension and 2 storey extension to front and rear, including loft extension</p> <p><b><u>Amended plans for consultation</u></b><br/> Alterations to first floor rear window and removal of rooflights to side elevation.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b><br/> <b>Town Council</b> objected at the last meeting on the grounds that the proposal was too large and intensive for the footprint and therefore contrary to Policy D1 of the local plan in terms of its density and height. Concerned that the double doors to bedroom 4 appeared to open out onto a roof area.</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/> <b>1 x Rep</b> concerning amended plans. The revised plans showed removal of rooflights to only one side, the 2 Velux windows on the other side were at viewing height and opposite a bedroom window. They feel the rooflight should be higher so that it was not possible to look through them.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: LE<br/> Objection still stood and the amended plans did not mitigate previous concerns raised by the Town Council</p> |
| <b>LIMIT</b>    | 27.02.18           |  |

| <b>APPLICATIONS FOR DETERMINATION</b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>WARD</b>                           | <b>Littleham</b>   |   |
| <b>PLAN No:</b>                       | <u>18/0201/FUL</u> | <p>186 Salterton Road, EX8 2PA<br/> <b>Mr Nathan Thompson</b><br/>           Three storey side annexe extension</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b><br/> <b>Highways</b> did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/>           None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE<br/>           No objection subject to the annexe not being sold separately to the main dwelling.</p> |
| <b>LIMIT</b>                          | 21.02.18           |   |
| <b>PLAN No:</b>                       | <u>17/2791/LBC</u> | <p>48 Bicton Street, EX8 2RU<br/> <b>Mr A Vanstone</b><br/>           Retention of steel lintel in ground floor dining room</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b><br/> <b>Highways</b> did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/>           None</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE<br/>           No objection subject to the Listed Buildings Officer's comments.</p>       |
| <b>LIMIT</b>                          | 22.02.18           |   |

|                 |                    | <b>APPLICATIONS FOR DETERMINATION</b>  |
|-----------------|--------------------|--|
| <b>PLAN No:</b> | <u>17/1224/FUL</u> | <p>12C Cyprus Road, EX8 2DZ<br/> <b>Mr M Wight</b><br/> Demolition of existing dwelling and construction of 4 no dwellings and car ports</p> <p><b><u>Amended plans for consultation.</u></b><br/> Amended design and layout to proposed dwellings</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b><br/> <b>Town Council objected on 7<sup>th</sup> July 2017</b> - on the grounds of gross overdevelopment of the site and poor access.<br/> <b>Highways</b> had no objection.<br/> <b>EDDC Tree Officer</b> concerned about loss of trees on the boundary through significant root loss.</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/> <b>4 x Reps</b> – concerning the amended plans. Neighbour stated that there was no third-party agreement to the likely tree root damage and possible loss of their trees and he was concerned at the loss of mature screening. There was a need for a safe and suitable access to the site as the current visibility splay did not allow visibility to the road without crossing over the pavement which would be a danger to pedestrians. The proposed site plan misrepresented the retaining wall which did not curve. The passing places were on another property under different ownership. The proposed houses were far higher than the planned bungalows on the next site and would be over bearing and over shadow.</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: LE<br/> Objection still stood as the amended plans did not mitigate previous concerns. Additionally, the proposal was contrary to the Avenue Designs Statement which recommended development should not cover more than 25% of the plot in order to retain the spaciousness. Also, there was concern that water runoff and the foul drainage would put additional pressure on the existing sewage network &amp; localised flooding.</p> |
| <b>LIMIT</b>    | 20.02.18           |  |

| <b>APPLICATIONS FOR DETERMINATION</b> |  |   |
|---------------------------------------|--|---|
| <b>PLAN No:</b>                       | <u>18/0291/FUL</u><br><br><b>Note:</b> Cllr J Trail had previously declared an interest. | 82 Salterton Road, Exmouth, EX8 2NF<br><b>Mr Barrie Nichols</b><br>Construction of single storey extension (revised scheme to 17/2310/FUL)<br><br><b>COMMENTS STATUTORY CONSULTEES:</b><br><b>Highways</b> did not wish to comment<br><br><b>VIEWS OF REPRESENTATIONS:</b><br>None<br><br><b>DECISION:</b> Proposed: BN                      Seconded: LE<br>No objection |
| <b>LIMIT</b>                          | 28.02.18   |   |
| <b>PLAN No:</b>                       | <u>18/0283/FUL</u>   | 9 Hartley Road, EX8 2SG<br><b>Mr &amp; Mrs A &amp; S Lockwood</b><br>Alterations to existing single storey extension to provide a garage<br><br><b>COMMENTS STATUTORY CONSULTEES:</b><br><b>Highways</b> do not wish to comment<br><br><b>VIEWS OF REPRESENTATIONS:</b><br><br><b>DECISION:</b> Proposed: BN                      Seconded: LE<br>No Objection            |
| <b>LIMIT</b>                          | 28.02.18   |   |
| <b>PLAN No:</b>                       | <u>18/0253/FUL</u>   | 8 Dunsford Close, EX8 2HW<br><b>Mr &amp; Mrs Berry</b><br>Construction of rear extension<br><br><b>COMMENTS STATUTORY CONSULTEES:</b><br><b>Highways</b> do not wish to comment<br><br><b>VIEWS OF REPRESENTATIONS:</b><br><br><b>DECISION:</b> Proposed: BN                      Seconded: LE<br>No Objection  |
| <b>LIMIT</b>                          | 27.02.18   |   |

| <b>APPLICATIONS FOR DETERMINATION</b> |   |  |
|---------------------------------------|---|--|
| <b>WARD</b>                           | <b>Town</b>   |  |
| <b>PLAN No:</b>                       | <u>18/0255/FUL</u><br><br><b>Note:</b> Cllr T Hill had previously declared an interest. | 15 Danby Terrace<br><b>Mr &amp; Mrs Clark</b><br>Construction of single storey rear/side extension<br><br><b>COMMENTS STATUTORY CONSULTEES:</b><br><br><b>VIEWS OF REPRESENTATIONS:</b><br>None<br><br><b>DECISION:</b> Proposed: RM                      Seconded: LE<br>No Objection   |
| <b>LIMIT</b>                          | 26.02.18  |  |
| <b>WARD</b>                           | <b>Withycombe Raleigh</b>   |  |
| <b>PLAN No:</b>                       | <u>18/0288/FUL</u>  | 10 Parthia Place, EX8 4RN<br><b>L Thornhill</b><br>Construction of two storey rear extension<br><br><b>COMMENTS STATUTORY CONSULTEES:</b><br><b>Highways</b> did not wish to comment<br><br><b>COMMENTS STATUTORY CONSULTEES:</b><br><br><b>VIEWS OF REPRESENTATIONS:</b><br>None<br><br><b>DECISION:</b> Proposed: BT                      Seconded: LE<br>No Objection |
| <b>LIMIT</b>                          | 28.02.18  |  |
| <b>PLAN No:</b>                       | <u>18/0345/FUL</u>  | 60 Langstone Drive, EX8 4JA<br><b>Mr Aaron Hewart</b><br>Construction of single storey front extension<br><br><b>COMMENTS STATUTORY CONSULTEES:</b><br><br><b>VIEWS OF REPRESENTATIONS:</b><br>None<br><br><b>DECISION:</b> Proposed: BT                      Seconded: TD<br>No Objection   |
| <b>LIMIT</b>                          | 05.03.18  |  |

|                 |                    | <b>APPLICATIONS FOR DETERMINATION</b>  |
|-----------------|--------------------|--|
| <b>PLAN No:</b> | <u>18/0305/FUL</u> | <p>13 Denmark Road, EX8 4AP<br/> <b>Mr &amp; Mrs Carl Farr</b><br/> Construction of single storey extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b><br/> <b>Highways</b> did not wish to comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/> None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: TD<br/> No Objection</p>   |
| <b>LIMIT</b>    | 01.03.18           |  |
| <b>PLAN No:</b> | <u>17/2864/FUL</u> | <p><b>AMENDED PLANS</b><br/> 13 Parkway, EX8 3QG<br/> <b>Mrs Margaret Groves</b><br/> Construction of detached dwelling</p> <p><b><u>Amended plans for consultation.</u></b><br/> Amended size (reduction of 4 beds to 3) and layout of dwelling</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b><br/> <b>Town Council</b> had no objection to the original application with a preference for the provision of a car parking space for the resident of No 13.</p> <p><b>VIEWS OF REPRESENTATIONS:</b><br/> None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE<br/> No Objection to amended plans but still preferred that there was a car parking provision made for the resident of No.13.</p> |
| <b>LIMIT</b>    | 27.02.18           |  |

**P18/026. ITEM FOR INFORMATION**

**(i) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION**

A copy letter for 14 Sherwood Drive was circulated for information.

**(ii) APPEAL DECISION – 17/1369/FUL 2 LANGSTONE DRIVE**

The appeal was dismissed.



**P18/027. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

| APPLICATION                    | EXMOUTH TOWN<br>COUNCIL VIEW | EDDC DECISION |
|--------------------------------|------------------------------|---------------|
| 17/2646/FUL<br>30 Rolle Street |                              | Withdrawn     |

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

The Chairman advised members that she had received feedback from the public following the last meeting that it wasn't clear who was speaking and it was difficult to hear members speak. The comments had been taken on board and she was certain that members were referred to by name but would endeavour to say members names before they speak and officers were working on ways to improve the room reconfiguration and could now offer the use of audio assistance headphones. The chairman also clarified that the Watersports planning application would be an agenda item at the next meeting and should not be confused with the temporary event uses application for Queens Drive which was be determined on the 6 March by the Development Management Committee which was to be held in the Chamber in Exmouth.

**The meeting closed at: 18.37**

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