

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 16 APRIL 2018 AT 6.00 P.M.

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

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Lynne Jones spoke against planning application, 17/3051/FUL, 1 The Broadway, Construction of 1 no. dwelling, alterations and extensions to existing dwelling (including raising the ridge height and the installation of dormer windows) to create 3 no. dwellings, creation of vehicular access onto Salterton Road.

Amended plans for consultation.

Amended site plan changing shared driveway arrangement to address concerns of Devon County Highways. Provision of enlarged amenity area for plot 3. Reduction in ridge height for extension to existing property. Removal of dormer window and provision of high level roof lights to south east elevation (joining No 3 the Broadway)

William Holmes spoke in support of 17/3051/FUL, 1 The Broadway.

Nick Hookway spoke in support of Community Asset Nominations for Harbour View Café and Exmouth Fun Park.

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

APOLOGIES: None

P18/048. MINUTES

The minutes of the meeting held on 3 April 2018 were approved.

P18/049. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor B Toye declared a personal interest in planning application 18/0540/FUL, Lower Halsdon Farm, Mudbank Lane as he was a member of the National Trust.

Councillor J Trail declared an interest in planning application 17/3051/FUL, 1 Broadway, as he was a HATOC member for Devon County Council.

Councillors M Chapman, C Nicholas and B Bailey declared an interest in Street Trading Licence application as they sat on Licensing Sub Committee at East Devon District Council.

P18/050. URGENT BUSINESS

NOTIFICATION OF A STREET TRADING APPLICATIONS RECEIVED

George Nightingale – Manor Gardens Festival

Manor Gardens

Dates: 4 – 6 May 2018 & 27 -29 July 2018

The application is for: Festival

A map of the trading site has been submitted.

Date Limit for comment: 27.04.18

Members did not wish to make a comment regarding this application.

It was noted that the Town Clerk would be discussing with East Devon District Council the consultation process for Street Trading and Car Park applications.

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0726/FUL</u>	<p>6 Clifton Avenue Mr & Mrs D & K Strong Construction of front, side and rear extensions Description Amended to: 'Construction of front, side and rear extensions, and construction of dormer on rear elevation'</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: LE Objection on the grounds extending the property to the front, side and rear would appear over bearing and out of keeping on a small plot.</p>
LIMIT	27.04.18	
WARD	Halsdon	
PLAN No:	<u>18/0626/FUL</u>	<p>137 Hulham Road, EX8 4QZ Mrs P. McKenzie Construction of single storey rear extension and raised terrace area</p> <p><u>Amended plans for consultation.</u> Plans to include raised terrace area.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 03.04.18 – No Objection</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD No Objection to the amended plans.</p>
LIMIT	17.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0540/FUL</u>	<p>Lower Halsdon Farm, Mudbank Lane, EX8 3EG Mr Andrew Lamont Demolition of existing buildings and construction of single storey building to house kitchen and servery area, store and toilet and shower facilities; change of use of land to tea garden</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health - considered the application from an Environmental Health Pollution prospective and did not have any comments to make. Forwarded to Environmental Health Commercial team who may wish to comment direct.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD No Objection in principle to the application however there was concern that the proposal could encourage additional vehicles to enter the site and any facility to stop that would be beneficial. Access was via a narrow country lane and was also the starting point of the Exe Trail, a popular cycle and pedestrian route.</p>
LIMIT	26.04.18	
PLAN No:	<u>18/0224/FUL</u>	<p>1 Phear Avenue, EX8 2JS Mr D Manning Construction of attached dwelling</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	26.04.18	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>18/0674/OUT</u>	<p>26 Cranford Avenue, EX8 2PZ Mr D. F. Chapman-Andrews Demolition of existing detached garage and alterations to existing vehicular access, construction of proposed chalet style bungalow (outline application seeking approval for access (matters of appearance, landscaping, layout and scale reserved)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	18.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/3051/FUL</u> Note: L Jones & W Holmes spoke during the public speaking time.	<p>1 The Broadway, EX8 2NW Mr William Holmes Construction of 1 no. dwelling, alterations and extensions to existing dwelling (including raising the ridge height and the installation of dormer windows) to create 3 no. dwellings, creation of vehicular access onto Salterton Road. <u>Amended plans for consultation.</u> Amended site plan changing shared driveway arrangement to address concerns of Devon County Highways. Provision of enlarged amenity area for plot 3. Reduction in ridge height for extension to existing property. Removal of dormer window and provision of high level roof lights to south east elevation (joining No 3 the Broadway)</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council - 05.02.18 & 26.03.18 - objected on the grounds of loss of privacy and overbearing effect to neighbouring properties, particularly no. 3 and contrary to policy D1 (1 & 2) of the local plan. An additional dwelling on the plot would look cramped in appearance and have a harmful effect to the character and appearance of the site and surrounding area. Added objections - the proposal is overdevelopment of the site and the access/exit onto the main Salterton Rd is dangerous with no turning circle within causing cars to reverse onto a busy main road. Members request a site visit by DMC members to the site. Highways – Concerned that due to the sub-division of the access with a 1.2m high fence, the inter-visibility between each access at the same time is limited and creates a high potential for a vehicle collision. Recommends that the boundaries be withdrawn to much closer their respective properties to improve the inter-visibility and workability of the shared accesses. Recommends refusal on the absence of:- 1. The proposed development would be likely to result in a material increase in the volume and an increase in the volume of traffic entering and leaving the Class B County Road through an access which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: MC The Committee continued to object the application on the same grounds as before, the proposal was still considered as over bearing on the neighbouring property. The Committee also reiterated their request for a site visit by DMC members. Note: Chairman of DMC was to be notified.</p>
LIMIT	24.04.18	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>18/0714/FUL</u>	<p>Exmouth Delivery Office, 1 Church Street, EX8 1AA Mr Tim Clark (Royal Mail Group) Provision of 2 no. 6 metre external lighting columns with LED street light luminaires</p> <p>COMMENTS STATUTORY CONSULTTEES: Environmental Health – No comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TH No Objection</p>
LIMIT	26.04.18	
PLAN No:	<u>18/0583/FUL</u>	<p>6 Shelly Court Pier Head, EX8 1ER Mr & Mrs Rick Construction of rear extension and canopy.</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: RM No Objection</p>
LIMIT	26.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0524/MFUL</u>	<p>Land To Rear Of 33-35 New Street</p> <p>Sentry Capital</p> <p>Re-development to provide mixed development comprising of 3 no. B1 units (office) and 17 no. residential apartments, of which 50% is to be affordable with associated amenity and parking facilities and new vehicular access (EDDC emailed to notified should read 35% affordable)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>SWW - no objection subject to surface water being managed in accordance with the submitted drainage strategy i.e. attenuated to 2l/s before being discharged to the public sewer. It was noted from the application that the public sewers passed through the site and no buildings/structures or alterations to ground covers would be permitted within 3 metres of them.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: RM Seconded: TH Objection on the grounds that the assess via New Street was insufficient for such a large development. Members also felt that the percentage of affordable housing was too low and could be increased.</p>
LIMIT	30.04.18	
PLAN No:	<u>18/0377/FUL</u>	<p>4 Henrietta Place, EX8 1LD</p> <p>Mrs Milson</p> <p>Extension to second floor above existing building and extension to basement</p> <p><u>Amended plans for consultation.</u></p> <p>String course and false window added to extension.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Town Council – 05.03.18 – No Objection Conservation – Acceptable subject to additional detailing on front and side elevations.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>None</p> <p>DECISION: Proposed: TH Seconded: RM No Objection subject to the Conversation Officer’s report.</p>
LIMIT	17.04.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>17/2645/LBC</u>	Manor Hotel, The Beacon, EX8 2AG Manor Hotel EX8 Ltd Various works and reconfiguration of the ground floor to create new reception area, new WC's and alterations to dining room, bar area and function room, including the removal of 1 no. fire surround, double doors and suspended ceiling COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TH No Objection subject to the Conversation Officer's report.
LIMIT	30.04.18	
WARD	Withycombe Raleigh	
PLAN No:	<u>18/0711/FUL</u>	49 Lovelace Crescent, EX8 3PP Mr Ben Vockings Retention of garden shed COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	18.04.18	

P18/053. ITEMS FOR CONSIDERATION

(i) COMMUNITY ASSET NOMINATIONS

The Committee considered of two community asset nomination applications submitted by the Save Exmouth Seafront Group for Harbour View Café and Exmouth Fun Park and as to whether they qualified as assets of community value.

The Planning Committee resolved not to support the applications at this stage to register Harbour View Café and Exmouth Fun Park as Community Assets in order for the consultation process to be open and clear.

Nick Hookway spoke during the public forum on the above item.

(ii) NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED

Maria Graham - Trading as Ruby Fury

Queens Drive near Orcombe Point

Date: 21 April 2018

The application is for: Stall (table and rail) selling items of clothing

Map of trading site attached for information.

Date limit for comment: 17.04.18

No Objection subject to no vehicles being allowed to park within the pedestrian area and any related vehicles to the stall parked in the designated nearby spaces.

(iii) Devon County Council - traffic regulations order – proposed amendment (no.14)

Disabled Parking & Control of Waiting,

Order Reference IMR/B06991-5633

One amendment relating to Exmouth, introduction of limited waiting Mon-Sat 8am-6pm, 1 Hour, No Return Within 1 Hour in a specified length of Elm Grove. Copy draft order and plan attached for information

Date limit for comment: 24.04.18

The Planning Committee had no comment to make.

P18/054. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at the Imperial Hotel, Esplanade

TPO No: 18/0042/TPO

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

(ii) NOTIFICATION OF APPEAL

Appeal lodged for **51B Salterton Rd, Exmouth, EX8 2EF**, Outline application for construction of dwelling seeking approval for access and scale (matters of appearance, landscaping and layout are reserved) – a copy was circulated for information - representations by 30th April 2018.

The Chairman advised members that Michael Blake and Richard Harrison would be attending an informal meeting after the next Planning Committee on 30th April to put forward their proposal on behalf of Taylor Wimpey for the site recently purchased from Clinton Devon at Pankhurst Close. The site had detailed consent for 50 dwellings.

P18/055. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/0498/FUL 1 Hulham Mews, Marley Road	No Objection	Approval
18/0187/FUL Exmouth Community College	No Objection	Conditional Approval

<u>18/0252/FUL</u> 10 Oldfields	Objection	Conditional Approval
18/0302/FUL 7 Withycombe Park Drive	No Objection	Approval
18/0518/FUL 34 Hill Drive	No Objection	Conditional Approval
18/0526/FUL 10 Barnfield Avenue	No Objection	Conditional Approval
18/0562/FUL 100A Salterton Road	No Objection	Approval

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

Note: In respect of the conditional approval for 18/0252/FUL 10, Oldfields, it was reported that trees were present and created a screen between the proposal and properties in Regents Crescent. The trees in question may now have been removed.

The meeting closed at: 19.22

SIGNED:DATED:.....