

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 30 APRIL 2018 AT 6.00 P.M.

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

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Brian Worts spoke in respect of notification of a street trading application received, Exmouth Festival, Imperial Recreation Ground, Friday 25th May until Saturday 2nd June 2018 inclusive, block consent for 35 traders stalls.

Mrs Membury spoke in respect of 18/07 49/FUL Land to the Rear of Exmouth Rowing Club, Queens Drive, change of use of land to temporary car park and associated works; relocation of storage container.

Daphne Currier & Nick Hookway spoke in respect of 18/0376/FUL, Car Park Off Queens Drive, EX8 2AY, construction of new water sports centre including various facilities for water sports users, a cafe, restaurant and retail plus car parking and open space together with associated infrastructure including new stepped and ramped access to the beach and landscaping - Addendum - Amended plans for consultation - removal of 2 no. sets of steps to access beach and amended design access ramp to include access steps.

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

APOLOGIES: Councillor T Hill

P18/056. MINUTES

The minutes of the meeting held on 16 April 2018 were approved.

P18/057. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

A dispensation was granted in respect of item for consideration, notification of street trading application in accordance with standing order 13(e) and on the basis of the following:

- i. without the dispensation the number of persons prohibited from participating in the particular business would be so great a proportion of

the meeting transacting the business as to impede the transaction of the business

Councillor J Trail declared an interest in any planning application with highway issues as he was a HATOC member for Devon County Council. He also declared an interest in planning application 18/0841/FUL, 184 Exeter Road as the applicant was a personal friend.

Councillor B Nash declared a personal interest in planning application 18/0749/FUL, Land to the rear of Exmouth Rowing Club, Queen Drive as he was a trustee for Leisure East Devon.

Councillor L Elson declared a personal interest in planning application 18/0836/FUL, 1 Hazeldene Gardens as she lived in the same road.

Members that were District Councillors declared an interest in 18/07 49/FU L 18/0749/FUL, Land to the rear of Exmouth Rowing Club, Queens Drive as the applicant was EDDC.

P18/058. URGENT BUSINESS

None

P18/059. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/0770/TRE</u>	<p>35 Evergreen Close, EX8 4RR Mr J Davies Ash Fell (5 trees) T1, T2, T5, T8 and T9 - thinning operation of poorly formed trees</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. Tree Officer's Report - The trees formed part of a larger tree group which grew to the South of the properties on Evergreen Close. Collectively growing on elevated land, they could be seen at some distance making a significant contribution to the amenity of the area and thus considered important. Following advice from EDDC Tree Officer the previous application was withdrawn. This new application concurred with advice given on site. The works sought to remove 4 poor quality suppressed ash trees from the Southern end of the garden and a lesser quality Ash Tree close to the owners and allow more space for the adjacent oak tree. Recommendation - Approval</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MC Seconded: CN Approved in accordance with the tree officer's report.</p>
LIMIT	31.05.18	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>18/0813/TCA</u>	<p>Land At The Beacon (Madeira Walk) Mr David Foa T1 Turkey Oak: crown raise to 3.5m over ground level G1 Mixed Species (mostly Holm Oak): reduce in height to level of footpath or just lower</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. Tree Officer's Report - Growing on EDDC land to the South of no.11 The Beacon, this tree could be seen as a standalone crown and made a positive contribution to the amenity of the conservation area. The area of vegetation proposed for management was of no individual significance and afforded no protection by the Conservation area designation. The turkey oak had historic and significant squirrel damage to some of its branches. The works sought to raise the crown of the tree to an acceptable level and would in turn remove some of these significantly damaged branches. No objection had been raised by the EDDC Streetscene Tree Officer. Recommendation - Approval</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE Approved in accordance with the Tree Officer's report.</p>
LIMIT	18.05.18	

P18/060. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>18/0330/FUL</u>	<p>369 Exeter Road, EX8 3NS Mr D & Mrs E Perry Two storey side extension, hip to gable extension and dormer window and single storey rear extension.</p> <p><u>Amended plans for consultation.</u> Changes to fence height.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection on 7th March 2018. Highways did not wish to comment. Cllr. J Elson had no objection Cllr. M Armstrong objected to the height of the fence on the original application.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – to original application in respect of fence height.</p> <p>DECISION: Proposed: TD Seconded: LE No Objection to amended plans</p>
LIMIT	30.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0542/FUL</u>	<p>76 Halsdon Avenue, EX8 3DH Mr Richard Tate Construction of garage extension to front, pitched roof to sloping roof</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. J Elson objected as the application would set a precedent for this side of the Avenue. These bungalows were originally built with garages which the owner decided not to have with his/her earlier planning applications that were approved. The photos were of the opposite side of the road. It would be overbearing on number 74 Halsdon Avenue. Highways did not wish to comment.</p> <p>VIEWES OF REPRESENTATIONS: 3 x Rep – Objections on the of detrimental effect on the occupant of no 74. The proposed garage extension exceeded the front building line and would impact on the character of the area and have an impact on the lounge of the property next door. The photos submitted with the application were of the opposite side of the road which were originally designed to have garages with consideration given to the position, shape and size of the house.</p> <p>DECISION: Proposed: TD Seconded: LE Objection on the grounds of overbearing and out of keeping with the streetscene on that side of the road. Impact on the amenity of the property next door (74).</p>
LIMIT	09.05.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0841/FUL</u> Note: J Trail previously declared an interest.	184 Exeter Road, EX8 3DZ Mr & Mrs Dick Stokes Vehicular access and off-road parking COMMENTS STATUTORY CONSULTEES: Cllr. J Elson has no objection VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: FC No Objection
LIMIT	01.05.18	
WARD	Littleham	
PLAN No:	<u>18/0411/FUL</u>	4A Foxholes Hill, EX8 2DF Mr M Martineau Construction of two storey rear extension COMMENTS STATUTORY CONSULTEES: Historic England does not support the application in its current format due to the dominance of the 2 storey extension on The Barn. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: MC Objection in accordance with comments made by Historic England that the 2 storey extension would be dominant and have a harmful effect on The Barn (The Beach House) a Grade II listed building.
LIMIT	01.05.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0749/FUL</u>	<p>Land To Rear Of Exmouth Rowing Club, Queens Drive East Devon District Council Change of use of land to temporary car park and associated works; relocation of storage container.</p> <p>COMMENTS STATUTORY CONSULTTEES: Environmental Health do not anticipate any Environmental Health issues.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Concerned about pedestrian and highway safety.</p> <p>DECISION: Proposed: BN Seconded: LE No objections subject to the tree being retained as stated in the planning support statement from the applicant, EDDC. Members also request that the "Tree of Heaven" had a TPO placed on it.</p>
LIMIT	07.05.18	
PLAN No:	<u>18/0893/FUL</u>	<p>The Headland, 19 Foxholes Hill, EX8 2DF Drs P & L Acheson Change of material to external walls</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: MC No Objection</p>
LIMIT	09.05.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0376/MFUL</u>	<p><u>ADDENDUM</u> Car Park Off Queens Drive, EX8 2AY Grenadier Exmouth Ltd Construction of new water sports centre including various facilities for water sports users, a cafe, restaurant and retail plus car parking and open space together with associated infrastructure including new stepped and ramped access to the beach and landscaping</p> <p><u>Amended plans for consultation.</u> Removal of 2 no. sets of steps to access beach and amended design access ramp to include access steps</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 05.03.18 – supported original application Conservation – previously highlighted that the timber steps were visually awkward when balanced against the existing character and appearance of Exmouth Seafront.</p> <p>VIEWS OF REPRESENTATIONS: 37 Objections, 9 Supporting in respect of the original application</p> <p>DECISION: Proposed: BN Seconded: JT No Objection to the amended plans to remove 2 no. sets of steps to access beach and amended design access ramp to include access steps.</p>
LIMIT	09.05.18	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>18/0583/FUL</u>	<p>6 Shelly Court Pier Head, EX8 1ER Mr & Mrs Rick Construction of rear extension and canopy, and installation of flue <u>Amended plans for consultation.</u> Amendments to plans to provide full side elevations Amendment to proposal description to include the proposed flue.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection on 16.04.18</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – the patios to this development were open plan and allowed interaction between owners so an extension would set a precedent which would allow piecemeal developments which would be detrimental to the outlook and appearance of Shelly Court and affect neighbour interaction. A conservatory at this dwelling had been refused twice in the past so a more substantial extension should not be permitted. The impact both physically and visibly would destroy the open aspect between the terraced balconies and cause loss of light to No7.</p> <p>DECISION: Proposed: RM Seconded: LE The Committee wished to retract their previous comment of no objection to an objection. Members were concerned about the loss of light into the adjacent flat as the extension was overbearing and overshadowing which had not been clear in the original plans.</p>
LIMIT	01.05.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1770/FUL</u>	<p><u>ADDENDUM</u> Store At The Rear Of Belvedere House Danby Lane Mr Chilcott Demolition of existing warehouse/store and erection of 4no. Work/Live Units.</p> <p><u>Amended plans for consultation.</u> Reduction in size of Unit 4 and amended elevation details</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 23.10.17 – Objected on the ground of overdevelopment, height out of keeping with surrounding area but support development of the site in principle. Highways – No Objection Environmental Health - required further information on the potential for off-site noise to impact on future occupiers of these units, and the potential for activities within the work areas to impact on adjacent residents.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Rep in respect of the original application Exmouth Civic Society – Support.</p> <p>DECISION: Proposed: RM Seconded: LE No objection subject to Environmental Health’s conditions being met.</p>
LIMIT	11.05.18	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>18/0681/FUL</u>	<p>17 Prince Charles Close, EX8 4RG Miss Caroline Dean Construction of detached dwelling and provision of car parking spaces</p> <p><u>Amended plans for consultation.</u> Amended layout of site and internal layout of house</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection on 03.04.18 Highways did not wish to comment South West Water had laid down conditions for the applicant.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – concern at the loss of light and overlooking to the property and garden at the rear of the proposal. 1 x Rep – supports the addition of housing within the close.</p> <p>DECISION: Proposed: BT Seconded: LE No Objection to the amended plans</p>
LIMIT	03.05.18	

P18/061. ITEMS FOR CONSIDERATION

(i) EAST DEVON DISTRICT COUNCIL – CAR PARK REVIEW

Consider EDDC’s proposed changes to car parking charges.

Date limit for comments: 01.06.18

Item deferred to next meeting on 14.05.18

(ii) SAC GREATER HORSESHOE BAT SUPPLEMENTARY PLANNING DOCUMENT.

Dartmoor National Park, Devon County Council, South Hams District Council, Teignbridge District Council and Torbay Council were consulting on a draft South Hams SAC Greater Horseshoe Bat Supplementary Planning Document.

This Supplementary Planning Document was being prepared to provide guidance on the implementation of policies relating to the South Hams Special Area of Conservation, specifically on the population of greater horseshoe bats for which the site is (in part) designated. The document updated and replaced the South Hams Special Area of Conservation Greater Horseshoe Bat Consultation Zone Planning Guidance published by Natural England in 2010. The document was aimed at those preparing to submit and those determining and commenting upon planning applications across the five Local Planning Authorities including: land owners, developers, planning agents, ecological

consultants, Council Members and other organisations. Details could be found online. The consultation run from Monday 16th April until Wednesday 30th May at 5pm. An open drop-in event would be held at the Dartmoor National Park offices on Tuesday 1st May between 2 and 6pm.

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

(iii) NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED

Lisa Bowman - Exmouth Festival

Imperial Recreation Ground Exmouth

Dates: Friday 25th May until Saturday 2nd June 2018 incl.

The application is for: Block consent for 35 traders stalls

Date limit for comment: 04.05.18

Brian Worts spoke during the public speaking time concerning the layout of the stalls.

RESOLVED Members supported the application.

Note: Members had previously been granted a dispensation.

P18/062. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/0288/FUL 10 Parthia Place	No Objection	Conditional Approval
18/0046/PDQ Building Two, West of White Oaks, Marley Drive	Objection	Refused
18/0031/PDQ Building One, West of White Oaks, Marley Drive	Objection	Withdrawn
18/0049/PDQ Building Three, West of White Oaks, Marley Drive	Objection	Withdrawn
18/0610/FUL St Cecilia, Marley Road	Objection	Conditional Approval
18/0438/FUL 95A Exeter Road	No Objection	Conditional Approval
18/0467/FUL Flat 2, Clyde Lodge, 3 Cyprus Road	No Objection	Approval
18/0592/FUL 100A Salterton Road	No Objection	Approval
18/0626/FUL 137 Hulham Road	No Objection	Conditional Approval
18/0261/FUL 81 St Johns Road	No Objection	Approval
18/0260/FUL 83 St Johns Road	No Objection	Approval

P18/063. DEVON COUNTY COUNCIL – PLANNING DECISION

DCC/3986/2017 Exeter Road Primary School	No Objection	Conditional Approval
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The meeting closed at: 19.23

SIGNED:DATED:.....