

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 14 MAY 2018 AT 6.00 P.M.

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

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Julian James and EDDC Councillor Megan Armstrong spoke against planning application 18/0647/FUL, 66 Hulham Road, construction of single storey rear extension, raised patio and hardstanding area to the front. **Amended plans for consultation.** Amended and additional plans to show a reduction in the height of, but an increase in length of, the patio, and to clarify the height of the fence on the northern curtilage boundary.

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

APOLOGIES: Councillors B Toye, R Masding & T Hill

P18/064. MINUTES

The minutes of the meeting held on 30 April 2018 were approved.

P18/065. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P18/066. URGENT BUSINESS

An invitation had been extended by the Exe Sailing Club to all members of the Planning Committee to their clubhouse to view their proposals for replacement of some old sheds with a single storey extension on Wednesday 23rd May At 4pm.

Councillor F Caygill declared that he wished to attend. The Chairman requested that an email was sent to advise Cllrs R Masding and T Hill as the proposal was in their ward.

NOTIFICATION STREET TRADING APPLICATION

(i) Richard Sturdy T/A Exe Valley Pizza Co

Location: Woodbury, Colyton, Lypstone, Exmouth & Budleigh

Dates: Annual - 5pm to 8pm

Mon - Woodbury

Tue - Colyton

Wed - Lypstone

Thu - Exmouth
Fri - Budleigh Salterton

The application for: Mobile van selling pizzas

A map of the trading sites had been submitted

Date limit for comment 28/05/2018

The Committee were concerned this weekly licence would take trade away from local businesses and would have a harmful effect to local economy. Concern was also raised over public safety for the site at Withycombe Rugby Club as it was located at on sharp bend.

(ii) Henrietta Greig TA Pipers Farm

Location: Exmouth Beach

Dates: Tuesday 29th May 2018

The application is for: Beach Barbeque

Please find attached the following documents that accompanied the application for your information:

A map of the trading site

The Committee commented that they had not seen a TEN or premises licence application for this event. The notification did not include details of the time of the event. Members felt they could not comment with the limited information supplied.

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>18/0615/TRE</u>	<p>1 Madagascar Close, EX8 4BJ Mr Cross T1, Oak: Fell</p> <p><u>Additional Information</u> Updated report from the Tree Officer -</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment. Exmouth Town Council – 30.04.18 – Members of the Committee did not support the felling of the oak tree. It was a necessary addition to the stark surroundings of Madagascar Close and the need for regular pruning was not reason for its removal. Tree Officers Report – UPDATED – 08.05.18 – This tree is circa 2.5m from the dwelling, the crown will be in contact with the building in windy weather when the leaves are covered in moisture from rain, mist or condensation. This juvenile specimen can obtain heights of over 30m with radial crown spreads of over 15m, the extent of 10 yrs growth is evident from google street images where it can be seen to have increase in size by a third. Whilst there is no question this tree makes a positive contribution, repeated and extensive crown management would be an unreasonable financial burden and would result in dense, unattractive vigorous regrowth which spoil its visual amenity. Recommendation- APPROVAL subject to the planting of a replacement tree. Should the Committee be minded to refuse the application they may wish to consider allowing lesser works for clearance pruning from the fabric of the adjacent dwelling.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Objection</p> <p>DECISION: Proposed: FC Seconded: MC Approval in accordance with the Tree Officer's report.</p>
LIMIT	14.05.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0647/FUL</u> Note: J James & Cllr M Armstrong spoke during the public speaking time.	<p>66 Hulham Road, EX8 3JZ Mr S Coombes Construction of single storey rear extension, raised patio and hardstanding area to the front.</p> <p><u>Amended plans for consultation.</u> Amended and additional plans to show a reduction in the height of, but an increase in length of, the patio, and to clarify the height of the fence on the northern curtilage boundary.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council objected on 3rd April 2018 on the grounds of water run off created by the hardstanding parking area to the front, loss of light to adjoining property and garden. Cllrs M Armstrong & J Elson – objected to the original application</p> <p>VIEWS OF REPRESENTATIONS: Reps x 3 objected to the original application. 1 x Rep in respect of the amended plans. Previous comments still stood but also objected to the fence height on the grounds that it would be over bearing,</p> <p>DECISION: Proposed: TD Seconded: FC Objection to the application still stood, the amended plans did not mitigate previous concerns. It was felt that the height of the fence and depth of the patio would have detrimental overbearing effect on no. 68.</p>
LIMIT	22.05.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0542/FUL</u>	<p><u>ADDENDUM</u> 76 Halsdon Avenue, EX8 3DH Mr Richard Tate Construction of garage extension to front</p> <p><u>Amended plans for consultation.</u> Extension reduced in size and pitched roof changed to lean-to roof.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council 30.04.18 - 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> <p>VIEWES OF REPRESENTATIONS: 3 x Rep – in respect of original application</p> <p>DECISION: Proposed: TD Seconded: FC Objection, the amended plans did not mitigate previous concerns that a garage on that side of the road would be out of keeping with the streetscene.</p>
LIMIT	23.05.18	
WARD	Littleham	
PLAN No:	<u>18/0982/FUL</u>	<p>9A Dagmar Road Mr R Proctor Demolition of existing building and erection of two storey garage/holiday accommodation building to rear of existing house</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: MC Objection on the grounds over development of a small plot, over bearing, the loss of residential parking and the demolition of a historical wall.</p>
LIMIT	24.05.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0963/FUL</u>	<p>Flat 4 Portland Court, 1 Portland Avenue, EX8 2DJ Mr S Crook Construction of first floor side and rear extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	21.05.18	
PLAN No:	<u>18/0926/VAR</u>	<p>Rolle College Playing Field, Douglas Avenue Blue Cedar Homes Ltd Variation of condition 1 (A - appearance) of reserved matters approval 17/1582/MRES (planning permission 16/2227/VAR) to allow for re-positioning and additional dormer windows and installation of side elevation windows</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. SWW – did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	25.05.18	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>18/0845/FUL</u>	<p>62 - 64 New Street, EX8 1RT Mr Andrew Mann First floor extension and rear dormer extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. Cllr R Masding – the proposal would include rooflights on the front elevation and a dormer on the rear. The windows in the dormer on the rear would substantially overlook the neighbour’s gardens. The large rear dormer would also be very visible from Marine way, as it was at the very bottom of New Street. Substantially detract from the visual amenity of the area’s roof lines, making a hotch potch construction. The development would not necessarily make for extra vehicular traffic on New Street as it was an alteration to an existing dwelling and no new dwellings were planned. In view of the negative visual impact which was easily seen from a major thoroughfare, he was inclined to recommend refusal.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: BN Objection on the grounds that the proposed rear dormer would overlook neighbours gardens. Members felt it would substantially detract from the visual amenity of the areas roof lines, making a hotch potch construction. The large rear dormer would be easily visible from Marine Way, a major thoroughfare.</p>
LIMIT	18.05.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0786/LBC</u>	<p>Manor Hotel, The Beacon, EX8 2AG Manor Hotel EX8 Ltd Internal alterations to include the removal and construction of partition walls and enlarge existing door at first floor</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. Cllr R Masding – No objection subject to Conservation officers report.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: BN No Objection subject to Conservation Officer's report.</p>
LIMIT	18.05.18	
WARD	Withycombe Raleigh	
PLAN No:	<u>18/1010/FUL</u>	<p>27 Avondale Road, EX8 2NQ Mr & Mrs C Walter Proposed single storey rear extension with roof terrace, side extension at rear of existing garage and alterations to roof to provide loft accommodation.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No Objection</p>
LIMIT	22.05.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0312/FUL</u>	15 Avondale Road, EX8 2NQ Mr N Shortland Construction of detached garage with store above. <u>Amended plans for consultation.</u> Reduction of garage height to single storey COMMENTS STATUTORY CONSULTEES: Town Council - Objection on the grounds of over development of the site and concerns were raised on the possible use of building for business use. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: MC No Objection to amended plans
LIMIT	16.05.18	

P18/069. ITEMS FOR CONSIDERATION

(i) EAST DEVON DISTRICT COUNCIL – CAR PARK REVIEW

Deferred item from previous meeting, consider EDDC’s proposed changes to car parking charges.

Date limit for comments: 01.06.18

RESOLVED to defer to next meeting 29.05.18

(ii) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Ref No: 046283

Premises: Donato Ristorante 8 Victoria Road, EX8 1DL

Ward: Town

Name of applicant: Mr Donato Di Girolamo

Premises Licence Application to include

Premises Open Hours requested

Monday to Saturday

Time From	Time To
12:00	00:00

Activities - Times requested

Time From	Time To
23:00	00:00

I. Late night refreshment (Indoors)

Monday to Saturday

23:00	00:00
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J. Supply of alcohol for consumption ON the premises only

Monday to Saturday

12:00	23:30
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CONDITION WERE OFFERED BY APPLICANT

Last Date for receipt of representations by the Licensing Authority was 29 May 2018

Member did not wish to comment.

(iii) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Ref No: 046293

Premises: Co-op 3 Magnolia Walk, EX8 1HB

Ward: Town

Name of applicant: Co-operative Group Food Limited

Premises Licence Minor Variation Application to include PROPOSED VARIATION

Reduce size of licensed area by removing warehouse area, in store bakery section and a stairway and minor amendment to internal layout for a Costa Coffee machine.

Last Date for receipt of representations by the Licensing Authority 15th May 2018

Members did not wish to comment.

P18/070. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land to the North of Marpool Primary

TPO No: 17/0047/TPO

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

**(ii) NOTICE OF INTENTION TO INSTALL ELECTRONIC COMMUNICATIONS APPARATUS
LOCATION: ST. ANDREWS ROAD O/S ST. ANDREWS HOUSE, ST. ANDREWS ROAD
EXMOUTH EX8 1AS**

Details of a proposed broadband cabinet which would facilitate the provision of superfast broadband in the Exmouth area was previously circulated.

The proposal was classed as permitted development and did not require any formal consent from the Local Planning Authority.

(iii) APPEAL NOTIFICATION

Appeal by: Mrs C Booth

Appeal Ref: APP/U1105/D/17/3196805

Proposal: Conversion and extension (raising ridge height) of garage to form dwelling

Location: 23 Marpool Hill, EX8 2LJ

Planning Ref: 17/1556/FUL

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

(iv) APPEAL NOTIFICATION

Appeal by: Mr Martin Baylis

Appeal Ref: APP/U1105/D/17/3189189

Proposal: Lawful development certificate for change of use of garage to dwelling house

Location: 19 Grange Avenue, EX8 3HU

Planning Ref: 16/1841/CPE

A copy letter from EDDC was previously circulated.

(v) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION

Location: 27 Durham Close, EX8 5QU

A copy letter was previously circulated.

P18/071. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/0711/FUL 49 Lovelace Crescent	No Objection	Conditional Approval
18/0650/FUL 4 Seafield Avenue	No Objection	Conditional Approval
18/0614/PDJ 33 Exeter Road	No Objection	Withdrawn
18/0377/FUL 4 Henrietta Place	No Objection	Conditional Approval
18/0329/FUL 3 Montpellier Road	No Objection	Conditional Approval
18/0801/FUL 27 Parkside Drive	No Objection	Approval
18/0573/LBC Manor Hotel, The Beacon	No Objection	Conditional Approval
18/0477/VAR 16 Portland Avenue	No Objection	Conditional Approval
<u>18/0422/FUL</u> The Gables, Marley Road	Objection	Approval
18/0335/FUL 3 Claredale Road	No Objection	Conditional Approval
18/0330/FUL 369 Exeter Road	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: 19.22

SIGNED:DATED:.....