

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON TUESDAY 29 MAY 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)
B Toye (BT)

Members ratified Full Council's decision at the Annual Town Council meeting the election of Cllr Lynne Elson as Chair and Cllr Fred Caygill as Vice Chair. A copy of the Terms of Reference for the Planning Committee had been previously circulated for information.

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Lynne Jones spoke against planning application 17/3051/FUL, 1 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 elevations, floor plans and roof plan to address scaling issues and other inconsistencies within plans.

William Holmes spoke in support of his planning application 17/3051/FUL, 1 Broadway.

Steven Ford spoke against 18/1059/TEL – Land at the junction of Salterton Road and Fairfield Road – Installation of 17.5mtr. high timber clad telecommunication mast, two equipment cabinets and ancillary equipment.

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

APOLOGIES: Councillor T Hill

P18/072. MINUTES

The minutes of the meeting held on 14 May 2018 were approved.

P18/073. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor B Nash declared a personal interest in respect item for consideration, EDDC Car Park Review as he was a trustee for LED.

Councillor F Caygill declared a personal interest in respect of planning application 18/1047/FUL, Exmouth Amateur Boxing Club as the applicant was a personal friend.

All members declared a personal interest in respect of planning application 18/1089/FUL 3 Fir Tree Close, EX8 4EU as the applicant was Exmouth Town Councillor Alex Sadiq.

Councillor M Chapman declared a personal interest in respect of item for consideration Street Trading Application, Gary Cook T/A Exmouth Gig Rowing Club as she knew the applicant.

P18/074. URGENT BUSINESS

None

P18/075. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/0793/TRE</u>	<p>3 Truro Drive, EX8 5QF Mrs Sarah Pool T1, Birch: i) Remove two basal shoots ii) Crown raise to give 4.5 m clearance above ground level, making pruning cuts up to 30 mm in diameter.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment</p> <p>Tree Officer’s Report – This early mature Birch, grew in the applicant’s garden, made an attractive contribution to the amenity and character of the area. The proposed works would remove low suckering sub-dominant stems from the base, lift the crown up to visually line up to the height of the adjacent garage roof ridge line. The works were relatively minor and would not be detrimental to the amenity of the area and allowed reasonable management of the tree.</p> <p>RECOMMENDATION was for Approval</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MC Seconded: CN Approval in accordance with the Tree Officer’s report.</p>
LIMIT	04.06.18	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>18/0901/TRE</u>	<p>Blue Cedar Court, Cyprus Road Mr Karl Fisher T1, English Oak: Remove lowest branch to east making one 30 mm diameter pruning cut. T2, Blue Atlas Cedar: Prune western aspect of crown, to give up to a 3metre clearance from the building, making pruning cuts up to 40 mm in diameter. T3, Sycamore: Remove lowest branch to south at 7 metres above ground level, making one 150 mm diameter pruning cut; remove 2nd lowest branch to the south making one 30 mm diameter pruning cut.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – the size of the pruning cuts of the Oak (T1) and the Sycamore had been underestimated with the Oak requiring a 50mm diameter cut as opposed to a 30mm cut of the lower branch to the East. Pruning of the Blue Atlas Cedar (T2) was appropriate. The Sycamore's (T3) removal of the lowest branch would result in a large wound on the main stem and an unbalanced appearance so lesser works to this tree had been approved.</p> <p>RECOMMENDATION OF A SPLIT DECISION Approval of T1 – English Oak – removal of lowest branch to the East making one 50mm diameter pruning cut, T2 Blue Atlas Cedar approval in line with application. T3 Sycamore – Refusal of removal of lowest branch to south at 7 metres above ground level, making one 150 mm diameter pruning cut but approval of lesser works – removal only of lowest second order branch, from the lowest first order branch at South at 7 metres above ground level making one 100mm diameter pruning cut and remove 2nd lowest branch to the south making a 50mm diameter pruning cut.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – Concerned about the cumulative impact of the proposed works with application 18/0902/TRE. Together if approved T3 & T4's reduction would have detrimental effect to the habitat. There was no reasonable health or environmental justification for the removal of these branches.</p> <p>DECISION: Proposed: BN Seconded: MC Split Decision in accordance with the Tree Officer's report described above.</p>
LIMIT	15.06.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0902/TRE</u>	<p>6A Cyprus Road, EX8 2DZ Mr Karl Fisher T4, Sycamore: Remove two lowest secondary branches to the south, from the southern stem of the tree, making pruning cuts 40 mm in diameter.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – a maturing Sycamore which lies in conjunction with the Sycamore previously discussed in the last application at Blue Cedar Court. The works were relatively minor in the removal of 2 small low branches that made contact with the adjacent garage and overhung a washing drying area. Recommendation for approval.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – Concerned about the cumulative impact of the proposed works with application 18/0902/TRE. Together if approved T3 & T4's reduction would have a detrimental effect to the habitat. There was no reasonable health or environmental justification for the removal of these branches.</p> <p>DECISION: Proposed: BN Seconded: MC Approval in accordance with the Tree Officer's report.</p>
LIMIT	15.06.18	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>18/0942/TCA</u>	<p>14 Bicton Place, EX8 2SU Mr Chris Greenway Bay tree: Reduce height by approximately 3 metres and thin crown</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – did not wish to comment. Tree Officer’s report – The large Bay Laurel was growing in the applicant’s rear garden which had limited space and gave a positive green contribution to the amenity of the Conservation area. Crown management works were considered reasonable.</p> <p>Recommendation for approval.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE Approval in accordance with the Tree Officer’s Report.</p>
LIMIT	11.06.18	

P18/076. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/0332/FUL</u>	<p>50 Greenpark Road, EX8 4JT Mr & Mrs Bass Construction of two storey side extension</p> <p><u>Amended plans for consultation.</u> Amended elevations and floor plans to reduce size of two storey extension</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – did not wish to comment.</p> <p>Town Council 05.03.18 – Objection on the grounds of over-development, out of keeping with the road and concern for safety due to split level access driveway.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – in respect of the original proposal.</p> <p>DECISION: Proposed: MC Seconded: CN Object to the amended plans as they did not mitigate previous concerns.</p>
LIMIT	09.06.18	
WARD	Halsdon	
PLAN No:	<u>18/1080/FUL</u>	<p>23 Littlemead Lane, EX8 4RF Mr Nassar Kabbadj & Mrs Justyna Boryczka- Kabbadj Construction of single storey rear extensions.</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: LE No objection</p>
LIMIT	07.06.18	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>18/0988/FUL</u>	<p>10 Cyprus Road, EX8 2DZ Mr M Wight (Fast Construction Ltd) Construction of detached dwelling</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – the proposed rectangular dormers were out of keeping and an intrusion onto the classic mix of Victorian pitched roofs and roof windows within the apex.</p> <p>DECISION: Proposed: BN Seconded: LE Members did not object in principle to development on the site however objected this proposal for a dwelling with a large rear dormer. The rear dormer would be out of keeping with the pitched roofs of the surrounding properties. Members would be minded to approve should the dormer could be replaced so as to blend in and more in keeping with the streetscene.</p>
LIMIT	01.06.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1059/TEL</u> Note: Steven Ford spoke during the public speaking time	<p>Land at Junction of Salterton Road And Fairfield Road Vodafone Limited Installation of 17.5m high timber clad telecommunication mast, two equipment cabinets and ancillary equipment</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 21.08.17 strongly objected to the proposed mast being sited in a residential area. The Committee requested that the clerk contacted Vodaphone's Management Company to enquire what discussions they had had with Exeter Deaf School about retaining a mast on the site. Highways – had no objection.</p> <p>VIEWES OF REPRESENTATIONS: The Exmouth Civic Society - Strongly objected to this proposal which was severely criticised last August when considered as pre-application by Exmouth Town Council. The proposal was highly visible and was a 19 m high intrusion into a residential area with a newly constructed dwelling only a few metres away and was within 150 metres of a conservation area and a fine listed building. This 'sore thumb's was nearly twice the height of a street lighting standard and the application should be firmly rejected. 5 x Reps – It would be a great eyesore for surrounding properties and dominate visitors view of the sea. The presence of a 17.5 metre mast would be only 4 metres away from the new property on the land next to the mast and straight in front of the lounge and main bedroom window. The mast would be a distraction to passing motorists and the cabinets would create a blind spot for vehicles turning left into Fairfield Road and encroach on the accessibility of the large dropped crossing. Concern about the radiation emitted from the large pole sited so near to residential houses and a request was made for a risk assessment.</p> <p>DECISION: Proposed: BN Seconded: LE Strongly objected to this application and questioned whether the applicant had fully explored with Exeter Deaf School the possibility for the mast to be retained at its original site. The deaf school WAS NOT listed on the site selection process provided in the supplementary information. The location plan was inaccurate and did not show the newly built bungalow. The location was considered inappropriate in front of residential properties.</p>
LIMIT	29.05.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1084/FUL</u>	<p>Woodbury House, 83 Salterton Road Country & Coast Homes Proposed re-positioning of approved bin store</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	04.06.18	
PLAN No:	<u>18/1110/FUL</u>	<p>15 Salterton Road, EX8 2BR Mr And Mrs D McNeil Construction of detached annexe.</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 subject to the annexe being sold separately to the main dwelling.</p>
LIMIT	04.06.18	
PLAN No:	<u>18/1136/FUL</u>	<p>100A Salterton Road, EX8 2PD Mr & Mrs E.G Drinkall Proposed insertion of additional window at second floor level within the existing south west gable elevation</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	06.06.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/3051/FUL</u> Note: Lynne Jones & William Holmes spoke during the public speaking time	<p><u>ADDENDUM</u> 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 elevations, floor plans and roof plan to address scaling issues and other inconsistencies within plans.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council - 05.02.18 & 16.04.18 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 was overdevelopment of the site and the access/exit onto the main Salterton Rd was 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.</p> <p>VIEWS OF REPRESENTATIONS: 7 x Reps – objections to original application.</p> <p>DECISION: Proposed: BN Seconded: MC Members continued to object to the application as before. Members still had concerns regarding:</p> <ul style="list-style-type: none"> • loss of privacy • the overbearing effect to no. 3 • the site was not a large enough for the size of the proposed development. • A new access onto Salterton Road on blind bend next to a bus stop. <p>Cllr B Nash informed members that Cllr M Williamson had advised that the application should be determined by the Development Management Committee. Members requested that the Chairman of DMC be notified.</p>
LIMIT	06.06.18	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/2493/FUL</u>	<p>Manor Hotel Garages, Beacon Place Mr Harry Tucker Demolition of existing garages and redevelopment of forecourt to form 3 new apartments over modified existing parking.</p> <p><u>Amended plans for consultation.</u> Amended design, layout and reduction in number of units from 3 to 2.</p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council had no objection on 18.12.17 Conversation – agreed in principle to development of the site but not to the original application. No further comment on amended plans.</p> <p>VIEWES OF REPRESENTATIONS: 19 x Reprs objected to the original application and 1 x Rep in respect of the amended plans – the apartments would obstruct light into the homes/gardens of Georgian listed houses on The Beacon particularly No. 5. And properties in Beacon Place. The loss of some car parking spaces would force hotel guests onto the over congested street parking on surrounding roads.</p> <p>DECISION: Proposed: BN Seconded: FC Objection on the grounds that the proposal was of out of keeping with the Conservation Area. The proposed development would be positioned forward of the existing garages and there were concerns about vehicles reversing out onto the highway especially as the site was very near a primary school. Members did not object in principle to the site being developed but would like to see a reduction in the height from 3 storeys to 2 and not positioned forward of the current building line.</p>
LIMIT	01.06.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1047/FUL</u> Note: Cllr F Caygill had previously declared an interest.	Exmouth Amateur Boxing Club, 4 New North Road, EX8 1RU Mr Neil Ferreday Construction of single storey extension and alterations to staircase enclosure COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TD No Objection
LIMIT	31.05.18	
PLAN No:	<u>18/1154/VAR</u>	The Former Q Club Elm Grove, EX8 1DJ Hamilton Estates SW Ltd Variation of condition 2 (approved plans) of planning permission 17/2286/MFUL (demolition of existing buildings and re-development comprising the erection of 18 no. residential apartments/flats, car parking, cycle storage and all associated development) to allow alterations to the western elevation and layout of units 1 and 7, and alterations to the layout and design and increase in floor area to units 17 and 18. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: BN No Objection
LIMIT	12.06.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0524/MFUL</u>	<p><u>ADDENDUM</u> Land To Rear Of 33-35 New Street Sentry Capital Re-development to provide mixed development comprising of 3 no. B1 units (office) and 17 no. residential apartments, of which 35% is to be affordable with associated amenity and parking facilities and new vehicular access. <u>Amended plans for consultation.</u> Bat Survey submitted</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 16.04.18 objected on the grounds that the access via New St was insufficient for such a large development and the percentage of affordable housing was too low and could be increased.</p> <p>VIEWS OF REPRESENTATIONS: 11 x Rep – in respect of the original application</p> <p>DECISION: Proposed: RM Seconded: LE No Objection to the bat survey submitted but continued to object to the proposal as before.</p>
LIMIT	06.06.18	
WARD	Withycombe Raleigh	
PLAN No:	<u>18/0780/FUL</u>	<p>45 Masey Road Mr N Lapwood Proposed semi-detached dwelling (revised design to layout to 17/2107/FUL</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No Objection</p>
LIMIT	06.06.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1089/FUL</u>	3 Fir Tree Close, EX8 4EU Mr And Mrs R Sadia Construction of two storey side extension. COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: TD No Objection
LIMIT	11.06.18	
PLAN No:	<u>18/1167/FUL</u>	41 Green Close, EX8 3QD Mr & Mrs Potter Construction of two storey side extension. COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No Objection but there was some concern that the rear bedroom window may overlook the neighbouring patio.
LIMIT	11.06.18	

P18/077. ITEMS FOR CONSIDERATION

(i) EAST DEVON DISTRICT COUNCIL – CAR PARK REVIEW

EDDC Car Park Review were proposing changes to the Exmouth Pavilion Car Park and to bringing in car park charges in Phear Park, Exmouth to help prevent inconsiderate parking on the grass and pathways in the park.

Date limit for comments: 01.06.18

Members discussed the proposed changes and wished to respond as below:-

Phear Park

Many of the Bowling Club members were elderly and could only attend if they could drive to the green and the cost of parking may deter members and the club may close.

Many dog walkers parked for short periods to walk their dogs and the café was concerned about the viability of the business if users had to pay for parking.

The Pitch and Putt may not be used if patrons had to pay to park.

Parents used the park to safely collect children from the local school.

Pavilion

Main Hall hirers such as craft show stall holders had booked the hall a year in advance and did not anticipate car parking charges. A temporary concession had been put forward by EDDC for reimbursement of parking charges should a minimum of £3.50 be spent.

Members wished it to be noted that it would have been more appropriate for EDDC to consult with Town Council Ward Councillors before launching a public consultation. Several EDDC vehicles had recently been seen parking on pavements and grassed areas.

A request was made for members to individually submit further comments via the online questionnaire should any further representations arise.

Note: Cllr B Nash had previously declared an interest.

(ii) NOTIFICATION FOR A STREET TRADING APPLICATION RECEIVED

Gary Cook T/A Exmouth Gig Rowing Club

Location: Exmouth Beach Opposite Triangle Car Park - Nr Exe Fishing Kiosk

Dates: Saturday 9th June 2018 - 9am - 4pm

The application is for: Stall selling hot beverages, cake and bacon rolls

Copy map of the trading site was circulated.

Date limit for comments: 01.06.18

Members did not wish to comment.

Note: Cllr M Chapman had previously declared an interest.

P18/078. ITEMS FOR INFORMATION

(i) APPEAL DECISION

Appeal Ref: APP/U1105/D/18/3194059

89 Hulham Road, Exmouth, EX8 4RD

Application No. 17/1986/FUL

The above appeal was **allowed** on 17 May 2018.

(ii) NOTICE OF INTENTION TO INSTALL ELECTRONIC COMMUNICATIONS APPARATUS

LOCATION: Brixington Lane O/S 3 Brixington Lane Exmouth EX8 4HQ

Details of a proposed broadband cabinet in the Exmouth area was circulated for information. The proposal was classed as permitted development and does not require any formal consent from the Local Planning Authority.

(iii) COMMUNITY ASSET NOMINATIONS – EXMOUTH FUN PARK & HARBOUR VIEW CAFE – DECISION LETTER

Copy letters from East Devon District Council was previously circulated for information.

(iv) TREE WORKS CONSIDERED AN EXCEPTION TO THE CONSERVATION AREA LEGISLATION

Copy letter from East Devon Arboricultural Team was previously circulated for information.

P18/079. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/0715/FUL 27 Exeter Road	No Objection	Conditional Approval
18/0714/FUL Exmouth Delivery Office 1 Church Street	No Objection	Conditional Approval
18/0836/FUL 1 Hazeldene Gardens	No Objection	Approval
17/2645/LBC Manor Hotel, The Beacon	No Objection	Conditional Approval
18/0893/FUL The Headland, 19 Foxholes Hill	No Objection	Conditional Approval
18/0540/FUL Lower Halsdon Farm, Mudbank Lane	No Objection	Conditional Approval
18/0226/FUL Foxholes Car Park, Queens Drive	No Objection	Withdrawn
18/0583/FUL 6 Shelly Court, Pier Head	Objection	Refusal
<u>18/0726/FUL</u> 6 Cliston Avenue	Objection	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: 19.23

SIGNED:DATED:.....