

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 11 JUNE 2018 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill (FC)
M Chapman (MC)
R Masding (RM) – Arrived 18.04
B Nash (BN)
C Nicholas (CN)
B Toye (BT)

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

Change of status of plans on website to clarify plans which were being considered and plans being superseded.

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

APOLOGIES: Councillor T Dumper & T Hill

P18/080. MINUTES

Councillor F Caygill requested the minutes of the meeting held on 29 May 2018 were amended to note that the declaration of interest for Exmouth Amateur Boxing Club was that the applicant was known to him.

P18/081. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in respect of urgent business item notification of street trading application, David Marsdon as her employer, Hospiscare, took part in the Pride event.

P18/082. URGENT BUSINESS

NOTIFICATION OF STREET TRADING APPLICATION

(i) **The Applicant Is From: John Seekin T/A Coffee Veterans Ltd**

Location: The Strand in Exmouth

Dates: Saturday 30th June 2018 - 9am - 2pm

The application was for: Mobile coffee trailer supporting the Armed Forces Day event
A map of the trading site was circulated to members.

The Committee did not wish to comment

(ii) **The Applicant Is From: David Marsdon T/A Exmouth Pride Festival**

Location: Manor Gardens, Exmouth

Dates: Saturday 30th June 2018 - 11am - 6.30pm

The application was for: Block consent for one day Festival celebrating LGBT + Diversity

A map of the trading site was circulated to members.

The Committee did not wish to comment

P18/083. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/0905/TRE</u>	15 Durham Close, EX8 5QU Mr Raoul Margerrison- Sands T1 and T2, Oaks: Crown reduction; reducing the overall tree height and radial crown spread by up to 1.5 metres (as illustrated in submitted images). COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – Both Oaks grew from the historic Devon hedge bank, on the applicant's western boundary which abuts Gorse Lane. They made a positive contribution to the amenity and character of the area. Still relatively young with scope for considerable future growth they dominated a relatively small residential garden. The proposed works followed a site meeting and concur with the works suggested at that meeting. Recommendation for Approval VIEWS OF REPRESENTATIONS: DECISION: Proposed: MC Seconded: CN Approval in accordance with the Tree Officer's report.
LIMIT	25.06.18	

APPLICATIONS FOR DETERMINATION		
WARD	Halsdon	
PLAN No:	<u>18/1012/TRE</u>	<p>21 Highbury Park, EX8 3EJ Mr R Black Monterey Pine: Root pruning, as result of digging into the ground and creating holes to support fence posts</p> <p>COMMENTS STATUTORY CONSULTTEES: Tree Officer's Report – This large maturing Monterey Pine grew to the north of the shared access road servicing 17,19, & 21 Highbury Park. It was one of a number of large mature trees retained at the time of the development. Individually and collectively the trees made an important and significant contribution to the amenity and character of the area. The application was for the likely root pruning necessary to install fence posts. The works would inevitably require intermittent small diameter root severance but not to a degree than would be considered a threat to the physiological conditional of the tree.</p> <p>Recommendation Approval</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: LE Seconded: MC Approval in accordance with the Tree Officer's report and clarification that any timber treatment used on the posts wouldn't have a poisonous affect to the tree's roots.</p>
LIMIT	26.06.18	

P18/084. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/1210/FUL</u>	2 Lincoln Close, EX8 5QN Mr & Mrs Barrett Construction of rear extension COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: MC Seconded: CN No Objection
LIMIT	22.06.18	
WARD	Halsdon	
PLAN No:	<u>18/1008/LBC</u>	A La Ronde, Summer Lane, EX8 5BD National Trust Reinstatement of concrete floor at first floor in the water tower COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: FC Seconded: LE No Objection
LIMIT	19.05.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0358/FUL</u>	<p>10 Essington Close, EX8 4QY Mr F Tiley Extensions to rear and side including extension to roof area to provide loft conversion</p> <p><u>Amended plans for consultation.</u> Changes to roof</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 05.03.18 – Objected on the grounds of over-development and overbearing.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC Objection to the amended plans as they had not mitigated previous concerns raised that the proposal was over-development and overbearing</p>
LIMIT	13.06.18	
PLAN No:	<u>18/1236/FUL</u>	<p>32 Bapton Close, EX8 3LQ Mrs P Ibbs Construction of rear extension, dormer window to front, and alterations to side facing windows at first floor level</p> <p>COMMENTS STATUTORY CONSULTEES: None</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: FC Seconded: LE No Objection</p>
LIMIT	21.06.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1207/FUL</u>	<p>192 Exeter Road, EX8 3EA Mr Phil Lemon Construction of side and first floor extensions and alterations to access</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Standing advice Environmental Health – Subject to the inclusion of the construction CoP do not foresee any further Environmental Health Pollution issues.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No Objection subject to Environmental Health comments.</p>
LIMIT	21.06.18	
PLAN No:	<u>18/1267/FUL</u>	<p>26 Maristow Avenue, EX8 3JF Mr Ben Carter Raise roof of existing garage and conservatory to allow conversion to habitable accommodation.</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No Objection</p>
LIMIT	25.06.18	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>18/1195/FUL</u>	<p>2 Raddenstile Lane, EX8 2JH Mr A Newton Conversion and extension of garages to create one dwelling</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	19.06.18	
PLAN No:	<u>18/0721/OUT</u>	<p>Land Opposite 9 Albion Hill, Albion Hill Mr Aidan Harris Demolition of garages and construction of 2 no. link detached dwellings with attached garages (outline application with all matters reserved)</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Comments to follow Contaminated Land Officer - Recommended that the following condition was included on any approval: Should any contamination of soil and/or ground or surface water be discovered during excavation of the site or development the Local Planning Authority should be contacted immediately and site activities in the area affected should be temporarily suspended. The reason for this was to ensure that any contamination existing and exposed during the development was identified and remediated. The site itself was derelict and attracted waste and anti-social behaviour so clearing and redeveloping the site would be beneficial to the community.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE Objection due to the lack of the detail of the size of the proposed dwellings and possible increase in traffic.</p>
LIMIT	13.06.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1233/FUL</u>	<p>50 Foxholes Hill, EX8 2DQ Mr & Mrs C Rhodes Loft conversion incorporating balcony, construction of rear single storey extension, extension and alterations to decked area and cladding to all elevations (revised scheme to 16/0973/FUL)</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE Objection on the grounds that the proposal was overbearing to neighbouring properties and too large for the plot.</p>
LIMIT	21.06.18	
PLAN No:	<u>18/1256/FUL</u>	<p>18 The Crescent, EX8 2PE Mr & Mrs Rebecca & Ioannis Zervos Construction of three storey front extension</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE Objection on the grounds that the proposed three storey front extension would be a disproportionate addition which would have an overbearing effect and impact on the character and appearance of the surrounding area.</p>
LIMIT	22.06.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>17/3051/FUL</u> Note: Lynne Jones spoke during the public speaking time	ADDENDUM 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> Change of status of plans on website to clarify plans which are being considered and plans being superseded COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: BN Seconded: LE It was noted that no new plans had been submitted, the amendments were in respect of the status of the plans on the website to ensure clarification that the correct plans went forward for decision. The Committee upheld their objection to this application for 4 number 3 bedroom dwellings on this site as commented previously.
LIMIT	19.06.18	
WARD	Town	
PLAN No:	<u>18/1188/FUL</u>	28A St Andrews Road, EX8 1AR Mr & Mrs Christopher Mayne Roof conversion including construction of dormer window to rear and installation of rooflights to front to provide additional accommodation COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: LE No Objection
LIMIT	14.06.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1133/FUL</u>	<p>3 Belvedere Road, EX8 1QN Mrs T Smith Construction of single storey rear extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No Objection</p>
LIMIT	13.06.18	
WARD	Withycombe Raleigh	
PLAN No:	<u>18/0699/MFUL</u>	<p>The Spice Lounge Prince Of Wales Drive, EX8 4SW Punch Partnerships (PML) Ltd Construction of 10 residential units (comprising 7 no. 2 bed dwellings, 2 no. 2 bed flats and 1 no. 1 bed flat) and associated works including landscaping and car parking (following demolition of the existing buildings)</p> <p><u>Amended plans for consultation.</u> Amended plan to include car parking shelter along northern boundary, reduction in height of building and change to a hipped roof and re-positioning of plots 3-5. Additional Land Contamination Report and response to comments from Economic Development</p> <p>COMMENTS STATUTORY CONSULTEES: Comments previously circulated to member via email</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE Members wished to retract previous no objection in light of comments received regarding surface water run-off issues and the report from Economic Development Officer. Members questioned that the installation of water butts to intercept roof water run-off was an adequate measure to mitigate concerns and how it would be managed.</p>
LIMIT	19.06.18	

P18/085. ITEM FOR CONSIDERATION

(i) Allocation of one street name required – St Johns Road

Members considered the proposed street name for a new development off St Johns Road, copy letter and location/site plans were previously circulated.

Members wished to propose the name “Chamberlain Way” in memory of former Mayor of Exmouth Geoff Chamberlain who had recently passed away.

RESOLVED to propose to EDDC Street Naming & Numbering the name of Chamberlain in memory of the former Mayor of Exmouth Geoff Chamberlain

P18/086. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>18/0224/FUL</u> 1 Phear Avenue	No Objection	Refusal
18/0800/FUL Harwood House Hulham Road	No Objection	Conditional Approval
17/2525/VAR Orcombe Lodge, 12 Foxholes Hill	Split Decision	Conditional Approval
18/0312/FUL 15 Avondale Road	No Objection	Conditional Approval
18/0841/FUL 184 Exeter Road	No Objection	Conditional Approval
16/3036/MFUL 22-24 Albion Hill	Objection	Refusal
<u>18/0542/FUL</u> 76 Halsdon Avenue	Objection	Conditional Approval
<u>18/0681/FUL</u> 17 Prince Charles Close	No Objection	Refusal
18/1010/FUL 27 Avondale Road	No Objection	Approval
18/0674/OUT 26 Cranford Avenue	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: 19.05

SIGNED:DATED:.....