

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 6 AUGUST 2018 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
T Dumper (TD)
F Caygill (FC)
M Chapman (MC)
T Hill (TH)
J Humphreys (JH)
C Nicholas (CN)
B Taylor (BT)

APOLOGIES: Councillors B Nash & B Toye

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Lynne Jones spoke against planning application 18/1582/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

William Holmes spoke in support of his planning application 18/1582/FUL, 1 The Broadway.

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

P18/108. MINUTES

The minutes of the meeting held on 23 July 2018 were approved.

P18/109. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in planning application 18/0744/FUL, 182 Exeter Road, EX8 3DZ, as the applicant and his wife were known to her.

Councillor B Bailey was attending to observe only.

Councillor B Taylor declared a personal interest in tree application 18/1551/TRE, 22 Highbury Park, EX8 3EJ as the applicant was known to her.

P18/110. URGENT BUSINESS

None

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1485/TRE</u>	<p>DEFERRED PENDING TREE OFFICER'S REPORT Land At Junction Of Maer Vale & Cyprus Road, EX8 2DZ Mrs B Lowes Monterey Pine: Remove low branch overhanging Vale Court</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: Seconded:</p>
LIMIT	21.08.18	

P18/112. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/1609/FUL</u>	<p>Hedges Marley Road, EX8 5DW Mr Terry Tyrell-Roberts Construction of dormer window to side elevation.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MC Seconded: CN No Objection</p>
LIMIT	10.08.18	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>18/1751/FUL</u>	<p>6 Booth Way, EX8 4PS Milborrow Construction of single storey rear extension, car port, porch and raised terrace.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No Objection</p>
LIMIT	20.08.18	
PLAN No:	<u>18/1744/FUL</u> Note: L Elson had previously declared an interest.	<p>182 Exeter Road, EX8 3DZ Mr Nicholas Lewis Retention of boundary fence</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Comments to follow</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – objected to the boundary fence as it was more than 3 meters high, believed fences adjacent to the highway shouldn't be more than 3 meters high. A lot of very large trees and shrubs were felled before the fence was erected and questioned if permission should have been applied for before the trees were felled.</p> <p>DECISION: Proposed: LE Seconded: TD Objection on the grounds that the fence was too visually intrusive and out of keeping with the streetscene.</p>
LIMIT	16.08.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1739/FUL</u>	<p>2 Seymour Road, EX8 3JG Mrs Gina Devieil Installation of side facing rooflight (west)</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No Objection</p>
LIMIT	14.018.18	
PLAN No:	<u>18/1715/FUL</u>	<p>35 Springfield Road, EX8 3JY Mr & Mrs Mark Batchelor Construction of single storey rear and side extension, dormer windows to front and rear and front gable extension.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Concerned that new front gable in the roof appeared to be large in relation to the size of the bungalow out of keeping with other bungalows on the street.</p> <p>DECISION: Proposed: TD Seconded: LE No Objection</p>
LIMIT	13.08.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1691/FUL</u>	<p>77 Scott Drive, EX8 3LF Mr Chris Wright Rendering of elevations, replacement windows and construction of dormer window to rear elevation.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	10.08.18	
WARD	Littleham	
PLAN No:	<u>18/1686/RES</u>	<p>60 Douglas Avenue, EX8 2HF Mr & Mrs S Taylor Reserved matters application pursuant to outline application 17/1491/OUT seeking approval for access, appearance, layout, scale and landscaping for the construction of a dwelling</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment Environmental Health – No further comment added other than those made to outline application 17/1491/OUT</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No Objection</p>
LIMIT	08.08.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1582/FUL</u> Note: L Jones and 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</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr M Williamson – Supported application subject to comments from Highways. Latest plans had taken advice of officers, particularly in respect of height, proximity and overbearing. Should the application go to Committee he would reserve his position until he was in full possession of the relevant facts and argument for and against. Highways – Comments were follow.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – L Jones spoke against the application during the public speaking time.</p> <p>DECISION: Proposed: MC Seconded: TD Objection on the grounds that the proposal was not acceptable in terms of scale, massing, density, height and over bearing effect on no.3 The Broadway. Members were concerned about highway safety onto Salterton Road a busy main road.</p>
LIMIT	08.08.18	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>18/1648/LBC</u>	<p>Flat 1 And 2 16 Windsor Square, EX8 1JX Mr Richard Hodge Retention of the following works: removal of partition walls and doors to ground floor entrance and staircase and the reinstatement of 1 no. door</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: TD No objection subject to Listed Buildings Officer's report.</p>
LIMIT	09.08.18	
PLAN No:	<u>18/1523/FUL</u>	<p>42 Park Road, EX8 1TN Mr & Mrs Jo & Anne-Marie Salter Construction of rear single storey extension.</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: TD No Objection</p>
LIMIT	10.08.18	

		APPLICATIONS FOR DETERMINATION
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 2 new apartments over modified existing parking.</p> <p><u>Amended plans for consultation</u> Introduce a roof over the proposed amenity spaces</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 25.06.18 - Objected on the grounds that the proposal was 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. Conservation - The overall design does not take sufficient account of its context or the character and appearance of the Conservation Area.</p> <p>VIEWS OF REPRESENTATIONS: 21 x Rep – in respect of the original application 1 x Rep – in respect of the amend plans. The amended plans do not mitigate previous concerns raised regarding highway safety. The application would remove a vital area for safe parking for the hotel.</p> <p>DECISION: Proposed: TH Seconded: TD Objection still stood as the amended plans did not mitigate previous concerns raised that the proposal was out of character and keeping within the Conservation Area.</p>
LIMIT	14.08.18	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>18/1710/FUL</u>	<p>1 Normandy Close, EX8 4PB Mrs Susan Munt Retention of boundary fence. COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE Objection as it was considered visually intrusive for its location on a corner plot. Member wished for the fence height to be reduce to 1.8m.</p>
LIMIT	20.08.18	
PLAN No:	<u>18/1179/FUL</u>	<p>ADDENDUM 24 Hamilton Road, EX8 2LT Mr John Tann Retention of works partially completed including excavation of basement to create office workspace; first floor balcony and access from ground floor; dormer window with balcony at second floor level</p> <p><u>Amended plans for consultation.</u> Privacy screen</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council - Meeting 09.07.18 - objection on the grounds that the balcony over looked neighbouring properties, was out of keeping and over development of the site. Members were also concerned that the underground work space could undermine the foundations and the office space be used commercially.</p> <p>VIEWES OF REPRESENTATIONS: 1 x Rep – in respect of the original application as the balcony and steps facing their kitchen would give an unrestricted view of the kitchen.</p> <p>DECISION: Proposed: BT Seconded: LE Objection to the amended plans as they did not mitigate issues out of keeping and over development of the site.</p>
LIMIT	16.08.18	

P18/113. ITEMS FOR INFORMATION

(i) APPEAL NOTIFICATION

Appeal By: Stag Inns

Appeal Ref: APP/U1105/W/19/3200250

Proposal: Change of use of offices/store rooms and extensions to provide 6 no. flats.

Location: Land to the rear of Sams Funhouse, St Andrews Road, EX8 2AP

Copy letter from EDDC was previously circulated for information. The Town Council had no objection to the application.

(ii) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION TO 62/000A/TPO

A copy letter was previously circulated for information.

(iii) EAST DEVON VILLAGES PLAN – NOTICE OF ADOPTION

The East Devon Villages plan set out below was adopted on 26 July 2018.

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
Environmental Assessment of Plans and Programmes Regulations 2004

NOTICE OF ADOPTION OF THE EAST DEVON VILLAGES PLAN

On 26 July 2018 East Devon District Council adopted the East Devon Villages Plan. The Adopted Plan, together with the East Devon Local Plan 2013 – 2031 and any 'made' neighbourhood plan, will form part of the Development Plan for East Devon and provide the basis for decisions on spatial planning to 2031 (or until superseded).

Reference copies of:

- the Villages Plan;
- the Villages Plan Adoption Statement (this statement);
- the Sustainability Appraisal Post Adoption Statement;
- the Sustainability Appraisal Report; and
- the Non-technical summary of the Sustainability Appraisal

are available for inspection on the Council's web site at: [Adoption - East Devon](#)

Paper copies of the above are available for inspection free of charge during normal opening hours at the main office of East Devon District Council, Knowle, Sidmouth, EX10 8HL.

Documents can be downloaded from the above web site free of charge. Paper copies may be purchased from Planning Policy Section at the above address - details of prices are available on request.

Any person aggrieved by the adoption of the Villages Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004. Any such application must be made no later than six weeks after the date of adoption by the Council.

P18/114. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/0721/OUT Land Opposite 9 Albion Hill	Objection	Conditional Approval
18/0845/FUL 62-64 New Street	No Objection	Conditional Approval
18/0988/FUL 10 Cyprus Road	No Objection	Conditional Approval
18/1202/FUL 104 Bradham Lane	No Objection	Approval
18/1308/FUL 12A Cranford Avenue	No Objection	Conditional Approval
18/1315/FUL 15 Mount Pleasant Avenue	No Objection	Approval
18/1207/FUL 192 Exeter Road	No Objection	Conditional Approval
18/1412/COU Bapton Farm House, Bapton Lane	No Objection	Conditional Approval
18/1472/FUL 86 Valley Way	No Objection	Approval
18/1354/FUL 68 Birchwood 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: 18.45

SIGNED:DATED:.....