

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 17 SEPTEMBER 2018 AT 6.00 P.M.**

**PRESENT:** Councillors: F Caygill (Chairman)  
B Bailey (BB) Observer  
T Dumper (TD)  
J Humphreys (JH)  
R Masding (RM)  
C Nicholas (CN)  
B Taylor (BT)

**APOLOGIES:** Councillors L Elson, B Nash, B Toye & M Chapman

**P18/130. MINUTES**

The minutes of the meeting held on 3 September 2018 were approved.

**P18/131. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

None

**P18/132. URGENT BUSINESS**

**18/1816/FUL & 1817/LBC, 3 The Beacon – Amended Plans**

Amended plans had been received in response to the Conservation Officer's report with a target date of **28<sup>th</sup> September** showing enlargement of existing timber rear single door to double door to access parking space. Town Council had no objection on 20<sup>th</sup> August 2018.

Proposed: TD    Seconded: CN  
No Objection to amended plans

**P18/133. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>18/1822/TRE</u>	<p>45 Evergreen Close, EX8 4RR  <b>Mr Roger Proctor</b>            3 no. Turkey Oaks, 1 no Ash: remove side branches to a height of 6m</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment</p> <p><b>Tree Officer’s Report:</b> All trees were growing on elevated ground and formed part of a large wooded area and made a significant contribution to the amenity of the area. The proposed pruning were a repeat of historical works which were considered relatively minor and would not impact on the wider amenity value of the individual trees or the wider woodland.</p> <p><b>Recommendation:</b> Approval</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: FC            Approval in accordance with the Tree Officer’s report.</p>
<b>LIMIT</b>	18.10.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>18/1955/TRE</u>	<p>2 Sylvan Close, EX8 3BQ  <b>Mrs Joyce Sidwick</b>  Oak tree: re pollard</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment  <b>Tree Officer’s Report:</b> This large visually significant English Oak was seen from Exeter Road making an important contribution to the amenity of area. Heavily reduced in the past and ‘pollarded’ in 2000 with a recent prune back from the owner’s property this year. Some decaying fungi had been seen and the owners had been advised to commission a more detailed expert examination to map the decay. The proposal to re-pollard was considered excessive on the basis of information submitted and complete re-pollarding would cause stress on the tree and could accelerate internal decay. Given the current space some light crown reduction works were considered acceptable which may to a degree address possible loss of structural stability due to fungal decay.  <b>Recommendation is a Split decision</b>  <b>Refusal</b> of re-pollard as the tree made a significant contribution to the amenity of the area and the works would be detrimental to the tree and may accelerated fungal decay. Insufficient information had been provided to support removal of the trees entire crown back to historic reduction points.  <b>Approval</b> of crown reduction to retain a tree height of 13 metres and a crown radius of 5 metres with specific pruning cuts and removal of epicormic growth from the main stem up to a height of 3 meters above ground level.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: FC  <b>Split Decision</b>  <b>Refusal</b> of re-pollard as the tree made a significant contribution to the amenity of the area and the works would be detrimental to the tree and may accelerated fungal decay. Insufficient information had been provided to support removal of the trees entire crown back to historic reduction points.  <b>Approval</b> of crown reduction to retain a tree height of 13 metres and a crown radius of 5 metres with specific pruning cuts and removal of epicormic growth from the main stem up to a height of 3 meters above ground level.</p>
<b>LIMIT</b>	17.10.18	

P18/134. To consider the Planning Applications for consultation set out below.

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>18/1803/FUL</u>	<p>7 Warneford Gardens, EX8 4EN  <b>Mr &amp; Mrs Moyle</b>                      Construction of single storey side/rear extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: JH                      No Objection</p>
<b>LIMIT</b>	24.09.18	
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>18/2095/FUL</u>	<p>154 Hulham Road, EX8 4RB  <b>Mr And Mrs K Hall</b>                      Construction of 2 storey side extension.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment</p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: FC                      No Objection</p>
<b>LIMIT</b>	01.10.18	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>18/2042/FUL</u>	36 Hill Drive, EX8 4QQ <b>Mr &amp; Mrs A Jones</b> Construction of single storey rear extension and change to materials on existing house.  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – did not wish comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: TD                      Seconded: FC No Objection
<b>LIMIT</b>	21.09.18	
<b>PLAN No:</b>	<u>18/1991/FUL</u>	30 Hulham Road <b>Mr R Rowland</b> Construction of additional storey to existing dwelling  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> – did not wish comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: FC                      Seconded: JH No Objection
<b>LIMIT</b>	24.09.18	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>18/1952/FUL</u>	<p>Exebank Mudbank Lane, EX8 3EG  <b>Ms Katie Slack</b>  Construction of access onto Mudbank Lane,</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Comments to follow  <b>Cllr M Armstrong</b> – supported the application, as described in the Planning Support Statement, a principle had already been set for providing a vehicular access in the vicinity of Riverside Cottage following a carport access granted in April 1976. This access was closed several years ago by the Highways Authority, but the principle had always been accepted. This direct access would provide much needed car parking spaces for Brickfield and Riverside Cottages, as part of the overall Mudbank Lane housing development.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: JH  No Objection</p>
<b>LIMIT</b>	20.09.18	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>18/2097/FUL</u>	<p>82 Nelson Drive, EX8 2PS  <b>Mr And Mrs R Holliman</b>  Construction of single storey rear extension.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment  <b>Cllr M Williamson:</b> no objection, the extension was at the rear of the property which had a long garden. It would not be visible from the road and would not impact on the streetscene nor in his view neighbour amenity.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BT  No Objection</p>
<b>LIMIT</b>	01.10.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/2056/VAR</u>	<p>Men's Shed, Clayton House, Salterton Road  <b>Mrs Helen Tribble (Open Door Exmouth)</b>            Variation of condition 3 of application 15/0872/FUL (hours of use restriction) to allow use of buildings from 09:00 to 21:30 Sunday to Saturday</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment  <b>Environmental Health</b> recommended opening hours of 9.00am until 4.00pm on Saturday and Sunday due to the close proximity of residential properties.  <b>Cllr M Williamson</b> - Supported application in principle, but in his opinion 21.30 was too late to be operating in a residential area and there would still be clearing up to do. He was thinking about children living nearby who had school the following day. A 21.00 close would seem more reasonable.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>2 x Reps</b> – strongly object on behalf of local residents who have experienced a constant whining noise from power tools and banging hammers used outside or with windows opened when used inside. Smells of paint and varnish come from the hobbies. Parking from users prevents residents being able to park. Weekends were the only time when there is any peace.</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: JH            Objection on the grounds of residential amenity. The Committee recommended that the days of opening could be extended to include Monday to Friday 9:00am until 4:00pm, protecting residential amenity at the weekend.</p>
<b>LIMIT</b>	24.09.18	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>18/2019/FUL</u>	<p>10 Dunsford Close, EX8 2HW  <b>Mr &amp; Mrs N King</b>  Construction of a single storey side/rear extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: CN  No Objection</p>
<b>LIMIT</b>	21.09.18	
<b>PLAN No:</b>	<u>18/1993/FUL</u>	<p>20 Salterton Road, EX8 2BR  <b>Mr Townroe</b>  Construction of front dormer</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: FC  No Objection</p>
<b>LIMIT</b>	24.09.18	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0411/FUL</u>	<p>4A Foxholes Hill, EX8 2DF  <b>Mr M Martineau</b>  Construction of two storey rear extension</p> <p><b><u>Amended plans for consultation.</u></b>  Removal of second storey to extension and addition of two dormer windows (including Juliet balcony) to south west elevation and two dormer windows to north east elevation. Removal of first floor window to south east elevation.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Historic England</b> – 18.04.18 – did not support the application in its previous format due to the dominance of the 2-storey extension on The Barn. No comment received to date regarding amended plans.  <b>Town Council</b> – 30.04.18 - 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.  <b>Conservation</b> – 2.5.18 Concerned that the original proposal for a two-storey extension encroached further towards the listed building, impacting on the already close relationship of the two properties and having considerable visual impact, particularly when viewed from either the north west and south west elevations. The extension together with the reconfigured roof created a far more dominant appearance which failed to respect the adjacent heritage asset, which was unacceptable. <b>No comment</b> had been received at the time of the meeting regarding the amended plans.  <b>Cllr M Williamson</b> – Supported application.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: FC  No Objection to the amended plans as previous concerns had been addressed</p>
<b>LIMIT</b>	26.09.18	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>18/1981/FUL</u>	<p>Flat 1, 80 St Andrews Road, EX8 1AS  <b>Mr David Cliffe</b>  Construction of single storey rear conservatory</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – did not wish comment  <b>Cllr R Masding;</b> The floor level would be raised to the level of the existing decking. The conservatory will be 3 m deep by 4.2 m wide. It would occupy approximately three quarters of the remaining garden but in his opinion, it was a reasonable use of the space. He did not believe that the development would impact the neighbours to any significant degree. If there are no objections from the neighbours then he had none either.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: FC  No Objection</p>
<b>LIMIT</b>	25.09.18	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>18/2002/FUL</u>	<p>14 St Johns Road, EX8 4BY  <b>Mrs Jenkins</b>  Retrospective application for the creation of off road parking.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Standing advice</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: FC  No Objection</p>
<b>LIMIT</b>	21.09.18	

## P18/135. ITEMS FOR INFORMATION

### (i) APPEAL NOTIFICATION

**Appeal By:** Mr F Tiley

**Application No:** 18/0358/FUL

**Appeal Ref:** APP/U1105/D/18/3208136

**Proposal:** Extensions to rear and side including extension to roof area to provide loft conversion

**Location:** 10 Essington Close, EX8 4QY

A Copy letter from EDDC was previously circulated. The Town Council had objected to the application.

### (ii) APPEAL DECISIONS

**Appeal By:** Mr & Mrs Simon & Jo West

**Application No:** 17/2457/OUT

**Appeal Reference:** APP/U1105/W/18/319738

**Proposal:** Outline application for construction of dwelling seeking approval for access and scale (matters of appearance, landscaping and layout are reserved)

**Location:** 51b Salterton Road, EX8 2EF

The above appeal was dismissed on 30.08.18

## P18/136. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/1686/RES 60 Douglas Avenue	No Objection	Conditional Approval
<u>18/1374/FUL</u> Rear of 15 Exeter Road	No Objection	Refusal
<u>18/1582/FUL</u> 1 The Broadway	Objection	Conditional Approval
17/2493/FUL Manor Hotel Garages	Objection	Refusal
18/1648/LBC Flat 1 & 2, 16 Windsor Square	No Objection	Approval
18/1579/FUL 15 Stevenstone Road	No Objection	Approval
18/1813/FUL 39 Ashleigh Road	No 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: 18:41**

**SIGNED: .....DATED:.....**