

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

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

APOLOGIES: Councillors B Nash, T Hill & B Toye

P18/137. MINUTES

The minutes of the meeting held on 17 September 2018 were approved.

P18/138. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor T Dumper declared a personal interest in planning application 18/2065/FUL, The Indian Ocean, 36 Exeter Road as he was a patron of the business. He also declared a personal interest in respect of urgent business item, notification of street trading licence, Carnival Fun Day as he knew the applicant.

Members declared a personal interest in planning application 18/2151/FUL, South Lodge, St Johns Road as the neighbour objecting to the application was a fellow Councillor.

Members declared a personal interest in planning application 18/2057/FUL, Land Adjacent Clayton House, Salterton Road as they knew the applicant.

P18/139. URGENT BUSINESS

(i) Licensing Minor Variation application

Ref No. 047313

Premises CO-OP Magnolia Walk, Exmouth, Devon, EX8 1HB

Ward Town

Name of applicant CO-OPERATIVE GROUP FOOD LIMITED

Premises Licence Minor Variation Application to include

PROPOSED VARIATION

Amendments to internal layout of premises including addition of a local range produce table and assisted service tills installed.

Last Date for receipt of representations by the Licensing Authority 08.10.18

Noted by members.

(ii) Notification of a street trading application received

The applicant is from: Rebecca Hampson

Location: The Strand, Exmouth

Dates: Saturday 13th October 2018

Times: 8am - 5pm

The application was for: 55 trading stalls for Exmouth Carnival Fun Day

A map of the trading site was submitted and circulated.

Date limit for comment 09.10.18

Noted by members.

Concern was raised that the grass areas in the Strand did not appear to be rejuvenating and asked if anything could be done to nurture the grass areas. Members requested that the Clerk contact East Devon District Council Streetscene Dept and feedback the Committees concerns.

Note: Cllr T Dumper had previously declared a personal interest in respect of the above item.

P18/140. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/2151/FUL</u>	<p>South Lodge, St Johns Road, EX8 5EG Mr Roger Rudkin Erection of two-bedroom bungalow</p> <p>COMMENTS STATUTORY CONSULTEES: None</p> <p>VIEWS OF REPRESENTATIONS: 2 x Rep – (1 letter waiting to be scanned) strong objection as the building would be outside the built-up area of the East Devon Local Plan, site was too small, the 350 yr old Luscombe Oak had a TPO and could endure root damage, out of character with South Lodge, high risk of flooding and loss of wildlife habitat. Vehicle access on a narrow road and no parking for visitors.</p> <p>DECISION: Proposed: MC Seconded: CN Objection on the grounds that the proposal was overdevelopment of a small site in an area outside the defined built up area boundary for Exmouth in the adopted East Devon Local Plan. Concern was raised about the potential harm caused to trees and wildlife habitat. Underground springs were known to exist near the proposed site and members were concerned that an additional dwelling would further exacerbate water run off down the road.</p>
LIMIT	14.10.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/2140/FUL</u>	<p>28A York Close, EX8 4EQ Mr & Mrs Mason Raising of roof ridge to enable loft conversion including rooflights to side elevation and dormer to rear and construction of two storey front extension to provide annexe.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – the site on which the current bungalow sits was only given planning permission for a bungalow due to its situation in respect of bungalows adjoining the site. The addition of a second storey would create overlooking. Concern about flooding as a stream run along the site which was currently under a conduit. There was a 11,000volt cable which run beside the property. Reduction in parking spaces.</p> <p>DECISION: Proposed: CN Seconded: MC Objection on the grounds that the proposed roof ridge height would higher than the surrounding properties and would therefore be out of keeping. The raised height would result in an unacceptable level of overlooking to the detriment of the amenity of the adjacent properties. The proposed front annexe would be forward of the current building line. Concern was raised about the underground stream and potential flooding issues.</p>
LIMIT	08.10.18	
WARD	Halsdon	
PLAN No:	<u>18/2190/FUL</u>	<p>62, Littlemead Lane, EX8 3BU Mrs A Oxford Construction of front dormer window and roof lights to side and rear elevations to enable loft conversion.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 1 x letter of support</p> <p>DECISION: Proposed: TD Seconded: FC No Objection</p>
LIMIT	11.10.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2104/FUL</u>	<p>12 Apple Close, EX8 4QN Mr And Mrs R Leworthy Construction of single storey side extension and new decking.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD No Objection</p>
LIMIT	02.10.18	
PLAN No:	<u>18/2101/FUL</u>	<p>35 Featherbed Lane, EX8 3NE Mr & Mrs Vines Construction of two storey rear extension.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: FC No Objection</p>
LIMIT	02.10.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2086/FUL</u>	<p>88 Hulham Road, EX8 3LB Mr & Mrs Wood Construction of detached dwelling and creation of new vehicular access</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways No development shall take place until details of secure cycle/scooter storage facilities have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.</p> <p>REASON: To promote sustainable travel in accordance with policy 5B of the East Devon Local Plan 2013-2031.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – concerned that the vehicular access was on the corner where visibility was poor and reversing out would add to a high risk of an accident and suggests a turning circle within the site.</p> <p>DECISION: Proposed: TD Seconded: LE No objection subject to comments from Highways.</p>
LIMIT	04.10.18	

APPLICATIONS FOR DETERMINATION		
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><u>Amended plans for consultation.</u> Front elevation of garage on front elevation plan and obscure glazed windows shown in grey</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 4th September 2018 objected as the proposal was considered out of keeping and would have a detrimental effect on the Streetscene. The front dormer was too prominent and overbearing. Unacceptable amount of windows would overlook neighbouring properties and the doubling up of the footprint was deemed overdevelopment. Cllr. M Armstrong felt the amended plans did not address the issues of the proposal being out of keeping with the street scene, overbearing, overlooking and a large increase in the footprint. Cllr. J Elson objected to the original application.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps who objected to the original application and 1 x Rep who still objected as the proposal was overbearing, overdevelopment, overlooking, a dominant property with the colours and materials being out of character with the Streetscene.</p> <p>DECISION: Proposed: TD Seconded: LE Objection sustained, the amended plans did not mitigate previous concerns raised. The proposal was overdevelopment, overlooking, too dominant and out of character with the streetscene.</p>
LIMIT	02.10.18	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>18/2057/FUL</u>	<p>Land Adjacent Clayton House, Salterton Road Mr & Mrs Tribble Single storey extension to existing workshop and erection of machine shop/woodstore</p> <p>COMMENTS STATUTORY CONSULTTEES: Environmental Health requested a Noise and compliant Management Plan to protect the amenity of residents from noise and vibration. Reference to Sound insulation and Noise reduction for Buildings Code of Practice to be referred to in order to protect residents from noise. No work activities or storage shall be carried on outside the building to protect the amenity of local residents from nose and/or dust.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No Objection subject to Environmental Health conditions being met.</p>
LIMIT	01.10.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0982/FUL</u>	<p>9A Dagmar Road, EX8 2AN Mr R Proctor Demolition of existing building and erection of two storey garage/holiday accommodation building to rear of existing house <u>Amended plans for consultation.</u> Amended location plan, revised design proposal</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 14th May 2018 objected on the grounds of over development of a small plot, over bearing, the loss of residential parking and the demolition of a historical wall. Cllr. M Williamson said that the proposal appeared to be over-intensification of development within a small plot and asked for assessment by Planning Officers on the impact of the development on the amenity of residents of the adjacent property and the amenity space provided for the occupants of the new dwelling. He asked that the Conservation Officer provided a further report on the impact of the 2-storey dwelling with access to Louisa Place, a Conservation Area. Conservation report on 13th June 2018 reported that the dormer window was unacceptable as the mass and scale would detract and the roof configuration to the rear had an uncomfortable relationship with the roofscape which was considered too small to accommodate the proposed dormers.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps in respect of the original application.</p> <p>DECISION: Proposed: JH Seconded: LE Objection sustained, the amended plans did not mitigate previous concerns that the proposal was overdevelopment of a small plot. The proposed development would impact on the amenity of the adjacent properties. Members supported Cllr M Williamson's comment for a further report from the Conservation Officer.</p>
LIMIT	03.10.18	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>18/2134/FUL</u>	<p>Beacon C Of E Primary School, Beacon Place, EX8 2SR Governing Body of The Beacon C of E (VA) Primary School Retention of fence</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: JH No Objection</p>
LIMIT	12.10.18	
PLAN No:	<u>18/2065/FUL</u>	<p>The Indian Ocean, 36 Exeter Road, EX8 1PS Mr R Mamood Retrospective application for replacement shop front window</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No Objection</p>
LIMIT	04.10.18	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe	
PLAN No:	<u>18/1911/FUL</u>	<p>190 Withycombe Village Road, EX8 3BD Mr & Mrs Gooding Proposed new dwelling</p> <p><u>Additional Information</u> Plan ref no 7716-02 Rev A had been missed by scanning dept. Reconsider application now that the full plans were available.</p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council on 4th September 2018 Objected on the ground that the proposal was overdevelopment of the site, no mains sewer, insufficient information and the risk of flooding in the area. Highways – No objection subject to the provision of cycle parking facilities.</p> <p>VIEWS OF REPRESENTATIONS: 1 x objection to the original application</p> <p>DECISION: Proposed: BT Seconded: LE Objection sustained as before, members considered the additional plan scanned, it was not clear to members about the access arrangements from the road via the garages.</p>
LIMIT	02.10.18	

P18/141. ITEM FOR CONSIDERATION

(i) EAST DEVON DISTRICT COUNCIL’S GAMBLING POLICY CONSULTATION

East Devon District Council were required by law to prepare and publish a statement of the principles that they proposed to apply when exercising their functions under the Gambling Act 2005. East Devon District Council were now coming towards the end of the current three-year period and their policy needed to be formally reviewed. The current policy statement expired on 31 January 2019. The current policy had been kept under review and a number of changes were now being proposed to reflect current practices and requirements for applicants. Before determining the Committee had been asked to consider the draft policy. Date limit for comments was 26 October 2018.

RESOLVED – item deferred to 15 October 2018 to give members time to read the policy and formulate any views to put forward to EDDC.

(ii) DEVON COUNTY COUNCIL (EAST DEVON HATOC) (TRAFFIC REGULATIONS) AMENDMENT ORDER

Devon County Council proposed to make under the Road Traffic Regulations Act 1984 to introduce **No Waiting At Any Time** on specified lengths of Bath Road, Fore Street, Hillcrest Gardens, Myrtle Row and St Johns Road. A copy of the advert with statement of reasons, draft order and plans was previously circulated for information.

Date limit for comment 12 October 2018

Members did not wish to comment.

P18/142. ITEMS FOR INFORMATION

(i) APPEAL NOTIFICATION

Appeal By: Exmouth Trade Frames Ltd

Application No: 16/2848/FUL

Appeal Ref: APP/U1105/W/18/3201622

Proposal: Demolition of building and construction of 10 no dwellings

Location: Doyle Centre, Norton Place, Exmouth, EX8 2ND

A copy letter from EDDC was circulated for information. The Town Council objected to the application as submitted when the application was originally refused. The land was designated employment land.

(ii) TOWN COUNCIL APPLICATION FOR ADVERTISING CONSENT

Location: 42 The Strand

Application No: 18/2124/ADV

Proposal: 2no externally illuminated fascia signs; 1no externally illuminated hanging sign; 2no other window vinyl signs.

The above application had been submitted on behalf of the Town Council in respect of the Tourist Information and AJ's shop front. The application would be determined by East Devon as the Town Council was the applicant.

NOTE:

The Chairman advised the Committee that at the next meeting there would be an agenda item to consider the East Devon Area of Special Control of Advertisements Planning Policy briefing paper. The paper considered how East Devon plan to review the Area of Special Control and members were asked that they considered its content and the map of Exmouth provided prior to the next meeting.

P18/143. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/1710/FUL 1 Normandy Close	Objection	Refusal
17/1224/FUL 12C Cyprus Road	Objection	Refusal
<u>18/1845/FUL</u> 74 Foxholes Hill	No Objection	Refusal

18/1453/VAR 4 Elwyn Road	No Objection	Conditional Approval
18/1751/FUL 6 Booth Way	No Objection	Approval
18/1992/FUL 1 Vernon 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: 18:48

SIGNED:DATED:.....