

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 29 OCTOBER 2018 AT 6.00 P.M.

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

The Chairman spoke in recognition of the work that Councillor B Nash had done as a member of the Committee, following the announcement of his death last week. Members were asked to respect Mary Nash's wishes for no visitors or calls at the present time.

APOLOGIES: Cllrs T Hill and J Humphries

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

EDDC Cllr M Armstrong spoke in support of addendum item, 18/1952/FUL Exebank, Mudbank Lane, EX8 3EG - Construction of access onto Mudbank Lane

Amended plans for consultation.

Amended access plan showing visibility splays following a reduction in height and boundary wall to Riverside Cottage

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

P18/152. MINUTES

The minutes of the meeting held on 15 October 2018 were approved.

P18/153. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in respect of planning application 18/2313/FUL, The Masonic Hall, 3 St Andrews Road, EX8 1AP as the Masonic Lodge donated funds to her employer, Hospiscare Exmouth and Lympstone.

P18/154. URGENT BUSINESS

None

P18/155. To Determine Applications under Delegated Powers.

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>18/2159/ADV</u>	<p>The Famous Old Barrel, 1 Princes Street, EX8 1JA Heineken 1 no. externally illuminated sign, written fascia sign, 2 no. signs written, logo panels, 2 no. aluminium chalkboards and 2 no. aluminium amenity boards</p> <p>COMMENTS STATUTORY CONSULTEES: Highways stated that the only advertisement which faced onto the public highway was sign A, which was to be mounted at a high enough height not to cause a height obstruction or dazzle effect for vehicles so they had no objection to the proposal.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: FC Approval</p>
LIMIT	13.11.18	

P18/156. To consider the Planning Applications for consultation set out below.

APPLICATIONS FOR DETERMINATION		
WARD	Brixington	
PLAN No:	<u>18/2300/FUL</u>	<p>16 Cheriswood Avenue, EX8 4HG Mr & Mrs R Ferguson Demolition of existing detached garage and erection of two storey dwelling with new vehicular access</p> <p>COMMENTS STATUTORY CONSULTEES: Highways gave standing advice</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC Objection on the grounds that the proposal was overdevelopment of the site and would have an overbearing effect to the streetscene</p>
LIMIT	05.11.18	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>18/2367/FUL</u>	<p>48 Bapton Close, EX8 3LQ Mr Justin Riggs Extension to dormer window on front elevation and construction of dormer window to rear</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD Objection, members felt the proposed extended front would be out of keeping with the current streetscene creating a house from a bungalow and would therefore set a precedent for future development.</p>
LIMIT	08.11.18	
PLAN No:	<u>18/1952/FUL</u> Note: EDDC Cllr M Armstrong spoke during the public speaking time.	<p>ADDENDUM Exebank, Mudbank Lane, EX8 3EG Ms Katie Slack Construction of access onto Mudbank Lane</p> <p><u>Amended plans for consultation.</u> Amended access plan showing visibility splays following a reduction in height and boundary wall to Riverside Cottage</p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council on 18th September had no objection to the original access. Note: Highways had objected on grounds of restricted visibility. The EDDC Tree Officer had concerns that the roots of the Silver Birch were compromised on its South side.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No objection to amended plans subject to updated comments from EDDC Tree Officer concerning the Silver Birch.</p>
LIMIT	07.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1853/FUL</u>	<p>Exmouth RNLI Station Queens Drive, EX8 2AY Mr Christopher Refoy (Royal National Lifeboat Institute) Extension to launching ramp</p> <p>COMMENTS STATUTORY CONSULTTEES: Environmental Health wished that they consult and follow their Construction Sites Code of Practice.</p> <p>Cllr. M Williamson supported this application.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No Objection</p>
LIMIT	02.11.18	
PLAN No:	<u>18/2355/FUL</u>	<p>79 Foxholes Hill, EX8 2DH Mr & Mrs Edwards Extension to garage and provision of hardstanding and new access to highway including a dropped kerb</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways give standing advice</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – the residents of 77 Foxholes Hill, which were adjacent to the proposal and at a lower level, stated that the intended garage extension would have a more detrimental impact due to the difference in height. The extension would affect light to the kitchen and the length of the extension would create an enclosed hemmed in looming effect. The entrance to the new drive is in close proximity to the T junction.</p> <p>DECISION: Proposed: LE Seconded: FC No objection</p>
LIMIT	07.11.18	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>18/2313/FUL</u> Note: Cllr L Elson had previously declared an interest	<p>The Masonic Hall, 3 St Andrews Road, EX8 1AP Mr David Greenaway (Hall Committee Secretary) Proposed steel fire escape to rear of building in connection with proposed first floor meeting room</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No Objection</p>
LIMIT	02.11.18	
PLAN No:	<u>18/2117/FUL</u>	<p>The Beacon Vaults, Beacon Hill, EX8 1PB Mr Rowan Edwards (Star Pubs & Bars) Construction of replacement fencing, pergola, smoking shelter and new extractors</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: LE No objection though members did have concerns regarding the external slimline heater. Members thought that external heaters were being discouraged due to the detrimental effect to the environment.</p>
LIMIT	01.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0524/MFUL</u>	<p>Land To Rear Of 33-35 New Street</p> <p>Sentry Capital</p> <p>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</p> <p><u>Amended plans for consultation.</u></p> <p>Amendments to design, and associated updates to the design and access statement and amended affordable housing statement</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Town Council had no objection on the 29th May and 23rd July 2018</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>4 x Reps – concerned about traffic movements on the single lane New St and the restricted access into the site particularly for construction lorries. There was no turning space for larger vehicles at the end of New St. Possible flooding and drainage problems as prone to flooding. Insufficient parking provision within the site. The access was across a very busy pedestrian pathway.</p> <p>DECISION: Proposed: RM Seconded: LE No objection to the amended plans.</p>
LIMIT	29.10.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2284/FUL</u>	<p>96 St Andrews Road, EX8 1AT Tom and Harry Michelmore Sub-division of existing maisonette into 3 no. flats, installation of new rear staircase, external alterations, removal of garage and creation of new parking area</p> <p>PLUS - Addendum</p> <p><u>Amended plans for consultation.</u> Amended design of rear extension</p> <p>COMMENTS STATUTORY CONSULTEES: Highways gave standing advice</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD No Objection</p>
LIMIT	07.11.18 & 08.11.18	
WARD	Withycombe Raleigh	
PLAN No:	<u>18/2352/FUL</u>	<p>8 The Marles, EX8 4NS Mr & Mrs Colin Robson Conversion of detached garage to ancillary accommodation including single storey side extension</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 subject to the accommodation not being sold as a separate dwelling.</p>
LIMIT	16.11.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/2261/FUL</u>	<p>198 Withycombe Village Road, EX8 3BD Mr & Mrs McMaster Proposed new dwelling</p> <p>COMMENTS STATUTORY CONSULTEES: Highways do not wish to comment Environmental Health wish that they consult and follow their Construction Sites Code of Practice. SWW – wish the applicant to consult on all matters regarding water and sewage.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection subject to SWW's and Environmental Health's comments.</p>
LIMIT	31.10.18	
PLAN No:	<u>18/2203/MFUL</u>	<p>Moreton, 13 Drakes Avenue, EX8 4AA Barchester Health Care Redevelopment of site to provide 75 bed care home (use class C2), parking, landscaping and refuse store</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health – A Construction and Environmental Management Plan must be submitted and approved prior to any works commencing on site. SWW – has no objection subject to full details of means of surface water drainage being submitted for approval.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps – concerned about adding to the on street parking problems as the proposal as insufficient on-site parking. Objection from a resident that the rubbish bins are sited on her boundary and will encourage vermin and noise – should be sited away from residents' property. The building is much higher than the original Moreton House and will overshadow and overlook No 9 Freelands Close and effect their privacy.</p> <p>DECISION: Proposed: BT Seconded: MC Objection on the grounds of overdevelopment of the site and concern regarding the lack of parking provision for visitors and staff. Concern that attending emergency vehicles would not be able to turn within the site.</p>
LIMIT	07.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2351/FUL</u>	131 Salterton Road, EX8 2NP Mrs Sarah De-ville Construction of single storey side/rear extension to provide garage and store/workshop COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	08.11.18	

P18/157. ITEM FOR CONSIDERATION

(i) NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED

The applicant is from: Leon Jagodzinski t/a Munchies Catering
 Location: Forecourt of Jewsons, Withycombe Village Road, Exmouth
 Dates: Monday - Friday each week
 Times: 7.30 - 15.00

The application is for: 1 x catering trailer with silent generator to serve hot & cold food/drink.

Please find attached a map of the trading site for your information.

Date limit for comment: 09.11.18

Members did not wish to comment.

P18/158. ITEMS FOR INFORMATION

(i) TOWN COUNCIL APPLICATION FOR LISTED BUILDING CONSENT

Location: 42 The Strand

Application No: 18/2192/LBC

Proposal: 2 no. illuminated fascia signs; 1no. hanging sign; 2no window signs; replace cupboard at ground floor; suspended ceiling and new lighting

The above application had been submitted on behalf of the Town Council in respect of the Tourist Information and AJ's shop front.

(ii) APPEAL NOTIFICATION

Appeal By: Mr Tompkins & Mrs Waller

Application No: 16/3036/MFUL

Appeal Ref: APP/U1105/W/18/3208947

Proposal: Demolition of 2 no. dwellings and construction of 11 no. apartments

Location: 22-24 Albion Hill, EX8 1JS

A copy letter from EDDC was circulated for information. The Town Council objected to the application.

(iii) APPEAL NOTIFICATION

Appeal By: Mr Mantell (RMD)

Application No: 17/1539/MFUL

Appeal Ref: APP/U1105/W/18/3206548

Proposal: Erection of a three and four storey building housing an extra care scheme (Class C2) comprising 59 one and two-bedroom units with associated communal lounges, restaurant, wellness room, guest suite, house manager and care support accommodation, car parking, communal rechargeable scooter store, access and communal landscaped gardens and structures.

Location: Land To The South Of Redgate Salterton Road Exmouth

A copy letter from EDDC was circulated for information. The Town Council objected to the application.

(iv) APPEAL DECISIONS

Appeal By: Stag Inn

Application No: 17/2498/FUL

Appeal Reference: APP/U1105/W/18/3200250

Proposal: Change of use of offices/store into 6 flats

Location: Sams Funhouse, St Andrews Road, EX8 1AP

The above appeal was dismissed on 16.10.18

(v) APPEAL DECISIONS

Appeal By: Mr Frank Tiley

Application No: 18/0358/FUL

Appeal Reference: APP/U1105/W/18/3208136

Proposal: Proposed extensions to rear and side plus loft conversion

Location: 10 Essington Close, EX8 4QY

The above appeal was dismissed on 05.10.18

P18/159. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/2104/FUL 12 Apple Close	No Objection	Conditional Approval
18/2101/FUL 35 Featherbed Lane	No Objection	Conditional Approval
18/1715/FUL 35 Springfield Road	Objection	Approval
18/1981/FUL Flat 1, 80 St Andrews Road	No Objection	Conditional Approval

18/1154/VAR The Former Q Club, Elm Grove	No Objection	Conditional Approval
18/1789/VAR 41 Littleham Road	Objection	Withdrawn
18/1757/LBC Flat 3, 9 Rolle Road	No Objection	Conditional Approval
18/2190/FUL 62 Littlemead Lane	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: 19.19

SIGNED:DATED:.....