

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 12 NOVEMBER 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 Taylor (BT)

OBSERVER: Janvrin Edbrooke – Exmouth Neighbourhood Plan Officer

APOLOGIES: Cllrs B Toye and J Humphries

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Anne Membury and Daphne Currier spoke against planning application 18/2496/FUL, Land At Queens Drive (East Of Ocean Buildings), East Devon District Council, temporary use of land, buildings and structures for a 12 month period for the purposes of entertainment, recreation and leisure.

EDDC Cllr Megan Armstrong spoke in support of tree application 18/2314/TRE, Hillview, 45 Wordsworth Close, EX8 5SQ, Mr Terence Escott, Oak tree: Crown reduction.

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

P18/160. MINUTES

The minutes of the meeting held on 29 October 2018 were approved.

P18/161. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor F Caygill declared a personal interest in item for consideration, land to the South of Redgate, Salterton Road and did not participate in the discussion.

P18/162. URGENT BUSINESS

None

P18/163. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/2354/TRE</u>	<p>Pinetops Knappe Cross, Brixington Lane, EX8 5DL Mr Jacob Mummery T1, Redwood: Crown lift to 20 metres above ground level T2, Western Red Cedar: Crown lift to 3 metres above ground level</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – Growing to the north of Pinetops, both trees could be seen from Brixington Lane. The Western Red Cedar was relatively young small tree and the proposed works to this tree was considered appropriate. The Redwood was a large prominent tree which was also visible from further afield. The proposed works to the Redwood was considered wholly unsuitable and would result in the removal of nearly all the crown. A split decision should be issued refusing works but approving a more modest crown lift.</p> <p>Recommendation</p> <p>SPLIT DECISION Refusal – T1, Redwood, crown lift to 20m above ground Approval – T1 – Redwood, crown lift to approx. 5m about ground (to match the crown clearance of the adjacent Monterey Cyprus. Approval T2 – Western Red Cedar, crown lift to 3 metres about ground level</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: MC Seconded: CN Split decision as recommended by the Tree Officer.</p>
LIMIT	14.12.18	

APPLICATIONS FOR DETERMINATION		
WARD	Halsdon	
PLAN No:	<u>18/2314/TRE</u>	<p>Hillview, 45 Wordsworth Close, EX8 5SQ Mr Terence Escott Oak tree: Crown reduction</p> <p>COMMENTS STATUTORY CONSULTTEES: Tree Officer's report – This multi-stemmed maturing Turkey Oak could be seen from Wordsworth Close & Byron Way, contributed to the wider amenity of the area. Its crown grew out over the owners and neighbouring properties. This was a vigorous species, which was effectively landlocked by development so consequently, given the trees restricted environment, some management of the tree would be required on a cyclical basis. Whilst the principle of pruning was acceptable, the unspecific nature of the application was not.</p> <p>Recommendation SPLIT DECISION Refusal: Crown reduction and crown lift by an unspecified amount as the proposed works could not be approved as the works may lead to inappropriate works being undertaken.</p> <p>Approval of work as described: Oak tree</p> <p>i) Crown reduction - Reduce the height of the tree by up to 2.5 metres and 2.5 metres from the east, south, and west crown aspect. Retaining a tree with an approximate height of 8 metres and a crown radius of 4 metres to the east, south and west.</p> <p>ii) Crown lift - Removing the lowest side branches growing to the south, from the tree's main stems, up to a height of 3 metres above the paved garden area under the tree.</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: TD Seconded: FC Split decision is accordance with the Tree Officer's recommendations.</p>
LIMIT	07.12.18	

P18/164. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/2370/FUL</u>	<p>Land Opposite Elgin, Bassetts Gardens, EX8 4EE Mr Richard Dye Construction of chalet bungalow</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC No Objection</p>
LIMIT	20.11.18	
WARD	Halsdon	
PLAN No:	<u>18/2534/FUL</u>	<p>Ty Mawr, Dinan Way, EX8 5PZ Mr And Mrs G Whalley Construction of two storey extension to provide annexe accommodation.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD No objection subject to the annexe accommodation not being sold as a separate dwelling.</p>
LIMIT	26.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2483/VAR</u>	<p>Exebank And Danby House Mudbank Lane, EX8 3EG Westco Properties Ltd Variation to amend the affordable/open market unit phasing restrictions in the Section 106 agreement pursuant to application 16/1978/MFUL</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	20.11.18	
PLAN No:	<u>18/2428/FUL</u>	<p>36 Hill Drive, EX8 4QQ Mr & Mrs A Jones Proposed single storey rear extension and change to materials on existing house (Revised proposal further to permitted application 18/2042/FUL).</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: LE No objection</p>
LIMIT	13.11.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/2353/FUL</u>	<p>30 Essington Close, EX8 4QY Mr Oliver Roberts Construction of single storey rear extension, hip to gable extension, front and rear dormer windows, front porch and new boundary wall.</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD Objection, the proposal was considered overbearing and the design out of keeping with the dwellings in Essington Close.</p>
LIMIT	22.11.18	
PLAN No:	<u>18/2283/FUL</u>	<p>Amberley, Courtlands Lane, EX8 3NU Mr & Mrs Edwards Alterations to dwelling including construction of two storey extensions</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: FC No objection</p>
LIMIT	19.11.18	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>18/2514/FUL</u>	<p>Garages 1 – 7, Raddenstile Lane, EX8 2JH Mr A Newton Conversion and extension of garages to create one dwelling</p> <p>COMMENTS STATUTORY CONSULTTEES: Cllr M Williamson - Agreed that there were social benefits in replacing an unimpressive group of garages with associated, indeterminant and noisy vehicle movements with a residential house. This was a residential and historically interesting area whose potential in terms of design, use of vernacular and new buildings of interest had never been exploited. In terms of design he considered this was an opportunity missed. However, this re-submission, although within 5mtrs of an apartment block, could not be said to impact detrimentally, in his view, on that development given the amended plans. It was in his view acceptable and should be Approved.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No Objection</p>
LIMIT	26.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2511/PDQ</u>	<p>Maer Farm Maer Lane, EX8 5DD Clinton Devon Estates Prior approval for proposed change of use of agricultural building to form 5 no. dwellings (Use Class C3) and associated operational development under Class Q (a) and (b) <u>Prior Notification</u> This was not a planning application. The presumption was that this development could proceed without requiring planning permission unless we objected on grounds of transport and highways impact, noise impacts, contamination risks on the site, flooding risks on the site and/or whether the location or siting of the building made it otherwise impractical or undesirable for the building to change to a dwelling and/or the design or external appearance of the building.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Cllr M Williamson – Public transport and shops were not easily accessible from this development but it did not intrude into The Maer Valley itself and remained within the existing farm curtilage and made good use of buildings that would otherwise be left derelict. The design was acceptable. The development took no account of the real and evidenced affordable housing needs of Exmouth. There was a danger that in future more of the open green space of The Maer Valley, its beauty, tranquillity and its agricultural heritage might be under threat.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No objection though members were concerned about possible contaminated building material on the site and construction vehicles accessing the site.</p>
LIMIT	22.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2496/FUL</u> Note: A Membury & D Currier spoke during the public speaking time.	<p>Land At Queens Drive (East Of Ocean Buildings) East Devon District Council</p> <p>Temporary use of land, buildings and structures for a 12 month period for the purposes of entertainment, recreation and leisure</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr M Williamson – Supported this application. The temporary use of this land throughout 2018 had enabled the site to continue to offer recreation facilities for children and attractions for their families and this should be continued until the vision for the whole site had been agreed through the input of the specialist and consultant and the analysis of the views of the public which have been sought. Meanwhile what had been successful and without detriment to any residential properties nearby should be extended subject to the agreement of Environmental Health and Licensing.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: MC No objection, members wished to take on board representations which highlighted:</p> <ul style="list-style-type: none"> • Lack of over 7's play provision • Insufficient litter facilities & recycling bins • Unnecessary A Boards • Lighting left on when not in use • No rain cover areas
LIMIT	22.11.18	
WARD	Town	
PLAN No:	<u>18/2471/FUL</u>	<p>113 Victoria Road, EX8 1DR Mr E Swales</p> <p>Construction of single storey infill and 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: TD No objection</p>
LIMIT	21.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2466/VAR</u>	<p>Pilot Inn, 5 Chapel Hill, EX8 1NY Howard Property Lettings Variation of condition 2 (plans condition) of planning application 17/1542/FUL (construction of first floor extension, installation of rooflight and conversion of first floor to provide 3 no. one bedroom flats) to allow extension to north west wall and additional rooflight.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD No objection</p>
LIMIT	23.11.18	
PLAN No:	<u>18/2406/LBC</u>	<p>Spoken, 43 The Strand, EX8 1AL Mr Nightingale Installation of external slate tiling and painting of window frames</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD No Objection subject to the Listed Buildings Officer's report.</p>
LIMIT	23.11.18	
PLAN No:	<u>18/2405/FUL</u>	<p>Spoken, 43 The Strand, EX8 1AL Mr Nightingale Installation of external slate tiling</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: Seconded: No objection</p>
LIMIT	22.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2379/FUL</u>	<p>Rear Of 15 Exeter Road, EX8 1PN Mr Lumley Sub-division of an existing ground floor retail store and first floor dwelling to form 2 no. dwellings</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD No objection subject to flood prevention criteria being put in place.</p>
LIMIT	15.11.18	
PLAN No:	<u>17/1770/FUL</u>	<p><u>ADDENDUM</u> Store At The Rear Of Belvedere House Danby Lane Mr Chilcott Demolition of existing warehouse/store and erection of 4 no. Work/Live Units.</p> <p><u>Amended plans for consultation.</u> Noise survey report</p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council – 30.04.18 & 23.07.18 No objection subject to Environmental Health’s conditions being met.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps in respect of the original application 1 x Letter of support</p> <p>DECISION: Proposed: RM Seconded: TD No objection subject to Environmental Health conditions being met</p>
LIMIT	20.11.18	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>18/2393/FUL</u>	<p>The Spice Lounge Punch Partnerships (PML) Ltd Construction of 8 no. residential units and associated works including landscaping and car parking (following demolition of the existing buildings)</p> <p>COMMENTS STATUTORY CONSULTEES: Cllrs. B Taylor and S Gazzard wish to support the application. The site is large enough for the development but we they are disappointed that due to its large size no affordable housing is being provided.</p> <p>Natural England give guidelines as to how to enhance the area in respect of any wildlife that may be present.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – the owner of the property that sits behind and below the development is concerned about light pollution from cars entering the development and requests a wall or a fence be provided along the boundary.</p> <p>2 x neutral reps – asking for retention of the double yellow lines on the Prince of Wales Drive so that residents do not park on the corner with Dinan Way thus creating a hazard. One rep asking for green infrastructure to be taken into consideration to enhance the site.</p> <p>DECISION: Proposed: BT Seconded: LE No objection subject to the provision of a wall or fence being installed along the boundary in order to protect the residential amenity of the neighbouring properties from light pollution and for the wildlife within the area to be respected. Members were disappointed to note that there was no provision for affordable housing.</p>
LIMIT	12.11.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1106/LBC</u>	<p>Travershes Cottage, Pound Lane, EX8 4NP Miss Rosie Sands Change of use from existing ancillary building into holiday let and new access gates <u>Amended plans for consultation</u> Additional gate and joinery details, location of fence and gates and further justification</p> <p>COMMENTS STATUTORY CONSULTEES: Cllrs. B Taylor and S Gazzard wish to support the application. Town Council on 20th august 2018 had no objection subject to the Listed building Officer's report. Listed Building Officer's report – acceptance in principle subject to submission of window and joinery details and method of division of the garden area.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection in accordance with the Listed Buildings officer's report.</p>
LIMIT	15.11.18	
PLAN No:	<u>18/1013/FUL</u>	<p>Travershes Cottage, Pound Lane, EX8 4NP Miss Rosie Sands Change of use from existing ancillary building into holiday let and new access gates and access <u>Amended plans for consultation.</u> Additional gate and joinery details, location of fence and gates and further justification</p> <p>COMMENTS STATUTORY CONSULTEES: Cllrs. B Taylor and S Gazzard wish to support the application. Town Council on 20th August 2018 had no objection subject to the Listed building Officer's report. Listed Building Officer's report – acceptance in principle subject to submission of window and joinery details and method of division of the garden area.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	15.11.18	

P18/165. ITEMS FOR CONSIDERATION

(i) NOTIFICATION OF A STREET TRADING APPLICATION

The applicant is from: Tim Golder t/a La Cantina
Location: Pound Lane, Exmouth (Outside Ideal Laundry)
Dates: Annual consent for Saturday and Sunday twice a month from 30.11.2018
Times: Saturday 5pm - 8.30pm, Sunday 5pm - 8pm.
The application is for: 1 x catering trailer serving hot food
Date limit for comment: 28.11.18

Cllrs S Gazzard & B Taylor submitted comments that they had no objection subject to litter bins be provided by the applicant and that they were emptied every day after trading.

Resolved - No objection subject to the provision of litter bins and that no used oil be disposed of in nearby drains

(ii) CONSIDER REITERATING PREVIOUS OBJECTION

Location: Land To The South Of Redgate Salterton Road Exmouth

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.

COLP had requested that the Committee consider reiterating their previous objection to the Planning Inspectorate. The Committee objected to the application on the 17.07.17 the following grounds:

“The EDDC Local Plan designated the land for employment use. The emerging Neighbourhood Plan had also highlighted the need to retain employment sites. Members felt that Exmouth has reached saturation point with this type of development and further an unbalance the population. It was noted that Highways had not commented and that the detailed feedback from the developer consultation had not been given”

The Chairman confirmed that EDDC had included that Committees comments in the documents submitted to the Inspectorate.

Resolved to reiterate previous comments to the Planning Inspectorate and to confirm this to COLP.

The Chairman asked members to consider a representative of COLP to feedback to the Planning Clerk on any planning issues that arise at COLP in future. Councillor M Chapman proposed the Chair of COLP.

Resolved that the Chair of the panel was asked should any planning issues arise at COLP requiring action from the planning Committee that they contact the Planning Clerk.

P18/166. ITEM FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at 6 Park Way and to the East of 6 Park Way

TPO No: 17/0108/TPO

The above tree preservation order had been confirmed by EDDC Arboricultural team.

P18/167. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/2088/FUL 3 Canterbury Way	No Objection	Conditional Approval
18/2211/FUL 5 Booth Way	No Objection	Conditional Approval
<u>18/0742/FUL</u> Flat 1 & 2, 1-2 The Strand	Objection	Approval
18/2247/FUL 63 Churchill Road	No Objection	Approval
18/2281/FUL 4 Parkside Drive	No Objection	Approval
18/1239/VAR Long Lane, 1C Cranford Avenue	No Objection	Conditional Approval
<u>18/2056/VAR</u> Men's Shed, Clayton House, Salterton Road	Objection	Conditional Approval
18/2057/FUL Land Adjacent Clayton House, Salterton Road	No Objection	Conditional Approval
18/2276/FUL 35 Parkside Drive	No Objection	Approval
<u>18/1502/FUL</u> 34 Cranford Avenue	Objection	Conditional Approval
18/1993/FUL 20 Salterton Road	No Objection	Approval
18/2134/FUL Beacon C of E Primary School	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: 19.35

SIGNED:DATED:.....