

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 26 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: Devon County Councillor Christine Channon

APOLOGIES: Cllrs B Toye, J Humphreys & T Hill

Cllr T Dumper gave the Committee an update on Cllr B Toye who had been poorly recently. The Chairman requested that Cllr T Dumper passed on the Committees best wishes.

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Yvonne Cavill spoke about planning application - 18/2174/MOUT Royal Avenue Car Park, Camperdown Terrace And The Esplanade, Environment Agency - Hybrid application for Exmouth Tidal Defence Scheme to include full permission for a tidal defence scheme comprising flood walls, embankments and gates and outline permission for proposed road alignments and flood defence gate(s)/ wall(s) at Alexandra Terrace Junction with the Esplanade, with application accompanied by an Environmental Statement (all matters reserved)

Amended plans for consultation

Amendment to reserve the design of wall 8 (Morton Crescent) for subsequent approval (to agree principle of wall in this location in outline only).

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

P18/168. MINUTES

The minutes of the meeting held on 12 November 2018 were approved.

P18/169. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in tree application 18/2369/TRE, 30B Cranford Avenue, EX8 2PZ as the applicant was a volunteer for Hospiscare.

Councillor R Masding declared personal interest in planning application 18/1969/FUL, Tornado (Exe Sailing Club) Shelly Road, EX8 1EG as he was a member of the sailing club. Councillor T Dumper also declared an interest as he knew the Commodore and members of the club.

P18/170. URGENT BUSINESS

None

P18/171.To Determine Applications under Delegated Powers.

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--------------------|--|
| WARD | Brixington | |
| PLAN No: | <u>18/2452/TRE</u> | <p>46 Canterbury Way, EX8 5QQ</p> <p>Mr Cook</p> <p>T1, Oak: thin tree around 2004 pollard points, removing up to 30% proportionate foliage area; maximum diameter cuts of 100mm</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Tree Officer's report – This native veteran oak grew in the front garden, adjacent to the highway and footpath positively contributed to the amenity of the area. A number of defects, most significantly the cavity and fire damage on the northern side of the main stem, had left the branches on that side compromised. Decay was evident between root buttresses to the east at ground level and again on the main southern root buttress. Works was considered acceptable ongoing cyclical management.</p> <p>Recommendation for Approval</p> <p>IEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: CN Seconded: MC Approval in accordance with the Tree Officer's report.</p> |
| LIMIT | 30.11.18 | |

| APPLICATIONS FOR DETERMINATION | | |
|---------------------------------------|--|---|
| WARD | Littleham | |
| PLAN No: | <u>18/2369/TRE</u> Note: Cllr L Elson previously declared a personal interest. | <p>30B Cranford Avenue, EX8 2PZ Mr David Hitt T1, Horse Chestnut: Crown raise to give 4m clearance above ground removing 1 no. 150mm diameter branch with all other pruning cuts up to 50mm in diameter Reason: Low hanging branches and excessive shading caused by tree in very close proximity to building</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – This mature Horse Chestnut was of a special amenity to the surrounding properties and the proposed works of raising the crown to 4metres clearance above ground level was seen as reasonable given the dense nature of the tree's crown. Recommendation for Approval</p> <p>Cllr. M Williamson supported the application as there was no evidenced detrimental effects on the amenity of neighbours or the quality of the Streetscene.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC Approval in accordance with the Tree Officer's report.</p> |
| LIMIT | 11.12.18 | |
| WARD | Town | |
| PLAN No: | <u>18/2378/ADV</u> | <p>The Phoenix, 31 Exeter Road, EX8 1PT Miss Clare Atkin (Star) 1 no. externally illuminated fascia sign, 1 no. externally illuminated hanging sign, 6 no. window vinyls.</p> <p>COMMENTS STATUTORY CONSULTEES: None</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD Approval of the signage. Members were concerned about the proposed cladding that cover the tiling but this did not form part of the application.</p> |
| LIMIT | 13.12.18 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--------------------|---|
| PLAN No: | <u>18/2418/ADV</u> | The Beacon Vaults, Beacon Hill, EX8 1PB Miss Clare Atkin (Star) 3 x Illuminated fascia signs, 5 x Non-illuminated wall signs 1 x Illuminated hanging sign COMMENTS STATUTORY CONSULTTEES: Conservation – Did not wish to comment Highways – Comments were to follow. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TD Approval |
| LIMIT | 17.12.18 | |

P18/172. To consider the Planning Applications for consultation set out below.

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--------------------|---|
| WARD | Brixington | |
| PLAN No: | <u>18/2370/FUL</u> | Land Opposite Elgin, Bassetts Gardens, EX8 4EE Mr Richard Dye Construction of chalet bungalow <u>Amended plans for consultation.</u> Amended plan showing correct scale bars COMMENTS STATUTORY CONSULTTEES: Town Council had no objection on 12 th November 2018 VIEWS OF REPRESENTATIONS: 2 x Reps – received since we had met – objected on the grounds that the 2 nd floor would overpower the existing one storey bungalows in the near vicinity and be overdevelopment of the site. DECISION: Proposed: CN Seconded: MC Members wished to retract their previous comment of no Objection. Members considered that the proposal was over development, over bearing to the neighbouring bungalows and detrimental to their amenity, but would be minded to accept development of a 2 nd storey within in the roof space, at the same ridge height as the original approval with the addition of velux windows as opposed to dormers. |
| LIMIT | 03.12.18 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--|--|
| WARD | Littleham | |
| PLAN No: | <u>18/2272/MFUL</u> Note: The Chairman invited DCC Cllr Christine Channon to give members an update from DCC Highways | <p>Land At Pankhurst Close, Trading Estate, Pankhurst Close Taylor Wimpey Construction of 120 no. dwellings with associated demolition, access, landscaping and infrastructure works <u>Amended plans for consultation.</u> Addendum to previously submitted Ecology Report</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. M Williamson supported the Ecological Report and was encouraged by the developer's recognition of ecological issues in an urban development. He wished his fundamental objections put forward at the meeting of the 29th October to remain. Town Council on 29th October objected on the grounds of the inadequate transport infrastructure at Littleham Cross to support further housing. The proposal did not take into consideration the increase in traffic that the Plumb Park development would generate. Members felt that consideration should be given to merge the road with the Plumb Park development to the ease traffic flow. A demolition crew had already commenced work on a site known to have asbestos, members were concerned that no CEMP was in place at this stage. A robust CEMP was required to control delivery times and the parking of construction workers vehicles whilst they worked on the site, in light of the issues with the Plumb Park development.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – in respect of the original application.</p> <p>DECISION: Proposed: LE Seconded: FC Members did not object to the amended Ecology Report but continued to object to the proposed development as previously submitted. Members were concerned to hear from DCC Cllr Christine Channon that DCC Highways had only been given 8 days to comment on the application instead of the usual 21 days consultation period.</p> |
| LIMIT | 29.11.18 | |

| | | APPLICATIONS FOR DETERMINATION |
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| PLAN No: | <u>18/2423/LBC</u> | <p>Flat 2 Beacon Court, 4 Louisa Terrace, EX8 2AQ Mr G Cowan Construct stud wall to create shower room in bedroom 2 and install vent on rear elevation</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment. Cllr. M Williamson had no objection subject to Conservation Officer's report.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: LE Seconded: FC No Objection subject to the Conservation Officer's report.</p> |
| LIMIT | 30.11.18 | |
| PLAN No: | <u>18/2355/FUL</u> | <p>79 Foxholes Hill, EX8 2DH Mr & Mrs Edwards Provision of hardstanding and new access to highway including a dropped kerb <u>Amended plans for consultation.</u> Removal of proposed garage (description amended).</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. M Williamson stated that the applicant had withdrawn the garage extension element of this application which caused him to question the effect on the amenity of the neighbours in respect of light. He now wished to support the application.</p> <p>Town Council had no objection on 29th October 2018.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: FC No Objection to the amended plans</p> |
| LIMIT | 26.11.18 | |

| APPLICATIONS FOR DETERMINATION | | |
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| WARD | Town | |
| PLAN No: | <u>18/2407/LBC</u> | <p>Spoken 43, The Strand, EX8 1AL Mr Nightingale Replacement of existing fascia sign (externally illuminated) and display of hanging sign (externally illuminated)</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways did not wish to comment. Conservation stated that the proposal was acceptable in principle but the level and detail of the supporting information was poor, including the Heritage Statement. However, the principle of the replacement fascia and signage was acceptable, subject to further clarification. Whilst a timber fascia would be preferable, this was certainly an improvement on the existing situation and the use of a grey background with yellow lettering more appropriate for this prominent corner building, listed Grade II. It was not clear from the plans where the hanging sign on a traditional metal bracket was to be located, but the overall principle of the signage was acceptable. The information should ideally be supplied prior to any decision to avoid the need for conditions so agreed to a provisional recommendation.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD No objection subject to the addition of further satisfactory information supplied by the applicant in response to the Conservation Officer's request.</p> |
| LIMIT | 06.12.18 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--|---|
| PLAN No: | <u>18/2174/MOUT</u> Note: Yvonne Cavill spoke during the public speaking time. | <p>Royal Avenue Car Park, Camperdown Terrace And The Esplanade</p> <p>Mr Rob Butler (Environment Agency) Hybrid application for Exmouth Tidal Defence Scheme to include full permission for a tidal defence scheme comprising flood walls, embankments and gates and outline permission for proposed road alignments and flood defence gate(s)/ wall(s) at Alexandra Terrace Junction with the Esplanade, with application accompanied by an Environmental Statement (all matters reserved)</p> <p><u>Amended plans for consultation.</u> Amendment to reserve the design of wall 8 (Morton Crescent) for subsequent approval (to agree principle of wall in this location in outline only) Letter from the agent had been lodged requesting that wall 8 which abutted the boundary wall along the Esplanade be put into the outline part of the application alongside the Alexandra Terrace part of the application to give sufficient time to take the submitted views of residents of Morton Crescent into account.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 15th October 2018 had no objection subject to any approval was conditioned for the replacement of the estuary side trees. Replacement trees should be of suitable species for the environment and of a similar size and age plus an agreed period of maintenance including their replacement should any fail. DCC Flood Risk SuDS had no objection in principle but would require more detailed information on a tidal surge event coinciding with a rainfall event.</p> <p>VIEWES OF REPRESENTATIONS: Further representations from residents of Moreton Crescent in respect of Wall 8.</p> <p>DECISION: Proposed: RM Seconded: TD No objection to the amendment to reserve the design of wall 8 for subsequent approval. Members were supportive of Morton Crescent residents wishes for a replacement wall with suitable foundations. Members called for a meeting between all interested parties to discuss possible designs.</p> |
| LIMIT | 28.11.18 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--------------------|--|
| PLAN No: | <u>18/2359/FUL</u> | <p>Marks And Spencer Foodhall, Royal Avenue, EX8 1EN Marks and Spencer Siting of refrigerated storage container between 1 November to 31 January annually</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health had considered this application and did not foresee any Environmental Health Pollution issues with this proposal, therefore had no further comment to make.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: RM Seconded: TD No Objection</p> |
| LIMIT | 30.11.18 | |
| PLAN No: | <u>18/1969/FUL</u> | <p>ADDENDUM Tornado (Exe Sailing Club) Shelly Road, EX8 1EG Mr T Draper (Exe Sailing Club) Alterations to existing and extension to accommodate workshop, storage area, changing room and reception; relocation of staircase to first floor terrace, and external cladding</p> <p><u>Amended plans for consultation.</u> Amended existing plans to show height of existing workshop</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection on 15th October 2018</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: RM Seconded: TD No Objection to the amended plans.</p> |
| LIMIT | 06.12.18 | |

| APPLICATIONS FOR DETERMINATION | | |
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| WARD | Withycombe Raleigh | |
| PLAN No: | <u>18/2548/FUL</u> | <p>27 Avondale Road, EX8 2NQ Mr & Mrs C Walter Proposed single storey rear extension with roof terrace, side extension at rear of existing garage and alterations to roof to provide loft accommodation (resubmission of 18/1010/FUL)</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: TD No objection subject to the replacement/repair of the damaged public sewer that run below the extension which had been identified by SWW as in bad repair.</p> |
| LIMIT | 29.11.18 | |
| PLAN No: | <u>18/2555/FUL</u> | <p>8 Freelands Close, EX8 4AE Mr P Lee Construction of single storey side/rear extensions.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: TD No Objection</p> |
| LIMIT | 29.11.18 | |

P18/173. ITEMS FOR CONSIDERATION

(i) NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED.

Application from: Gabrielle Goodwin t/a The Snack Shack
Location: Dinan Way Trading Estate
Dates: Annual trading consent
Times: Mon - Fri 7.30 - 14.30, Sat 08.30 - 13.30
The application for: 1 x catering van serving food & drinks with 4 tables and 12 seats
Map of the trading site attached.
Date limit for comments: 17.12.18

Cllrs. S Gazzard & B Taylor supported the application. Following their visit they wished to state that the premises was kept extremely clean, tidy with fire prevention equipment present with waste and recycling receptacles.

(ii) ADDENDUM

NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED.

The application from: Claire Booth t/a Lovely Cooking
Location: Front car park of Buildbase, Salterton Road, Exmouth
Dates: Annual Consent as follows
Monday: 7.15 - 13.30
Tuesday: Friday 7.15 - 14.00
Saturday: 8.15 - 14.00
The application for: 1 x catering trailer serving hot food & drinks
Please find attached a map of the trading site

Cllr S Gazzard & B Taylor supported the application. The applicant provided a very professional service to customers and kept the area clean, tidy and the food was of good quality.

Members did not wish to comment.

P18/174. ITEM FOR INFORMATION

(i) PROPOSED TELECOMMUNICATIONS EQUIPMENT CABINET, SALTERTON ROAD

A copy letter with details of proposed telecommunications equipment cabinet, which would facilitate the provision of superfast broadband in the Exmouth area, was previously circulated. The proposal was classed permitted development and did not require any formal consent from the local planning authority.

It was noted by members that recent internal domestic telecommunication equipment had to be purchased as a result of the upgrading of broadband boxes to superfast.

P18/175. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

| APPLICATION | EXMOUTH TOWN COUNCIL VIEW | EDDC DECISION |
|--|----------------------------------|-----------------------------|
| <u>18/1911/FUL</u> 190 Withycombe Village Road | Objection | Conditional Approval |

| | | |
|---|---------------------|-------------------------|
| <u>18/2065/FUL</u> The Indian Ocean, 36 Exeter Road | No Objection | Refusal |
| <u>18/2086/FUL</u> 88 Hulham Road | No Objection | Refusal |
| 18/1013/FUL & 18/1106/LBC Travershes Cottage, Pound Lane | No Objection | Conditional Approval |
| 18/2236/FUL 115 Byron Way | No Objection | Conditional Approval |
| 18/2313/FUL The Masonic Hall, 3 St Andrews Road | No Objection | Approval |
| 18/2352/FUL 8 The Marles | No Objection | Conditional Approval |
| <u>18/2367/FUL</u> 48 Bapton Close | 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: 19.08

SIGNED:DATED:.....