

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 10 DECEMBER 2018 AT 6.00 P.M.

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

APOLOGIES: Cllr B Toye

A member of the public had recently commented on the quality of the recording of the Full Council meeting, so the Chairman reiterated to members the importance of using the microphones correctly for the purposes of the recording as it was published on the Town Council website.

P18/176. MINUTES

The minutes of the meeting held on 26 November 2018 were approved.

P18/177. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P18/178. URGENT BUSINESS

None

P18/179. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>18/2404/ADV</u>	<p>Spoken, 43 The Strand, EX8 1AL Mr Nightingale Installation of replacement fascia (illuminated externally) and 1 no. externally illuminated hanging sign</p> <p>COMMENTS STATUTORY CONSULTEES: Conservation - 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. This information should ideally be supplied prior to any decision to avoid the need for conditions. PROVISIONAL RECOMMENDATION - PROPOSAL ACCEPTABLE in principle, but details of location of hanging sign required.</p> <p>Environmental Health - did not foresee any Environmental Health Pollution issues with this proposal, therefore had no further comment to make.</p> <p>County Highway Authority Comments to follow within 21 days</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD Members were minded to approve the application subject to the provision of details of the location of the hanging sign in line with the Conservation Officer's report.</p>
LIMIT	08.01.19	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>18/2497/TRE</u>	<p>The Paddock St Johns Road, EX8 5EG</p> <p>Mr Mark Pannell</p> <p>T1, Beech: Reduce height by 1 metre and reduce lateral spread by up to 1.5 metre, making pruning cuts of approximately 30 mm in diameter.</p> <p>T2, Beech: Reduce southern aspect of crown by 1 metre, crown raise to give 4 metres clearance above ground, making pruning cuts of approximately 30 mm in diameter.</p> <p>G1, Beech and Hornbeam: Reduce heights and spreads by up to 1.5 metre, crown raise to give up to 4 metres clearance above ground level, making pruning cuts of approximately 50 mm in diameter.</p> <p>COMMENTS STATUTORY CONSULTÉES:</p> <p>Tree Officer's Report – The trees growing adjacent to the St Johns Road property boundary contributed to the amenity and character of the area. Left unchecked these trees would outgrow their environment & would require more drastic & destructive management. Beech T2 had extensive dysfunction & decay up the north side of the main stem. The proposed works would maintain the current status quo & no objection was raised given the previous historical management.</p> <p>Recommendation – Approval</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>None</p> <p>DECISION: Proposed: BT Seconded: LE Approval in accordance with the Tree Officer's report</p>
LIMIT	25.12.18	

P18/180. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>18/2715/FUL</u>	<p>168 Salterton Road, EX8 2PA Mr And Mrs T Dormer Construction of first floor extension over garage and dormer window to rear.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: MC No Objection</p>
LIMIT	20.12.18	
PLAN No:	<u>18/2667/RES</u>	<p>Land Opposite 9 Albion Hill, Albion Hill Mr G Webb Approval of reserved matters (access, appearance, landscaping, layout and scale) for the construction of 2 no. link detached dwellings with attached garages</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health – Recommended applicant follow Construction Sites Code of Practice to ensure impact on nearby residents was kept to a minimum.</p> <p>Cllr M Williamson - Supported application subject to any comment made by Highways in view of the narrow roads and parking congestion in that part of Exmouth. Although the development involved the demolition of garages it includes attached garages, and this was beneficial. A highly sustainable location and provided accommodation closer to services, schools and transport and was therefore in accordance both with local and national policy.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No Objection subject to any comments from Highways on parking provision and possible obstruction of access by vehicles, also the applicant following Environmental Health’s Construction Sites Code of Practice.</p>
LIMIT	18.12.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/2295/FUL</u>	<p>Westdown Farm, Sandy Bay Mr Peter Lee Alteration and extension to existing dwelling and conversion of existing barn to provide an additional 2 no. dwellings</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: MC No Objection</p>
LIMIT	13.12.18	
PLAN No:	<u>18/2596/FUL</u>	<p>British Red Cross Hall, South Street, EX8 2SA Mr Loveridge Demolition of existing hall and construction of 5 no. flats</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>Cllr M Williamson - Supported this application which reflected the actual and evidenced housing need in Exmouth. The provision of four off the road parking spaces was a bonus so that the development would not exacerbate the parking problems faced by residential occupiers in this part of Exmouth. The design was in keeping with the overall streetscene in this area & was a highly sustainable development.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Appeared to be overdevelopment of the site. Vehicular access to the rear of No7 Rolle Road currently endures cars parked blocking the access road so 4 spaces for 5 flats would be inadequate.</p> <p>DECISION: Proposed: JH Seconded: MC No Objection</p>
LIMIT	24.12.18	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>18/2701/FUL</u>	Flat 2 19 Albion Hill, EX8 1JS Mr K Jenns Construction of dormer window incorporating balcony to rear and installation of rooflights to front COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TD No Objection
LIMIT	20.12.18	
PLAN No:	<u>18/2623/FUL</u>	100 Rosebery Road, EX8 1SQ Mr Gordon Rose Construction of garage/workshop COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TD No Objection
LIMIT	12.12.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2394/FUL</u>	2/3 Magnolia Walk, EX8 1HB Mr S Hoddinott Proposed conversion of second floor storage to provide 3 no. two bedroom apartments COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TD No objection in principle though members were concerned that there was no bike or bin storage provision. A request was made for clarification of the application postal address.
LIMIT	19.12.18	

P18/181. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/2355/FUL 79 Foxholes Hill	No Objection	Conditional Approval
18/2428/FUL 36 Hill Drive	No Objection	Conditional Approval
18/1952/FUL Exebank, Mudbank Lane	No Objection	Conditional Approval
18/2351/FUL 131 Salterton Road	No Objection	Conditional Approval
18/2379/FUL Rear of 15 Exeter 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.

Members were advised that there would be a planning meeting the following Monday 17 December at 6pm.

The meeting closed at: 18.27

SIGNED:DATED:.....