

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 21 JANUARY 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
T Dumper (TD)
F Caygill (FC)
M Chapman (MC)
T Hill (TH)
R Masding (RM)
B Taylor (BT)

APOLOGIES: Cllr C Nicholas & B Toye

P19/009. MINUTES

The minutes of the meeting held on 7 January 2019 were approved.

P19/010. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr T Hill declared a personal interest in planning application 19/0005/FUL, 12 Louisa Place as the applicant was a personal friend.

P19/011. URGENT BUSINESS

None

P19/012. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/2936/FUL</u>	<p>65 Little Meadow, EX8 4LU Mr C Taylor Construction of two storey side extension (including dormer window extensions) and single storey front extension.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – were concerned about the impact of the extension on their bungalow which sat next door at a much lower level particularly as the 2 bedrooms faced the extension. Parking space would be lost and as the property sits on a very bad bend parking for their vehicles and boat would be restricted.</p> <p>DECISION: Proposed: MC Seconded: RM No objection but should the side window that overlooks the neighbouring bungalow’s bedrooms encroach on their privacy then frosted glazing should be installed.</p>
LIMIT	24.01.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2370/FUL</u>	<p>Land Opposite Elgin, Bassetts Gardens, EX8 4EE Mr Richard Dye Construction of chalet bungalow</p> <p><u>Amended plans for consultation.</u> Removal of dormer windows and reduction in height of garage</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 26.11.18 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 2nd 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. Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 1 Rep in respect of the amended plans. The scale and & labelling of the layout was misrepresentative implying 2 cars would fit in the space shown on the location plan. The plans show 2 bedroom 2's so the bungalow is a 3 bedroomed bungalow. Main ridge height had not been lowered to be in line with other bungalows in Bassetts Gardens. Potential for the increased traffic having a detrimental to the condition and look of the private lane. Overdevelopment of the plot, previous applications of a similar size had been refused in the past. 2 Reps in respect of the original application.</p> <p>DECISION: Proposed: MC Seconded: FC Objection sustained, amended plans did not mitigate previous concerns that the proposal was overdevelopment of the site and the main ridge height had not been lowered in line with other bungalows in Bassetts Gardens.</p>
LIMIT	22.01.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0006/FUL</u>	<p>44 Brixington Drive, EX8 4HJ Mr And Mrs P Edwards Single storey rear and side extension, new driveway with landscaping to front. Demolition of existing side garage and external alterations.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MC Seconded: LE No objection</p>
LIMIT	31.01.19	
WARD	Halsdon	
PLAN No:	<u>19/0036/FUL</u>	<p>4 The Maldens, Marley Road, EX8 5DE Mr S Forrest Retention of detached outbuilding</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: 1 x Rep – Application stated it could not be seen from the highway but could be seen clearly from Marcom Close & the bridleway. Application also stated no trees or hedges could fall onto the outbuilding however it was situated under and adjacent to an Oak tree that had a TPO. Soot & fumes from the flue could damage the tree.</p> <p>DECISION: Proposed: TD Seconded: LE No objection to the outbuilding, however members were concerned about the proximity of the flue to the oak tree that had a TPO and whether it could potentially damage the health of the tree, a fire risk to a wooden building and a pollution risk to the neighbours.</p>
LIMIT	30.01.19	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>19/0007/OUT</u>	<p>20 Cranford Avenue, EX8 2HU Mr & Mrs S Hayman Construction of dwelling (outline application seeking approval for access, with matters of appearance, layout, scale and landscaping reserved)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x letter of support.</p> <p>DECISION: Proposed: LE Seconded: TD No objection in principle to the construction of the dwelling, however would prefer a design that was in keeping with the building in the immediate area.</p>
LIMIT	24.01.19	
PLAN No:	<u>18/2922/FUL</u>	<p>Hunters Lodge, 18 Foxholes Hill, EX8 2DF Mr Nick Moore Construction of two storey side extension and single storey rear extension including a balcony.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No objection</p>
LIMIT	30.01.19	
PLAN No:	<u>19/0005/FUL</u>	<p>12 Louisa Place, EX8 2AL Mr Kevin Clements Construction of single storey extension, dormer window to rear, provision of weatherboarding and alteration to second floor side facing window.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC No objection</p>
LIMIT	31.01.19	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>18/2650/FUL</u>	53 Albion Street, EX8 1JH Mr Paul McCullin Proposed additional bedroom to an existing 6-bedroom house of multiple occupancy to become a larger 7-bedroom house of multiple occupation COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TH No objection
LIMIT	23.01.19	
WARD	Withycombe Raleigh	
PLAN No:	<u>19/0025/FUL</u>	39 Langstone Drive, EX8 4HT Natalie and Lee Brady Single storey extension to front of dwelling, to increase size of kitchen. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No objection
LIMIT	30.01.19	

P19/013. ITEM FOR CONSIDERATION

(i) HERITAGE STRATEGY CONSULTATION

East Devon District Council had produced a Draft Heritage Strategy (2019 – 2031) for the East Devon District. This presented a summary of our heritage, its significance, its management and its benefits, with an action plan for the delivery of recommendations. East Devon were consulting the draft strategy, which could be viewed online. Examples of question to consider in response were also set out on the website. Any comments should quote the question number or the section or theme name where this applies.

The date limit for comments was **5pm on 22 January 2019.**

Consideration would be given to all responses received, documents amended accordingly and submitted to the East Devon District Council Strategic Planning Committee recommending adoption.

Member supported the document and felt it was a balanced and well drafted strategy. Members felt it was crucial that funding was secured so that the aspirations of the strategy could be achieved, particularly in the creation of a formal list of undesignated assets in the district, so as to maintain our heritage assets.

P19/014. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

The Copy of a new tree preservation order at Tesco, Salterton Road sent with the last agenda was the incorrect file, the original copy intended was circulated for information.

(ii) APPEAL DECISION

Appeal Ref: APP/U1105/W/18/3209597

6 Shelly Court, Pier Head, EX8 1ER - 18/0583/FUL

The above appeal was dismissed, copy letter was previously circulated for information.

The Chairman gave members an update on the planning appeal for the Doyle Centre. The Economic Officer for EDDC, Mr Murray, had shared his report with her that he'd written for the hearing as to why the land should be retained for employment use. The outcome of the hearing at that time was not known.

It was not known if a report was available yet for the next planning inspectorate hearing for the proposed McCarthy & Stone development, land at Redgate, Salterton Road which would take place on 5 February 2019.

OTHER MATTERS DISCUSSED

Cllr T Dumper reported to members that since the refusal of the advertisement application for 95A Exeter Road a fence had be erected behind the advertisement and the advert has been revised. Members requested the Clerk contact EDDC Enforcement and enquire if a revised application should to be submitted or if the work was had been done with their agreement.

P19/015. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/2715/FUL 168 Salterton Road	No objection	Conditional Approval
18/2784/FUL 15 Crossingfields Drive	No objection	Conditional Approval
18/2423/LBC Flat 2, Beacon Court, 4 Louisa Terrace	No objection	Conditional Approval
18/2764/FUL 111 St Johns Road	No objection	Conditional Approval

<u>18/2514/FUL</u> Garages 1-7 Raddenstile Lane	No objection	Refusal
18/2805/FUL 26 Oakleigh 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: 18.37

SIGNED:DATED:.....