

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 4 FEBRUARY 2019 AT 6.00 P.M.

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

APOLOGIES: Cllrs B Toye & R Masding

P19/016. MINUTES

The minutes of the meeting held on 21 January 2019 were approved.

MATTERS ARISING

Cllr T Dumper, in response to other matters reported to members that enquires made with EDDC Enforcement Officer had confirmed that the changes in structure made at 95A Exeter Road had been done in consultation with EDDC, consent was not required as the work and was considered permitted development. The Chair expressed concern that as the authority who refused the application under delegated powers we would expect to have been kept informed on these negotiations. Members were asked for their support for the Chairman and Cllr T Dumper to take the matter up with the Chair of the EDDC Development Management Committee, Cllr Mike Howe to ensure that this was addressed, that a precedent would not be set for the future.

P19/017. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr L Elson declared a personal interest in planning application 18/1769/FUL, Rose Lodge Care Home, 2 Isca Road, as employer Hospiscare cared for residents at the home.

P19/018. URGENT BUSINESS

None

P19/019. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/0097/OUT</u>	<p>Bystock Hayes, Old Bystock Drive, EX8 5EQ Mrs Lizzie Britnell Construction of two detached dwellings with garages (outline application seeking approval for access and layout, with matters of appearance, landscaping and scale reserved)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: Exmouth Civic Society & 4 x Reps – concerned that a certificate of ownership had not been served to all registered landowners. The proposed site included some of the land which was previously refused for development of one dwelling. The site was outside the Exmouth Built up Area Boundary and contrary to Local Plan policies 6,7, & 8, particularly sections 6.20 & 6.22. Part of the historic walled garden would be removed to provide the entrance to the site which would have 2 modern dwellings which were out of keeping with the area that the emerging Neighbourhood Plan had earmarked as a future Conservation area due to its environment and historic nature, Bystock 'Village'. The new dwellings would overlook and overshadow 3 neighbouring properties and be an intrusion on the pattern of settlement and character of a unique area. Concern about the provision of the main driveway over 50% of the roots of the protected Robinia tree. It would have an adverse effect on the local wildlife, especially the rare bat species (Strategy 5). Approval would set a precedent in the area for further garden infill developments particularly the much larger adjacent Georgian/Victorian walled garden.</p> <p>DECISION: Proposed: CN Seconded: MC Objection, members strongly objected to the proposal as the site fell outside Exmouth's Built Up Area Boundary and therefore considered to be development in the Countryside under strategy 7 of the adopted Local Plan. The emerging Neighbourhood Plan sought to preserve the Bystock and Hamlet Village and under action EBA1 of the plan it states, "for Exmouth Town Council to work with Historic England on the creation of a Conservation Area". Concern was also raised about the adverse effect on the natural environment and wildlife. Members requested that the EDDC Tree Officer provide a report on the Robinia tree to corroborate the applicant's arboricultural report, as the proposal could potentially harm to the existing mature tree (Policy D1 3d).</p>
LIMIT	14.02.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0012/FUL</u>	6 Westminster Close, EX8 5QS Mrs Emily Lampitt Alterations to existing conservatory. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: MC Seconded: CN No Objection
LIMIT	12.02.19	
WARD	Halsdon	
PLAN No:	<u>19/0171/FUL</u>	81 Hulham Road, EX8 4RD Tipping Construction of single storey side and rear wrap around extension. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: LE No Objection
LIMIT	18.02.19	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>18/2895/FUL</u>	<p>18 Rolle Road, EX8 2AS Mr A Broadberry Construction of lean-to greenhouse</p> <p>COMMENTS STATUTORY CONSULTEES: Conservation do not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No Objection</p>
LIMIT	05.02.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/1769/FUL</u>	<p>Rose Lodge Care Home, 2 Isca Road, EX8 2EZ Mr Peter De Groot Single storey extensions to provide 3 no. additional bedrooms, staff training room and toilets together with lounge extension, relocation of shed, formalisation of parking and new refuse store</p> <p><u>Amended plans for consultation.</u> Amended site location plan, installation of catslide dormer, installation of roof lantern, relocation of shed to south west corner and additional tree information</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 04.09.18 - No Objection subject to any approval granted included a CEMP which contained the conditions recommended by Cllr M Williamson and for Environmental Health to monitor during the construction phase to ensure that it these were complied with, due to historical issues with previous extension built. Cllr M Williamson - supports application with Conditions: 1. That Long Lane, a DCC registered footpath with vehicular width only serving Aldborough Court and Broadreach House, was not used at any time and for any purposes in connection with the build. Previous experience has shown that if this was not conditioned, existing residents' amenity, access and egress would be compromised and emergency and refuse vehicles would be blocked in. 2. All contractors must park on site or access the site by public transport. 3. Working hours must be strictly conditioned and monitored. 4. Meetings should be held with immediately adjacent residents prior to, during and as required by residents, until the build was completed to ensure the uncompromised amenity of neighbours.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Rep – in respect of the original application.</p> <p>DECISION: Proposed: JH Seconded: LE No objection to the amended plans subject to any approval granted included a CEMP which contained the conditions recommended by Cllr M Williamson.</p>
LIMIT	06.02.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0114/FUL</u>	<p>The Dolphin Pre School And Nursery 5 Raddenstile Lane EX8 2JH Mr Paul Bartlett Proposed extension to create a toilet area from existing play room</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr M Williamson - supported application, however Raddenstile Lane was very narrow so should be subject to a CEMP to ensure:</p> <ul style="list-style-type: none"> • all contractors park on site • hours of work are strictly enforced • HGVs are not used in view of the difficult location. <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No objection subject to any approval granted included a CEMP that contained the conditions recommended by Cllr M Williamson.</p>
LIMIT	18.02.19	
WARD	Town	
PLAN No:	<u>19/0095/VAR</u>	<p>96 St Andrews Road, EX8 1AT Tom and Harry Michelmores Conversion of 3 storey building (comprising 2 flats) into 3 flats and installation of new rear staircase, external alterations, removal of garage and creation of new parking area (variation to application 18/2284/FUL to include rooflights to single storey extension)</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr R Masding – No significant external changes apart from replacement and relocation of some doors and windows at the rear. The new staircase was a replacement for an existing and was within the curtilage of the building, therefore had no objection.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: LE No objection</p>
LIMIT	08.02.19	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>19/0173/FUL</u>	<p>74 Langstone Drive, EX8 4JB Mr And Mrs M Cox Construction of single storey side extension to north elevation.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: TD No objection</p>
LIMIT	18.02.19	

		APPLICATIONS FOR DETERMINATION
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><u>Amended plans for consultation.</u> These amendments relate to Surface Water Drainage Management Plan</p> <p>COMMENTS STATUTORY CONSULTEES: EDDC Tree Officer 01.02.19 – The updated site layout & Arboricultural report is considered acceptable subject to an updated tree protection plan & method statement. The Surface Water Drainage Plan is difficult to read, cannot differentiate all the symbology and raises a number of questions regarding root protection areas. DCC Flood Risk Suds – 01.02.19 requires additional information to demonstrate that all aspect of the proposed surface water drainage management system has been considered. The applicant should also provide confirmation from SWW that discharging into their system is acceptable & agreement in principle to adopt proposed rain garden & swales as SWW would not normally adopt above ground SudS features. SWW 28.01.19 – no objection to proposed surface water management plan & that the discharge of surface water to the public sewer is acceptable as it has been proven that ground infiltration is not possible. EDDC Landscape Architect 24.01.19 – Raised a number of questions DCC Highway – The D & A statement states residents will not have vehicle ownership - is this something that the applicant wishes to enforce, if so, how? The D & A Statement refers to a Green Travel Plan but not currently online & available to view. Town Council 29.10.19 & 08.01.19 – Objection on the grounds of overdevelopment & the lack of parking provision for visitors & staff, the ability of emergency vehicles to turn within the site had not been addressed.</p> <p>VIEWS OF REPRESENTATIONS: 10 x Reps – in respect of the original application.</p> <p>DECISION: Proposed: BT Seconded: LE Objection sustained, the amended plans did not address previous concerns. Members felt they could not comment further until the applicant had responded to the comments raised by the statutory Consultees.</p>
LIMIT	05.02.19	

P19/020. ITEM FOR CONSIDERATION

(i) PREMISES AND CLUB PREMISES LICENCE APPLICATION – MINOR VARIATION

Ref No. 048047

Premises: Devon Cliffs Holiday Park – Essentials Supermarket Sandy Bay, EX8 5BT

Ward: Littleham

Name of applicant: Haven Leisure LTD

**Premises Licence Minor Variation Application to include
PROPOSED VARIATION**

To approve internal alterations (including increase to licensed area) to have effect upon completion of works as notified to the Licensing Authority in writing.

Last Date for receipt of representations by the Licensing Authority 1 February 2019

Members did not wish to comment.

P19/021. ITEM FOR INFORMATION

(i) NOTIFICATION OF APPEAL

Appeal by: Mr & Mrs Wood

Application No:

Appeal Ref: APP/U1105/W/18/3219001

Proposal: Construction of detached dwelling and creation of new vehicular access.

Location: 88 Hulham Road, EX8 3LB

An appeal had been made against the decision of EDDC to refuse planning permission for the proposed development, a copy letter was previously circulated for information.

(ii) MEETING WITH ENVIRONMENT AGENCY

A meeting between the Environment Agency, Morton Crescent residents and Councillors had taken place earlier in the day about the Tidal Defence scheme and proposals for the replacement of the front boundary wall of Morton Crescent properties. Concerns regarding the wall, emergency access and coach parking were raised. A replacement flood defence wall was discussed which would be subject to consultation with the EDDC Conservation Officer. Members felt that the talks went well with most of the residents satisfied with the outcome.

P19/022. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/2862/FUL 5 Southern Wood	No Objection	Conditional Approval
18/2174/MOUT Exmouth Tidal Defence	No Objection	Conditional Approval
18/2151/FUL South Lodge, St Johns Road	Objection	Refusal
18/2406/LBC & 18/2405/FUL Spoken, 43 The Strand	No Objection	Conditional Approval
18/2701/FUL Flat2, 19 Albion Hill	No Objection	Approval

18/2760/FUL 70A Exeter Road	No Objection	Approval
17/2659/FUL 9-10 High Street	No Objection	Conditional Approval
18/2370/FUL Land Opposite Elgin, Bassetts Gardens	Objection	Refusal
18/2466/VAR Pilot Inn, 5 Chapel Hill	No Objection	Conditional Approval
18/2786/FUL Sunny Slope, Bicton Villas	No Objection	Approval
18/2198/FUL 226 Exeter Road	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: 18.39

SIGNED:DATED:.....