

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

PRESENT: Councillors: L Elson (Chairman)
B Bailey (BB) Observer
F Caygill (FC)
M Chapman (MC)
T Dumper (TD)
J Humphreys (JH)
C Nicholas (CN)
B Toye (BT)

APOLOGIES: Cllr R Masding

P19/031. MINUTES

The minutes of the meeting held on 18 February 2019 were approved.

P19/032. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr F Caygill declared a personal interest in planning application 19/0327/FUL, 10 Chaucer Rise as he knew the applicant.

P19/033. URGENT BUSINESS

None

P19/034. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>19/0189/ADV</u>	<p>87 Salterton Road, EX8 2NE</p> <p>Cardtronics</p> <p>Illuminated polycarbonate black and green surround signage with illuminated white lettering "free cash withdrawals and balance enquiries" and "cash zone" Halo illumination to polycarbonate surround. Illuminated signage to ATM fascia. Green acrylic sign with white lettering "cashzone" and accepted card logos.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>1 x Rep – Concerned if the placement of the sign was situated next to their drive, near the pavement, it would make reversing out of the drive dangerous due to visibility of the main road traffic. The actual placement of the sign had not been indicated on the map.</p> <p>DECISION: Proposed: BT Seconded: FC Approval, with an informant to the applicant to turn down the illuminance level if possible.</p>
LIMIT	26.03.19	

P19/035. To consider the Planning Applications for consultation set out below.

APPLICATIONS FOR DETERMINATION		
WARD	Brixington	
PLAN No:	<u>19/0184/FUL</u>	<p>The Gables, Marley Road, EX8 5DW Mrs Leah Allen Retention of raised deck area.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MC Seconded: CN No Objection</p>
LIMIT	11.03.19	
WARD	Halsdon	
PLAN No:	<u>19/0324/FUL</u>	<p>5 Oaktree Close, EX8 4QL Mr & Mrs I & L Tunstall Construction of single storey side/rear extension with associated terrace and hip to gable extension to rear</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: FC No objection</p>
LIMIT	07.03.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0355/FUL</u>	<p>20 Grange Avenue, EX8 3HU Mr C Gould Construction of single storey side/rear extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: EDDC Trees - There was a large Pittosporum growing in the adjacent garden and next to the existing garage structure. The modest nature of the proposal was unlikely to impact on the health of the adjacent large shrub. No objection subject to the following condition: No retained trees or shrubs shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years.</p> <p>DECISION: Proposed: FC Seconded: TD No objection, subject any approval granted was conditioned as specified by the Tree Officer.</p>
LIMIT	13.03.19	
PLAN No:	<u>19/0327/FUL</u>	<p>10 Chaucer Rise, EX8 5SY Mr Scott Clarke Construction of first floor extension over existing garage.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: FC No objection</p>
LIMIT	18.03.19	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>19/0373/LBC</u>	<p>70 Bicton Street, EX8 2RU Mrs Urszula Walley Re-roof front and rear elevations, renew cheeks, roof and windows on front and rear dormers and replace all fascias, soffit boards, down pipes and guttering</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No objection subject to the Listed Buildings Officer's consent.</p>
LIMIT	14.03.19	
WARD	Town	
PLAN No:	<u>19/0278/LBC</u>	<p>Flat 4, 17 The Beacon, EX8 2AF Mrs Francesca Agyeman Rearrangement and replacement of the 2nd Floor dormer glazing and wire balcony balustrade with new glazed balustrade</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr R Masding – this development would be largely out of sight and presumably make the balcony more usable. If Conservation Officers had no objection then he was happy to propose approval.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: Seconded: No objection subject to the Listed Buildings Officer's consent.</p>
LIMIT	13.03.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0277/FUL</u>	<p>Flat 4, 17 The Beacon, EX8 2AF Mrs Francesca Agyeman Rearrangement and replacement of the 2nd Floor dormer glazing and wire balcony balustrade with new glazed balustrade</p> <p>COMMENTS STATUTORY CONSULTTEES: Cllr R Masding – this development would be largely out of sight and presumably make the balcony more usable. If Conservation Officers had no objection then he was happy to propose approval.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: LE No objection</p>
LIMIT	13.03.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0203/FUL</u>	<p>St Saviours, 12 Morton Road, EX8 1AZ Mr J Garrett Change of use of building from nursing home to 22 bed house of multiple occupation (large HMO) and construction of dormer window to rear extension</p> <p>COMMENTS STATUTORY CONSULTTEES: Cllr R Masding – Apart from the addition of a small dormer on the main roof at the rear, all changes appeared to be internal. Rooms were described as bedsit/studios. Going from 18 beds to 22. It was not stated who the intended residents would be. This would be more affordable than larger units and welcomed the development.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Rep – Concerned that work had started prior to permission being granted. Information completed on the application form was incorrect in respect of the Trees & Hedges (S10) & Site seen from public road (S22). The road had also been blocked on occasions. Concerned about the lack of parking provision for the number of proposed bedrooms/people. Questioned how a large HMO would be managed with so many people in a relatively small space & concerned about noise at night and anti-social behaviour.</p> <p>DECISION: Proposed: TD Seconded: LE Objection, concerned about the over occupation of a confined space. The application stated the provision of 22 individual rooms, however it was not clear if this could potentially mean 44 people could occupy the building. It was felt that clarification should be sort regarding the number of people the HMO would be licenced for. It was noted that Environmental Health had yet to comment. Members were concerned about the lack of parking provision. The emerging neighbourhood plan highlighted issues surrounding Town Centre parking in areas of high-density housing. Members also questioned if the premises were already used as an HMO and this was the reason for the application being submitted.</p>
LIMIT	15.03.19	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>19/0110/FUL</u>	<p>Denning Court, EX8 3AR Paul Board Extension to existing ground floor communal facilities; the construction of two new two-bedroom flats at first floor level and the provision of five new parking spaces</p> <p>COMMENTS STATUTORY CONSULTEES: Environment Agency – No objection subject to the floor level not being any lower than existing levels.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep - Concerned that the proposed 5 new parking spaces for Denning Court would result in the loss of 4 road parking spaces for residents of Denning Close. The existing car park for Denning Court had space to be extended.</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	05.03.19	
PLAN No:	<u>18/2593/FUL</u>	<p>50 Masey Road, EX8 4AR Mr & Mrs Bairstow Construction of single storey side and rear extensions, exterior cladding to house and garage, and alterations to landscaping including the construction of retaining walls and steps</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	06.03.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0398/ FUL</u>	66 Masey Road, EX8 4AR Mr Lee Pengilley Construction of first floor extension to the rear and construction of dormer window to the side. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No objection
LIMIT	18.03.19	

P19/036. ITEMS FOR CONSIDERATION

(i) REVIEW OF THE EAST DEVON AREA OF SPECIAL CONTROL OF ADVERTISEMENTS (ASCA)

East Devon District Council were consulting on changes they wished to make to the area covered by the East Devon Area of Special Control of Advertisements (ASCA).

An ASCA placed additional controls on the display of advertisements due to an areas scenic, historic, architectural or cultural significance. The East Devon ASCA were originally designated in the 1960’s and covered the vast majority of East Devon. It was being reviewed to ensure that it still covered the areas that needed additional protection without placing unnecessary burdens on local businesses and others where the stricter controls were no longer necessary. Initial work had identified large parts of the main towns of East Devon, together with the Exeter and East Devon Enterprise Zone, where it was now difficult to justify the ASCA designation.

A consultation paper had been prepared to help inform the review, this included detailed plans for areas where changes were proposed for members to consider.

Date limit for comment Tuesday 19 March 2019

The proposed changes to the ASCA were discussed by the Committee, members had no objection to the proposed changes.

(ii) DRAFT LOCAL LIST GUIDE CONSULTATION

EDDC were consulting on a draft Local List Guide which intended to help local communities to identify and assess features of character with a local heritage value. These were known as non-designated heritage assets and may go on a local list for their area.

The date limit for comments was Tuesday 19th March 2019 (5pm)

Resolved – item deferred to 18 March 2019 to give members time to consider the guide.

(iii) CIL PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION

The Community Infrastructure Levy (CIL) was a charge to help deliver infrastructure to support development. The rate of CIL to be paid by new development was set out in a “charging schedule.” East Devon District Council adopted its Charging Schedule in April 2016 and had now begun the process of revising it. EDDC were consulting on the “preliminary draft charging schedule”

The date limit for comments was Friday 22 March 2019 (at 5pm)

Members discussed the CIL and the charging schedule. The Committee did not wish to comment on the “Preliminary draft charging schedule” however members requested a seminar was organised to discuss CIL. The Clerk would discuss with the Town Clerk and report back to the Committee.

P19/037. ITEMS FOR INFORMATION

(i) NOTIFICATION OF APPEAL

Appeal by: Mr A Newton

Application No: 18/2514/FUL

Appeal Ref: APP/U1105/W/19/3221035

Proposal: Conversion and extension of garages to create one dwelling

Location: Garages 1-7 Raddenstile Lane, EX8 2JH

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

(ii) APPEAL DECISION

Appeal Ref: APP/U1105/W/18/3201622

Application No: 16/2848/FUL

Location: Doyle Centre, Norton Place, EX8 2ND

Proposal: Demolition of building and construction of 10 no. dwellings

The above appeal was allowed, and planning permission granted subject to 12

Conditions – a copy letter was previously circulated.

P19/038. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>18/0982/FUL</u> 9A Dagmar Road	Objection	Conditional Approval
18/2842/FUL Land at Queens Drive	No Objection	Conditional Approval
19/0005/FUL 12 Louisa Place	No Objection	Conditional Approval
18/2726/FUL 11 Drakes Avenue	No Objection	Conditional Approval
18/2878/FUL 6A Cyprus Road	No Objection	Conditional Approval
19/0012/FUL 6 Westminster Close	No Objection	Approval

19/0036/FUL 4 The Maldens, Marley Road	No Objection	Approval
<u>18/2600/FUL</u> 1 Madagascar Close	No Objection	Refusal
18/2295/FUL Westdown Farm, Sandy Bay	No Objection	Conditional Approval
18/2895/FUL 18 Rolle Road	No Objection	Approval
18/2370/FUL Land South of Elgin, Bassetts Gardens	Objection	Refusal
18/2667/RES Land Opposite 9 Albion Hill	No Objection	Conditional Approval
19/0171/FUL 81 Hulham Road	No Objection	Approval
19/0173/FUL 74 Langstone Drive	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: 18.46

SIGNED:DATED:.....