

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 18 MARCH 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
M Chapman (MC)
T Dumper (TD)
T Hill (TH)
J Humphreys (JH)
R Masding (RM)
C Nicholas (CN)
B Toye (BT)

APOLOGIES: Cllr F Caygill

P19/039. MINUTES

The minutes of the meeting held on 4 March 2019 were approved.

P19/040. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P19/041. URGENT BUSINESS

None

P19/042. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/0359/FUL</u>	<p>Land South of Elgin, Bassetts Gardens Mr Richard Dye Construction of new enlarged bungalow based on the outline approvals ref 13/2589/OUT and 14/1674/RES</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MC Seconded: CN No objection</p>
LIMIT	28.03.19	
WARD	Littleham	
PLAN No:	<u>19/0459/FUL</u>	<p>15 Claredale Road, EX8 2EE Mr & Mrs Hillman Construction of single storey side/rear extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No objection</p>
LIMIT	26.03.19	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>19/0396/FUL</u>	<p>8 Henrietta Place, EX8 1LD Mr Andrew Prior Conversion of an existing three storey building into three separate flats, and external alterations including extension of existing roof and installation of windows</p> <p>COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 4 x Reps – the lack of off-street parking as part of the proposal would add to the pressure on off street parking in the area which was already at saturation point with vehicles parked on double yellow lines and restricting access to emergency vehicles. The proposed new window did not match existing profiles and therefore detracted from the Conservation Area. Concern that the bedrooms did not conform to the Nationally Described Space Standards and there was no storage. There was a loss of family home provision. No 6 and No 8 were originally combined as one house and the owner of No 6 had concerns that the dividing internal wall between the properties would not meet building regs or noise control.</p> <p>DECISION: Proposed: TH Seconded: RM No objection though subject to comments from Conservation Officer as their report had not been received prior to the Town Council’s consideration.</p>
LIMIT	21.03.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0390/FUL</u>	<p>99 Salisbury Road, EX8 1SN Mr S Steele Conversion of garage, including installation of windows and rooflights, to create two-bedroom dwelling</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Concern that the removal of a car parking facility with the provision of a dwelling would push more cars onto the off-street parking which was already seriously cramped in the area. The proposed dwelling would overlook the bedroom of the property next door and be an invasion of privacy. The site was within the back garden of No 99 and could set a precedent in the area.</p> <p>DECISION: Proposed: TH Seconded: TD Objection on the grounds that the proposal did not provide any parking provision and would result in the loss of a off street parking facility. Overdevelopment of the site in respect of a dwelling and the lack of outside amenity space.</p>
LIMIT	22.03.19	
PLAN No:	<u>19/0474/FUL</u>	<p>Beach Hotel, Victoria Road, EX8 1DR Mr Pidgeon New access door in south west elevation</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: TD No objection</p>
LIMIT	01.04.19	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>19/0496/FUL</u>	<p>5 St Johns Road, EX8 4BY Mr L Kent Construction of single storey rear extension and hip to gable roof extension including construction of side dormer windows and rooflights; new parking area to front.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection subject to approval from DCC Highways the new parking area to the front of the property would have sufficient visibility to exit the site safely as it was situated near a mini roundabout and a bend in the highway.</p>
LIMIT	29.03.19	
PLAN No:	<u>19/0466/FUL</u>	<p>67 Burnside, EX8 3AL Mr N Watts Construction of single storey extension.</p> <p>COMMENTS STATUTORY CONSULTEES: South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	29.03.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0419/FUL</u>	6 Briar Close, EX8 2NL Mr Graham Bassett Construction of dormer windows to front and rear to enable loft conversion; construction of car port enclosure COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No objection
LIMIT	21.03.19	

P19/043. ITEM FOR CONSIDERATION

(i) DRAFT LOCAL LIST GUIDE CONSULTATION

Deferred item from 04.03.19

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)

Members supported the guide and felt it was a well drafted document. Cllr R Masding commented under section 8, Assessment, 8.1 did not specify how an individual could make an asset nomination or if they should approach a group or council member to represent them.

RESOLVED to forward comment to EDDC, Planning Policy that under section 8, Assessment to clarify how individuals could nominate an asset.

P19/044. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at 6 Park Way and the East of 6 Park Way

TPO No: 18/0108/TPO

The above tree preservation order had been confirmed by EDDC Arboricultural team.

(ii) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION TO TPO 18/0086/TPO, 36 SHERWOOD DRIVE & REAR OF 34 SHERWOOD DRIVE

A copy letter was previously circulated for information.

(iii) NOTIFICATION OF A STREET TRADING APPLICATION

The applicant: Lisa Bowman of Exmouth Town Council
Location: The Imperial Recreation Ground, Exmouth
Dates: Friday 24th May 2019
Saturday 25th May 2019
Sunday 26th May 2019
Monday 27th May 2019

Times; 11am - 10.30pm each day

The application is for: 50 x trading stalls for Exmouth Festival 2019

A map of the trading site was previously circulated for information.

Date limit for comments: 25.03.19

P19/045. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/0006/FUL 44 Brixington Drive	No objection	Approval
18/2650/FUL 53 Albion Street	No objection	Approval
18/2140/FUL 28A York Close	Objection	Conditional Approval
19/0186/TEL Land at the junction of Salterton Road and Rolle Road	Objection	Approval
19/0095/VAR 96 St Andrews Road	No objection	Conditional Approval
19/0214/FUL 92 Moorfield 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: 18.46

SIGNED:DATED:.....