

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 15 APRIL 2019 AT 6.00 P.M.

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

APOLOGIES: Cllr M Chapman

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mary Nash spoke in support of her planning application 19/0629/FUL, 9 Morton Crescent Mews, replacement roof to rear extension.

Jane Tiley spoke in support of her planning application 19/0700/FUL, 10 Essington Close, construction of two storey rear extension, side dormer window and side roof light.

Note: The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P19/053. MINUTES

The minutes of the meeting held on 1 April 2019 were approved.

P19/054. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllrs J Humphreys and L Elson declared a personal interest in planning application 19/0605/FUL, 85B Fraser Road, EX8 4HD as they knew the applicant.

Cllr L Elson declared a personal interest in respect of item for consideration, street trading application for the Exmouth Carnival Fun Day as her employer, Hospiscare, would have a stall at the event.

Cllr C Nicholas declared a personal interest in respect urgent business, street trading application, The Snack Shack as she was a patron of the business.

All members declared a personal interest in planning application 19/0629/FUL, 9 Morton Crescent Mews as they knew the widow of Cllr B Nash.

P19/055. URGENT BUSINESS

NOTIFICATION OF STEET TRADING APPLICATION

Application from: Gabrielle Goodwin t/a The Snack Shack

Location: Dinan Way Trading Estate

Dates: Annual trading consent

Times: Mon - Fri 7.30 - 14.30, Sat 08.30 - 13.30

The application is for: 1 x catering van serving food & drinks with 4 tables and 12 seats.

The applicant had requested an extension to their hours above until 5pm Monday to Saturday.

RESOLVED: Members supported the application to extend the trading hours.

P19/056. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/0569/TRE</u>	<p>40 Canterbury Way, EX8 5QQ Mr Graham Clarkson T1, Horse Chestnut - fell</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – this mature compact chestnut, retained at the time of the housing development made a positive contribution to the amenity and character of the area. Its amenity value was recognised in the recent TPO review and inclusion in the new TPO 16/0045/TPO. The supporting arboricultural statement identified the tree in "fair condition", with "open decaying cavities". Foliar pests had been referenced, along with Chestnut bleeding canker. The statement concluded the tree had "relatively short life expectancy" and "at present the tree did not appear to require felling". The EDDC officer probed the stem cavities with a nylon mallet. The tree was not considered to be structural significantly compromised. The tree was not currently considered to be an unreasonable risk of harm to person or property at this time.</p> <p>Recommendation – REFUSAL. Removal at this time was not considered necessary on safety grounds, in the absence of any more compelling evidence, the loss of amenity provided by the tree would be detrimental to the surrounding area.</p> <p>VIEWS OF REPRESENTATIONS: 7 x letters of support</p> <p>DECISION: Proposed: CN Seconded: LE Refusal in accordance with the Tree Officer's report.</p>
LIMIT	13.05.19	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>19/0507/TCA</u>	<p>Avebury Court, 5 Cyprus Road, EX8 2DZ Whitton Laing Fell 3 no. lawson cypress</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – the trees formed a decorative lineal group growing to the north of the main building. They were not considered significant to the wider amenity of the conservation area or the setting of the house and were not worthy of protection with a TPO. The lower crowns had come together to form a single crown. The most eastern tree was becoming ragged with the vertical limbs starting to fail due to foliage weight.</p> <p>Recommendation – APPROVAL – their removal would not significantly impact the wider amenity of the conversation area.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE Approval in accordance with the Tree Officer's report.</p>
LIMIT	22.04.19	

P19/057. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/0605/FUL</u> Note: Cllr J Humphreys & L Elson had previously declared an interest.	85B Fraser Road, EX8 4DH Mr Alan Pearman Installation of timber shed, decking, and boundary fencing. COMMENTS STATUTORY CONSULTEES: NP – no advisory policies. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: LE No objection
LIMIT	22.04.19	
PLAN No:	<u>19/0698/FUL</u>	33 Churchill Road, EX8 4DR Mr Paul Gover Construction of two storey side extension. COMMENTS STATUTORY CONSULTEES: NP Advisory – Policy EN5 VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: LE No objection subject to any approval conditioned not to be sold as a separate dwelling.
LIMIT	23.04.19	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>19/0641/FUL</u>	<p>101 Byron Way, EX8 5SE Mr & Mrs Sampson Proposed ground floor extension to front porch.</p> <p>COMMENTS STATUTORY CONSULTEES: NP – no advisory policies.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: TD No objection</p>
LIMIT	18.03.19	
PLAN No:	<u>19/0646/FUL</u>	<p>59 Mount Pleasant Avenue, EX8 4QR Mr Mark Philp Front and rear hip to gable roof extension with side dormer to form new first floor accommodation and associated works</p> <p>COMMENTS STATUTORY CONSULTEES: NP Advisory – Policy EB2</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: FC No Objection</p>
LIMIT	17.04.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0653/FUL</u>	<p>15 Maristow Avenue, EX8 3JF Mr John Watts Construction of single storey side extension</p> <p>COMMENTS STATUTORY CONSULTEES: NP – no advisory policies.</p> <p>VIEWS OF REPRESENTATIONS: 1 letter – no objection, however concerned about the level of noise as their house backed onto the property. Requested no loud noise after 7pm and weekends as they had a young child and worked nightshifts.</p> <p>DECISION: Proposed: TD Seconded: FC No objection subject to the applicant being considerate to neighbours' concerns regarding building noise.</p>
LIMIT	17.04.19	
PLAN No:	<u>19/0700/FUL</u>	<p>10 Essington Close, EX8 4QY Mr F Tiley Construction of two storey rear extension, side dormer window and side roof light.</p> <p>COMMENTS STATUTORY CONSULTEES: NP Advisory – Policy EB2</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – Objection on the grounds that the proposal was too large for the plot. The rear of the property was 4mtrs from boundary of 32 Willow Avenue & the Juliet balcony and large windows would look direct into that lounge and the garden of the property next door taking away privacy from both gardens.</p> <p>DECISION: Proposed: TD Seconded: FC Objection on the grounds that the proposal was overdevelopment of the site, contrary to the East Devon LP policy D1. Members also felt the proposal failed to meet Exmouth Neighbourhood Plan policy requirement EB2.</p>
LIMIT	23.04.19	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>19/0655/VAR</u>	<p>Former Rolle College Campus, 1 Douglas Avenue, EX8 2AT Mr S Morton (Stride Treglown) Variation of condition 2 (approved plans) of planning permission 17/1875/MFUL (construction of new specialist education facility, construction of student boarding accommodation and provision of new MUGA) to increase size of MUGA, changes to landscaping scheme, canopies and materials</p> <p>COMMENTS STATUTORY CONSULTEES: SWW – No objection Natural England – did not wish to comment. NP Advisory – Policy EB2</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – concerned that the pitch was much closer to 4 Fairfield Road and that it stated that more participants would be able to use the pitch thus creating more noise particularly if the pitch was hired by other users at weekends and in the evenings. Recommended distance from a pitch of this size was greater than the distance shown.</p> <p>DECISION: Proposed: JH Seconded: LE No objection</p>
LIMIT	26.04.19	
PLAN No:	<u>19/0701/FUL</u>	<p>Flat 3 & Flat 4, The Cedars, 21 Hartley Road, EX8 2SG Mr N Hayman Conversion of existing flats into single dwelling, construction of two storey extension and formation of off-street parking.</p> <p>COMMENTS STATUTORY CONSULTEES: NP Advisory HA4, EN5 & EN6</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No objection</p>
LIMIT	23.04.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0502/LBC</u>	<p>56 Bicton Street, EX8 2RU Mr Ian Hetherington Re-slate roof, replace 1no. window on front elevation (first floor), replace dormer window on rear elevation, replace and alter first floor window on rear elevation and replace combined 2no. window and door on rear elevation and partial re-render of external elevations</p> <p>COMMENTS STATUTORY CONSULTEES: NP Advisory – Policy EB2</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No objection subject to the Listed Buildings Officer's report.</p>
LIMIT	26.04.19	
WARD	Town	
PLAN No:	<u>19/0283/FUL</u>	<p>1 High Street, EX8 1NN Mrs W Smith Replacement shop front.</p> <p>COMMENTS STATUTORY CONSULTEES: NP Advisory – Policy EB1</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD No objection</p>
LIMIT	22.04.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0629/FUL</u> Note: Members previously declared an interest. Mary Nash spoke during the public speaking time.	9 Morton Crescent Mews, EX8 1BT Mrs Mary Nash Replacement roof to rear extension. COMMENTS STATUTORY CONSULTEES: NP Advisory EB2 VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TD No objection
LIMIT	19.04.19	
PLAN No:	<u>19/0647/FUL</u>	Unit 2 The Point, Pier Head, EX8 1FE Mr Darren Goodman (Eagle One Ltd) Change of use from retail unit (class A1) to office (class B1) COMMENTS STATUTORY CONSULTEES: NP Advisory EE2 VIEWS OF REPRESENTATIONS: 1 x comment requesting delegated parking within office block area. DECISION: Proposed: RM Seconded: LE No objection
LIMIT	19.04.19	
PLAN No:	<u>19/0681/FUL</u>	19 Upper Church Street, EX8 2TA Mrs T Hibberd Construction of two storey rear extension and rear dormer window. COMMENTS STATUTORY CONSULTEES: NP Advisory EB2. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: LE No objection
LIMIT	23.04.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0396/FUL</u>	<p><u>ADDENDUM</u></p> <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><u>Amended plans for consultation.</u> Revised layout and alterations to fenestration details</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on the 18th March had no objection though subject to comments from Conservation Officer as their report had not been received prior to the Town Council's consideration.</p> <p>VIEWS OF REPRESENTATIONS: 10 x Reps – who objected to the original application.</p> <p>DECISION: Proposed: RM Seconded: TD No objection subject to the Conservation Officer's report.</p>
LIMIT	24.04.19	
WARD	Withycombe Raleigh	
PLAN No:	<u>19/0401/FUL</u>	<p>Land Adjacent To Olleston, St Johns Road, EX8 5EG Mr Eric Bidulph Demolition of the existing workshops and provision of new workshops/storage utilising the existing footprint</p> <p>COMMENTS STATUTORY CONSULTEES: NP Advisory Policies EE2, GA3, EN 5&6.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	22.04.19	

		APPLICATIONS FOR DETERMINATION
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><u>Amended plans for consultation.</u> These amendments relate to Removal of parking area</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 18.03.19 - 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> <p>Highways – the road was on a C road and required the ability for vehicles to turn off-carriageway and re-enter the carriageway in a forward gear motion, as per all new dwellings on A, B and C classified roads. Therefore, recommended refusal in current form.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – in respect of the original application who was concerned about the proposed off-road parking and the danger to road users.</p> <p>DECISION: Proposed: BT Seconded: LE No objection to the amended plans.</p>
LIMIT	23.04.19	

P19/058. ITEMS FOR CONSIDERATION

(i) EAST DEVON DRAFT AFFORDABLE HOUSING SPD CONSULTATION

East Devon District Council had prepared a draft supplementary planning document (SPD) to provide guidance and advice on implementing Local Plan policies on affordable housing. The Draft Affordable Housing SPD and accompanying documents could be seen on their website: <http://eastdevon.gov.uk/planning/planning-policy/housing-issues/affordable-housing/>

The date limit for comment was Friday 10.05.19 (at 5pm)

Members expressed concern about the timing of this important consultation during local elections. The Chair agreed to write to EDDC to voice the Committees concerns.

Item deferred to next meeting on 29 April 2019.

(ii) NOTIFICATION OF A STREET TRADING APPLICATION

The applicant is: Rebecca Hampson

Location: The Strand, Exmouth

Dates: Saturday 11th May 2019 9am - 5pm

The application was for: 55 x trading stalls for Exmouth Carnival Fun Day. A map of the trading site was previously circulated.

Date limit for comments: 17.04.19

Members did not wish to comment.

Note: Cllr L Elson had previously declared a personal interest.

P19/059. ITEMS FOR INFORMATION

(i) APPEAL DECISION

Appeal Ref: APP/U1105/W/18/3216069

Application No: 17/2493/FUL

Location: Manor Hotel, The Beacon

Proposal: Demolition of existing garages and redevelopment of forecourt to form new apartments over modified existing parking.

The above appeal was dismissed, a copy of the decision notice was previously circulated for information.

P19/060. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/2781/FUL 18B St Andrews Road	No objection	Approval
19/0327/FUL 10 Chaucer Rise	No objection	Conditional Approval

<u>18/2593/FUL</u> 50 Masey Road	No objection	Refusal
19/0007/OUT 20 Cranford Avenue	No objection	Withdrawn
19/0398/FUL 66 Masey Road	No objection	Conditional Approval
18/2896/FUL 11A Phillipps Avenue	No objection	Conditional Approval
19/0178/FUL & 19/0179/LBC Flat 1, Highcliffe, 10 Louisa Terrace	No objection	Approval
19/0459/FUL 15 Claredale Road	No objection	Approval
<u>18/2203/MFUL</u> Moreton, 13 Drakes Avenue	Objection	Conditional Approval
19/0466/FUL 67 Burnside	No objection	Approval
19/0188/FUL 87 Salterton 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: 19.08

SIGNED:DATED:.....