

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 29 APRIL 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
M Chapman (MC)
T Dumper (TD)
R Masding (RM)
C Nicholas (CN)

APOLOGIES: Cllrs F Caygill & J Humphreys

P19/061. MINUTES

The minutes of the meeting held on 15 April 2019 were approved.

P19/062. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllrs M Chapman and C Nicholas declared a personal interest in planning application 19/0729/FUL, 12 Walls Close, as the applicant had worked for them.

P19/063. URGENT BUSINESS

NOTIFICATION OF STEET TRADING APPLICATION

The application from: Sarah Jess – South West Beach Rugby.

Location: Exmouth Seafront by RNLI Station

Dates: Saturday 29th June 2019 - 8.30 - 23.00

Sunday 30th June - 8.30 - 16.30

4 traders including a bar for beach rugby event.

A map of the trading site has been submitted.

Date limit for comments: **10 May 2019**

RESOLVED: Members supported the application.

P19/064. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/0666/TRE</u>	<p>Flat 1, Warneford Court, Warneford Gardens, EX8 4EN J Wadock T1, Oak: i) Crown lift to give 4.5 metres clearance above ground level, ii) Crown reduce (western) lateral spread by 2.5 metres T2, Oak: iii) Crown reduce (western) lateral spread by 2 metres. T3, Oak: iv) Crown reduce (western) lateral spread by 2 metres. T1, T2 and T3: Pruning cuts up to 50 mm in diameter.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – This lineal group of three mature Oaks had significant amenity value, seen from Warneford Gardens and surrounding properties. The crowns of the trees grew out over the garage and main roof of the dwelling at Warneford Court. The proposed works were considered reasonable given the side by side position of the trees and the adjacent dwellings and private garden area.</p> <p>Recommendation for APPROVAL</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MC Seconded: CN Approval in accordance with the Tree Officer's report.</p>
LIMIT	22.05.19	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>19/0711/TRE</u>	<p>19 Cyprus Gardens, EX8 2DP C/o Agent Scott And Tate Tree Surgeons T1, Cedar: i) Crown lift to provide up to 5 meters over garden of Number 15 Cyprus Gardens ii) Crown reduction to leave a tree with a height of 8 metres (2 Metre reduction in height), reduce longest lateral branches by up to 3 meters with a cut size not exceeding 100mm and reduce remaining lateral branches by 2 meters (Images submitted showing reduction points). iii) Crown thin the remaining ends of the branches by 10%.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – As a significant specimen the Cedar made a considerable contribution to the amenity and special character of the area. Consent was granted in 2014 for the reduction of the tree, so a further reduction of the trees overall form would be detrimental to the natural form, thus reducing the amenity value of the tree. The growth around the historic reduction points was relatively dense and some thinning was considered acceptable, along with pruning to provide 2m clearance from adjacent building. The other works were considered unnecessary and damaging to the amenity value & its long-term physiological condition.</p> <p>Recommendation Split Decision APPROVAL: Crown reduction to provide a maximum clearance from adjacent buildings of 2m plus crown thinning growth around historic reduction points removing no more than 10% of the tree total foliage area.</p> <p>REFUSAL of other works described.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC SPLIT DECISION as recommended in the Tree Officer's report.</p>
LIMIT	28.05.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0710/TRE</u>	<p>Flat 16, Maer Bay Court, 12 Douglas Avenue, EX8 2BX Jenny And Sophie Martin T1, Holm Oak: Pollard at crown break (approximately 8 meters) T2 T3 Holm Oaks: Re-pollard at historic points. (Images submitted showing pollard points)</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – The evergreen trees grew within the southern half of the Maer Bay Court development with amenity enjoyed from the south, on the public open space of The Maer making a positive contribution to the amenity and character of the area. T1 had been historically reduced in height, had a dense compact crown form & a slight lean and asymmetrical crown bias to the south towards adjacent Tennis Club building. The proposed pollarding of the tree was considered unnecessary at this time, no reasons had been provided as to why the works were required. Due to the loss of amenity and negative long-term physiological impact the pollarding should be refused.</p> <p>T2 & T3 were not individually significant and formed part of the general well stocked appearance of the gardens. The proposed works raised no objection even without reasons to support the works and were considered reasonable cyclical management.</p> <p>Recommendation – Split Decision</p> <p>T2 & T3 - APPROVAL of proposed works. T1 - REFUSAL of proposed works.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: MC SPLIT DECISION as recommended in the Tree Officer's report.</p>
LIMIT	28.05.19	

P19/065. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/0729/FUL</u> NP – EN5 Surface water Note: Cllr M Chapman and C Nicholas had previously declared a personal interest. 09.05.19	12 Walls Close, EX8 4LY Mr And Mrs Murdoch Construction of two storey rear extension, porch to front, provision of cladding and side facing first floor windows. COMMENTS STATUTORY CONSULTEES: VIEWES OF REPRESENTATIONS: None DECISION: Proposed: MC Seconded: CN No objection
LIMIT		
WARD	Halsdon	
PLAN No:	<u>19/0819/FUL</u>	3 The Maldens, Marley Road, EX8 5DE Mr Chilcott Removal of rear conservatory and erection of single storey rear extension COMMENTS STATUTORY CONSULTEES: VIEWES OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: LE No objection
LIMIT	08.05.19	
PLAN No:	<u>19/0804/FUL</u>	71 Carter Avenue, EX8 3EF Mr & Mrs M Carter Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWES OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: TD No objection
LIMIT	07.05.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/0796/FUL</u>	56 Mount Pleasant Avenue, EX8 4QW Mr Derek Ewen Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: LE No objection
LIMIT	03.05.19	
PLAN No:	<u>19/0782/FUL</u>	23 Seymour Road, EX8 3JG Mr & Mrs T Butler Extensions and alterations to dwelling to create first floor accommodation, and construction of single storey rear extension COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: TD No objection
LIMIT	02.05.19	
PLAN No:	<u>19/0780/FUL</u> NP – EN5 Surface water	15 Littlemead Lane, EX8 4RE Mrs Solveig Sansom Construction of single storey extension to rear. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: LE No objection
LIMIT	02.05.19	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>19/0832/FUL</u>	18 Rolle Road, EX8 2AS Mr & Mrs Broadberry Insertion of window at 2nd floor level on south elevation to serve loft. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: MC No objection
LIMIT	09.05.19	
PLAN No:	<u>19/0794/FUL</u>	1 Buckingham Close, EX8 2JB Mrs J Rayner Construction of first floor extension over garage and inclusion of cladding. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: No objection DECISION: Proposed: LE Seconded: MC No objection
LIMIT	03.05.19	
PLAN No:	<u>19/0793/FUL</u> NP – EN5 Surface water	Wilan Cottage, Maer Lane, EX8 2RL Mr Paul Milford Construction of front and rear dormer windows and single-storey rear extension including balcony on roof COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: TD No objection
LIMIT	06.05.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/0534/VAR</u>	<p>1 Sarltdown Road, EX8 2HY Mr Chris Vane-Tempest (1 Sarltdown Road Limited) Variation of condition 2 of planning permission 17/0762/MFUL (erection of 10 no. apartments, parking and amenity space) to allow amendments to parking, relocation of bin and cycle store, and widening of vehicular access</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 7 x Reps – objecting to removal of the 10m high Magnolia (T2) previously evidenced as an outstanding specimen. The tree was considered to have a high amenity value, screening the new property from the street. Concerned the proposed gated entrance would be an obstruction and may cause congestion which could be detrimental to the safety of residents. Relocation of the bin store would have a detrimental effect on the streetscene and exacerbate existing vermin problem. Provision of an additional parking space would reduce the cultivated area of the site.</p> <p>DECISION: Proposed: LE Seconded: MC Objected to the relocated bin store to the front boundary as it would be detrimental to The Avenues streetscene. Due to the conflicting information from the applicants Arboriculture consultant members requested that the EDDC Tree Officer made a site visit and write an independent assessment on T2.</p>
LIMIT	03.05.19	
WARD	Town	
PLAN No:	<u>19/0709/FUL</u>	<p>39 Salisbury Road, EX8 1SL Mrs Sam Elms Construction of two storey rear/side extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TD No objection</p>
LIMIT	30.04.19	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>19/0774/FUL</u> NP – EN5 Surface water	10 The Marles, EX8 4NS Mr Dale Construction of rear extension COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: MC No objection
LIMIT	02.05.19	
PLAN No:	<u>19/0749/FUL</u>	14 Masey Road, EX8 4AS Mr Matthew Cox Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 1 x Rep – A request from neighbours for work to be restricted to 7am – 5pm Mon to Fri and Sat 8am – 5pm and no work on Sunday. DECISION: Proposed: LE Seconded: TD No objection, request consideration be given to conditioning the hours of work.
LIMIT	30.04.19	
PLAN No:	<u>19/0708/FUL</u>	16 Hamilton Road, EX8 2LT Mr & Mrs Rust Construction of single storey side/rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: MC No objection
LIMIT	02.05.19	

P19/067. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/0097/OUT Bystock Hayes, Old Bystock Drive,	Objection	Refused
19/0159/LBC A La Ronde, Summer Lane	No objection	Conditional Approval
19/0533/FUL 18 Cyprus Road	No objection	Conditional Approval
19/0522/FUL 103 Midway	No objection	Conditional Approval
<u>19/0419/FUL</u> 6 Briar Close	No objection	Refusal
18/2596/FUL British Red Cross Hall, South Street	No objection	Withdrawn
19/0373/LBC 70 Bicton Street	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:.....