

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON TUESDAY 28 MAY 2019 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)

B Bailey  
F Caygill (FCa)  
A Colman  
F Cullis (FCu)  
O Davey  
T Dumper  
J Humphreys  
C Nicholas  
J Whibley

**APOLOGIES:** Cllr B Toye

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

**Cllr. Nick Hookway, Mrs Ann Membery, Mark Myer and Jane Ashton** spoke against application 19/0836/FUL Queens Drive Space, Queens Drive-Overflow car park of approximately 50 vehicles - **Amended Plans – additional information, including further justification and boundary treatment details.**

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

**P19/076. MINUTES**

The minutes of the meeting held on 14<sup>th</sup> May 2019 were approved.

**P19/077. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

All EDDC Councillors declared an interest in planning application, 19/0836/FUL, Land off Queens Drive as the land was owned by EDDC.

Cllr. J Humphreys declared an interest in planning application 19/0944/LBC Beacon Hill House, 1 Louisa Terrace, EX8 2AQ – Replacement front garden wall and pillar as he knew the applicant.

**P19/078. URGENT BUSINESS**

None

**P19/079 To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>19/0775/ADV</u>	<p>38 - 39 The Strand (Prezzo), EX8 1AH  <b>Mr Lister</b>                      5 no illuminated fascia signs, 1 no hanging sign and 3 no vinyl signs.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Conservation Officer</b>                      In principle we welcome and support new businesses, however, in general internal illumination in Conservation Areas is not supported. It recommended that to resolve this, is to use external lighting.                      As it stands the recommendation is for <b>refusal</b>.</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JW                      Seconded: TD  <b>Split Decision</b>  <b>Approval</b> of the hanging sign and replacement of the 2 main 'Prezzo' signs.</p> <p><b>Refusal</b> on the grounds of sign overkill so no extra 'Prezzo' illuminated signs to the current permission would be permitted. The extra brash neon effect two fascia signs and multiple window manifestation vinyl signs do not sit comfortably within a Conservation Area and are detrimental to the Streetscene.</p>
<b>LIMIT</b>	05.06.19	

**P19/080. To consider the Planning Applications for consultation set out below.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>19/0985/FUL</u>	<p>7 Norman Close, EX8 4JY  <b>Mr N Randall</b>                      Proposed two storey side extension and rear extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – The adjoining neighbour objects to the rear extension as the adjoining side wall would be unattractive, overbearing at 3.7 meters above ground level and cut into the tiled roof line. The 2storey side extension would detract from the open feeling of well-spaced semi-detached properties and approval may set a precedent for the close and this would leave to the appearance of a row of terraced properties.</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: FCa                      Objection on the grounds of impact on the neighbouring property as the extensions were overbearing and overdevelopment.</p>
<b>LIMIT</b>	03.06.19	
<b>PLAN No:</b>	<u>19/0958/FUL</u>	<p>Land Adjacent To 157 St Johns Road  <b>Mr Andrew Mann</b>                      Erection of detached dwelling</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: LE                      Seconded: FCa                      The application was deferred until the next meeting to await the tree report from EDDC's Tree Officer in respect of the development's possible encroachment on tree roots during construction and to seek confirmation from EDDC as to whether the newly erected fence around the site required planning permission or if it was within the permitted height.</p>
<b>LIMIT</b>	10.06.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/0954/FUL</u>	<p>51B Salterton Road, EX8 2EF  <b>Mr &amp; Mrs Simon &amp; Jo West</b>  Erection of detached dwelling</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB  No Objection</p>
<b>LIMIT</b>	04.06.19	
<b>PLAN No:</b>	<u>19/0950/FUL</u>	<p>71 Foxholes Hill, EX8 2DH  <b>Mr &amp; Mrs David Mayne</b>  Construction of balcony and external staircase  Addition of a glazed balcony connecting the two first floor patio doors. Spiral staircase for access to/from the garden.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: BB                      Seconded: JH  No Objection</p>
<b>LIMIT</b>	29.05.19	
<b>PLAN No:</b>	<u>19/0944/LBC</u>	<p>Beacon Hill House, 1 Louisa Terrace, EX8 2AQ  <b>Mr John Fowler</b>  Replace front garden wall and pillar</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB  No Objection subject to Listed Building Officer's report.</p>
<b>LIMIT</b>	31.05.19	

<p><b>PLAN No:</b></p>	<p><u>19/0836/FUL</u></p>	<p>Queen's Drive Space, Queens Drive  <b>East Devon District Council</b>  Overflow car park of approximately 50 vehicles  <u><b>Amended plans for consultation.</b></u>  Additional information, including further justification and boundary treatment details provided.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council 14.05.19</b>  The application was proposed as supported but was voted against by majority on the grounds of:</p> <ul style="list-style-type: none"> <li>• Over supply of car parking as Maer Road car park was underutilized.</li> <li>• Creation of more CO2 emission near the children's play area.</li> <li>• Application was unjustified as the site identified was designated as a recreation and leisure zone under phase 3 proposals for the seafront.</li> </ul> <p>Pedestrian safety in the area of proposed car park.  <b>Highways</b> has no objection.  <b>Environmental Agency</b> still require further details on flood risk.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>14 Objections</b> to the original application. <b>1 x objection</b> to the amended plans as the area will be dominated by tarmac and impact further on the environmental and landscape appearance of the area.</p> <p><b>DECISION:</b> Proposed: FCa                      Seconded: JH  The amended plans were considered and it was proposed initially that the temporary permission was reduced from 3yrs to 2yrs. An amendment followed that the proposed temporary permission of 2yrs was reduced to 18 months. The proposal and the amendment was voted against on a majority on the grounds as stated on the original application plus additional reasons of:</p> <ul style="list-style-type: none"> <li>• That area of land should have been set aside for over 7's recreation not an unsightly and inappropriate development.</li> <li>• Vehicle movement along the seafront should be discouraged for climate change and more sustainable methods of transport be encouraged such as Park &amp; Ride, Land Train and cycling.</li> <li>• No electric car charging points.</li> <li>• The use is contrary to EDDC Local Plan RC4 &amp; RC6.</li> </ul>
<p><b>LIMIT</b></p>	<p>29.05.19</p>	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/0534/VAR</u>	<p>1 Sarltdown Road, EX8 2HY  <b>Mr Chris Vane-Tempest (1 Sarltdown Road Limited)</b>            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  <u><b>Amended Plans for consideration</b></u>            Revised position of bin store.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council on 29.04.19</b>            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> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB            Objection on the same grounds as 29.04.19 as none of the reasons for that objection had been addressed.</p>
<b>LIMIT</b>	03.05.19	
<b>PLAN No:</b>	<u>19/0953/FUL</u>	<p>6 Rolle Villas, EX8 2AE  <b>Mr And Mrs N Smart</b>            Construction of single storey side and rear extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB            No Objection</p>
<b>LIMIT</b>	29.05.19	
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>19/0712/FUL</u>	<p>Flat 2, 15 Belvedere Road, EX8 1QN  <b>Ms Sarah De Looze</b>            Proposed loft extension including juliette balcony</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JW                      Seconded: OD            No Objection</p>
<b>LIMIT</b>	30.05.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/0542/MRES</u>	<p>Street Record Esplanade</p> <p><b>Environment Agency</b> Reserved matters application pursuant to application 18/2174/MOUT seeking access, appearance, landscaping, layout and scale for construction of a new flood wall (on line of existing wall) and pedestrian flood gates</p> <p><b><u>Amended plans for consultation.</u></b> Amended pillar details and design of gates together with surface water drainage details</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Town Council - 01.04.19</b> No objection subject to the Conservation Officer's report. Concern was raised regarding emergency vehicle access to Morton Crescent when the flood gates were in use and potential damage to the wall with coaches needing access to the hotels.</p> <p><b>Conservation Officer</b> The comments from Historic England relating to the hierarchy of the pillars has been addressed. However, it is noted that they have asked for a more accurate representation of the piers within the original wall. Could this be conditioned as part of any sample panel or more detailed drawings for the specific wall types?</p> <p><b>SUGGESTED CONDITIONS:</b> sample panel of both wall types</p> <p><b>PROVISIONAL RECOMMENDATION - PROPOSAL ACCEPTABLE</b> subject to some amendment to the detailing of the pillars.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> <b>5 x Reps –</b> Concerned about access for emergency vehicles, Refuse and recycling vehicles particularly as the Eastern end of Morton Crescent is not being improved. Drainage system for green water coming over the garden wall. Greater detail of gate fixings.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: JW No Objection subject to the Conservation Officer's conditions being applied and subject to clarification on how the flood gates would open so as not to encroach on parking spaces within the crescent, confirmation that the emergency services have been consulted to confirm that Eastern end access gate was sufficient to allow their vehicles to enter the crescent, that coaches are permitted or not permitted to enter and set down passengers within the crescent.</p>
<b>LIMIT</b>	29.05.19	

## P19/081. ITEM FOR CONSIDERATION

### (i) DEVON COUNTY COUNCIL STREET CAFÉ LICENCE The Tea Cosy

The above business has applied for a street café licence from Devon County Council as the Highway Authority.

Details have also been sent to the Police, Fire & Rescue Service, Ambulance Services, District Council and immediate neighbours. The District Council may circulate their Planning, Environmental Health and Access Officers as well as any Town Centre Management groups coordinated by them.

The applicant has proposed that the facilities will be placed on the highway in accordance with the attached plan. The proposed operating hours are **Monday-Sunday 0830-2000**.

The plan should give a good idea of the proposal, however if you have any further queries please contact the applicant.

The committee had been asked to respond by 11 June 2019.

Members would support the application subject to the tables being placed in the position as indicated on the map.

## 8. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>19/0359/FUL</u> Land South of Elgin, Bassetts Garden	<b>No Objection</b>	Refusal
<u>19/0700/FUL</u> 10 Essington Close	<b>Objection</b>	Approval
19/0698/FUL 33 Churchill Road	No Objection	Approval
19/0708/FUL 16 Hamilton Road	No Objection	Approval
19/0774/FUL 10 The Marles	No Objection	Approval
19/0780/FUL 15 Littlemead Lane	No Objection	Approval
19/0796/FUL 56 Mount Pleasant Avenue	No Objection	Approval
19/0516/FUL Ebenezer House, Little Bicton Place	No Objection	Conditional Approval
19/0749/FUL 14 Masey Road	No Objection	Conditional Approval



19/0654/FUL 7 Briar Close	No Objection	Conditional Approval
19/0701/FUL Flat 3, The Cedars, 21 Hartley Road	No Objection	Approval
19/0390/FUL 99 Salisbury Road	<b>Objection</b>	Withdrawn
19/0794/FUK 1 Buckingham Close	No Objection	Conditional Approval
19/0819/FUL 3 The Maldens, Marley Road	No Objection	Approval
19/0396/FUL 8 Henrietta Place	No Objection	Conditional Approval
19/0681/FUL 19 Upper Church Street	No Objection	Conditional Approval
19/0283/FUL 1 High Street	No Objection	Conditional Approval
19/0605/FUL 85B Fraser 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: 19.09**

**SIGNED: .....DATED:.....**