

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 10 JUNE 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
B Bailey
F Caygill (FCa)
A Colman
F Cullis (FCu)
O Davey
J Humphreys
C Nicholas
M Rosser
B Toye

APOLOGIES: Cllrs T Dumper & J Whibley

The Chairman advised members that Cllr O Davey had been appointed to East Devon District Council's Development Management Committee, it was therefore proposed that Cllr M Rosser should represent the Green Party on Littleham ward, as it was large ward on the Town Council Planning Committee instead.

Members unanimously agreed to the proposal.

Cllr O Davey left the meeting.

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

EDDC Cllr Eileen Wragg spoke in respect of planning application **19/1079/MRES, Junction Between Alexandra Terrace & The Esplanade, Environment Agency** - reserved matters application for the installation of flood walls and gates and associated landscaping for the flood defence works and Alexandra Terrace junction seeking approval for access, appearance, landscaping, layout and scale (pursuant to hybrid planning permission 18/2174/MOUT for Exmouth Tidal Defence Scheme)

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

P19/083. MINUTES

The minutes of the meeting held on 28 May 2019 were approved.

Cllr B Toye did not attend due to an earlier administrative error which inadvertently electronically cancelled the planning meeting for which the Chairman apologised.

P19/084. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr L Elson declared a personal interest in respect of item for consideration, street trading application from Exmouth Pride as her employer, Hospiscare, was taking part. Cllr J Humphreys also declared an interest.

Cllr L Elson declared a pecuniary interest in respect of item for consideration, street trading application from Hospiscare as the applicant was her employer.

P19/085. URGENT BUSINESS

NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED

An application from: Dennis Gover
 Location: Strand Gardens, Exmouth
 Dates: Saturday 29th June 2019
 Time: 09:00 - 17:00

The application was for: Armed Forces Day - 20-40 various stalls - some trading, including military, charities, games, crafts and clothing.

Response and comments about the application by the **19/06/2019**.

Members did not object to the application subject to the stall holders provided drinking vessels that were environmentally friendly. Concern had been voiced by businesses in the Strand that the food outlets were selling similar food and the stalls had been located near to their business.

P19/086. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>19/1030/TRE</u>	Kincraig 11 Cranford Avenue, EX8 2HT Mrs Elaine Harper (Hillsdon Property Management Ltd) T491, Holm Oak: Crown reduction to retain a tree with a height of 16 metres, a crown spread north to south of 20 metres and east to west of 14 metres. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: Seconded: Application deferred pending Tree Officer's report.
LIMIT	09.07.19	

P19/087. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/0958/FUL</u>	<p>DEFERRED ITEM FROM PREVIOUS MEETING Land Adjacent To 157 St Johns Road Mr Andrew Mann Erection of detached dwelling</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FC Seconded: MR No objection subject to the Tree Officer's report.</p>
LIMIT	10.06.19	
WARD	Halsdon	
PLAN No:	<u>19/1121/FUL</u>	<p>123 Byron Way, EX8 5SE Mrs Jo Watson Construction of two storey rear extension and additional side extension over existing.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	20.06.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1105/FUL</u>	<p>53 Hollymount Close, EX8 5PQ Mr & Mrs Rabbitts Construction of two storey side extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps – the current owner and prospective owners of 52 Hollymount Close were concerned that the extension would feel and look overpowering to No. 52 and that access to the side of their garage would be restricted.</p> <p>DECISION: Proposed: BT Seconded: LE Objection on the grounds of overbearing and the restricted access and therefore contrary to East Devon LP policy D1.2 in terms of scale, massing & height did not relate well to the neighbouring property.</p>
LIMIT	13.06.19	
WARD	Town	
PLAN No:	<u>19/1088/FUL</u>	<p>31 Ashleigh Road, EX8 2JY K Wilcox Construction of rear extensions, balcony/terrace, additional rooflights and provision of cladding.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: BB No objection</p>
LIMIT	13.06.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1079/MRES</u> Note: EDDC Cllr E Wragg spoke during the public speaking time.	<p>Junction Between Alexandra Terrace & The Esplanade Environment Agency Reserved matters application for the installation of flood walls and gates and associated landscaping for the flood defence works and Alexandra Terrace junction seeking approval for access, appearance, landscaping, layout and scale (pursuant to hybrid planning permission 18/2174/MOUT for Exmouth Tidal Defence Scheme)</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: JH No objection</p> <p>Members were concerned to hear that asbestos had been discovered as part of the Environment Agency's work in Camperdown Creek and Imperial Recreation Ground. Members request that the Clerk write to EDDC to seek reassurance that this was being dealt with swiftly in the interest of public safety.</p>
LIMIT	24.06.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1028/FUL</u>	<p>The Grove Esplanade, EX8 1BJ Holme (Young & Co's Brewery) Installation of new external bar to front garden of public house with associated cellar space and covered seating area (beach huts); rebuild front porch</p> <p>COMMENTS STATUTORY CONSULTEES: Environment Agency – Whilst they would normally have no in-principle objections to this type of development in this location, in this situation the proposal would undermine the ability to deliver the Exmouth flood defence scheme in this location. The intention to install a flood gate in the vicinity of the Grove PH would not be possible if the works associated with this application (19/1028/FUL) were able to proceed. Therefore, they objected to the development as submitted.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: BB Objection, members felt they could not support if the Flood Defence Scheme would be compromised.</p>
LIMIT	13.06.19	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>19/1040/VAR</u>	<p>Electricity Sub Station Green Close Mr & Mrs David McCabe Removal of condition 3 of planning permission 12/2246/FUL to allow independent use of garage/store and vehicular access from 42 Moorfield Road.</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health – Did not foresee any environmental health pollution issues.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – objected to the removal of condition 3 as it may lead to an application to change the use of the garage/store to another usage.</p> <p>DECISION: Proposed: FCu Seconded: BB Objection as there was concern if the garage/store was not used in conjunction with the use of 42 Moorfield Road it would lead to pressure for future unsuitable development and therefore contrary to East Devon LP policy D1 (Design & Local Distinctiveness).</p>
LIMIT	12.06.19	
PLAN No:	<u>19/0991/FUL</u>	<p>21 Drakes Avenue, EX8 4AB Mrs Jenni Bowden Construction of two storey side extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FCu Seconded: FCa No objection</p>
LIMIT	11.06.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/2261/FUL</u>	<p>198 Withycombe Village Road, EX8 3BD Mr & Mrs McMaster Proposed new dwelling</p> <p><u>Amended plans for consultation.</u> Updated site-specific Flood Risk Assessment</p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council – 29.10.18 had no objection subject to Environmental Health and South West Water’s conditions being met. Cllr. S Gazzard wished to object to the application on the grounds of over development on the site, requested a survey to be under taken as a matter of urgency as he had been reliably advised that bats visited this open space on a regular basis. Request that an electric point was put in if application was approved for an electric vehicle.</p> <p>VIEWS OF REPRESENTATIONS: 4 x Reps in respect of original application.</p> <p>DECISION: Proposed: FCu Seconded: BB Objection to the proposed development on the grounds of overdevelopment of the site. Concern was raised about wildlife in the area as bats had been sighted in the vicinity. It was felt that the application in its current form did not meet East Devon LP Policy requirement EN5 (Wildlife Habitats and features). A habitat survey should be carried out. The site was reported to be steep and difficult to access. Concern was raised about the potential for heavy construction vehicles damaging the access bridge. Members requested that the proposal included an electric charging point for electronic vehicles.</p>
LIMIT	14.06.19	

P119/088. ITEM FOR CONSIDERATION

(i) NOTIFICATION OF A STREET TRADING APPLICATION

Application from: David Marston - Exmouth Pride

Location: Manor Gardens, Exmouth

Dates: Saturday 22nd June 2019 - 11:00 - 18:30

The application was for 19 traders stalls for Exmouth Pride event. A map of the trading site was previously circulated for information.

Date limit for comments: 14.06.19

Note: Cllrs L Elson and J Humphreys had previously declared an interest.

Cllr J Humphreys left the room whilst the application was discussed.

RESOLVED - No objection to the application subject to environmentally friendly drinks vessels being used.

ADDENDUM

(ii) NOTIFICATION OF A RENEWAL OF A STREET TRADING APPLICATION

The application from: Mr Richard Sturdy - Exe Valley Pizza Company

Location: Various see below

Dates: RENEWAL - Annual trader

Peace Memorial Field car park, Colyton - Every Tuesday - 17:00 - 20:00

Lympstone Village Hall car park, Lympstone - Every Wednesday - 17:00 - 20:00

MPS Glazing car park, Exmouth- Every Thursday - 17:00 - 20:00

Budleigh Salterton AFC, Greenway Lane, Budleigh Salterton - Every Friday - 17:00 - 20:30

The application was for: Mobile catering van selling Pizzas

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

Date limit for comments: 14/06/2019

RESOLVED – No objection

Note: Cllr J Humphreys re-joined the meeting

(iii) NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED

The application from: Lucy Hancock

Location: Manor Gardens, Exmouth

Dates: Saturday 6th July - 10:00 to 16:00

The application was for: Hospiscare Family Fun Day - 20 x Trading stalls including food, clothing, books and craft - traders will be donating a percentage back to the charity. The applicant had arranged additional bins through our Streetscene Department to ensure public bins were not affected and the area was left clean and tidy after the event.

A map of the trading site was previously circulated information.

Date limit for comments: 21/06/2019

Note: Cllrs L Elson had previously declared an interest.

RESOLVED - No objection to the application subject to environmentally friendly drinks vessels being used.

P19/089. ITEMS FOR INFORMATION

(i) APPEAL NOTIFICATION

Appeal By: Mrs L Britnell

Application No: 19/0097/OUT

Location: Bystock Hayes, Old Bystock Drive, EX8 5EQ

Proposal: Construction of two detached dwellings with garages (outline application seeking approval for access and layout, with matter of appearance, landscaping and scale reserved)

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

(ii) TREE PRESERVATION ORDER

Proposal: Land at, or adjacent to 198 Withycombe Village Road

TPO No: 18/0125/TPO

The above Tree Preservation Order had been confirmed by the EDDC Arboricultural Team.

P19/090. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/0804/FUL 71 Carter Avenue	No objection	Conditional Approval
19/0782/FUL 23 Seymour Road	No objection	Approval
19/0167/FUL 13-15 Parade	No objection	Conditional Approval
<u>19/0729/FUL</u> 12 Walls Close	No objection	Refusal
19/0832/FUL 18 Rolle Road	No objection	Approval
19/0902/FUL 41 Holland Road	No objection	Conditional Approval
19/0793/FUL Wilan Cottage, Maer Lane	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:.....

