

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 24 JUNE 2019 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
F Caygill (FCa)  
A Colman  
F Cullis (FCu)  
C Nicholas  
M Rosser  
B Toye  
J Whibley

**APOLOGIES:** Cllrs T Dumper & J Humphreys

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

**David Hitt** spoke against planning application **19/1258/MFUL, 28 Cranford Avenue, EX8 2PZ**, Mr & Mrs Kerler – Demolition of existing dwelling and construction of 10 no. apartments, with associated parking, cycle and amenity space.

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

**P19/091. MINUTES**

The minutes of the meeting held on 10<sup>th</sup> June 2019 were approved.

**P19/092. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Cllr. L Elson declared an interest in planning application 19/1258/MFUL, 19/1132/LBC and 19/1131/FUL as she knew the public speakers and applicants.

**P19/093. URGENT BUSINESS**

None.

**P19/094. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/1030/TRE</u>	<p>Kincraig 11 Cranford Avenue, EX8 2HT  <b>Mrs Elaine Harper</b>                      (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.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – This large mature holm oak, growing to the Southwest was retained at the time of development. It had a significant amenity value, made a strong positive contribution to the amenity and character of the area. Its crown extended over the main access path, close to the side elevation of one apartment block and over parking space to the southeast. Proposed works sought to: reduce height by 3m, reduce crown spread north-south by 4m and reduce east-west crown spread by 2m. The proposed crown reduction would remove a considerable volume of foliage which would in the short to medium term be detrimental to the amenity value as well as physiological stress to the tree. The adverse impact on the trees health and amenity value had not been reasonably justified on Arboricultural grounds.  <b>Recommendation</b>                      Refusal</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: MR                      Seconded: LE  <b>Refusal</b> in accordance with the Tree Officer's Report.</p>
<b>LIMIT</b>	09.07.19	

**P19/095. 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>19/1317/FUL</u>	19 Martins Road, EX8 4LN <b>Mr D Harflett</b> Construction of single storey side/rear extension and porch  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: CN                      Seconded: AC No Objection.
<b>LIMIT</b>	08.07.19	
<b>PLAN No:</b>	<u>19/1311/FUL</u>	17 Sherwood Drive, EX8 4PX <b>Mr &amp; Mrs Chandler</b> Garage conversion, construction of porch and first floor extension.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: CN                      Seconded: AC No Objection.
<b>LIMIT</b>	05.07.19	
<b>PLAN No:</b>	<u>19/1251/FUL</u>	65 Little Meadow, EX8 4LU <b>Mr C Taylor</b> Construction of two storey side extension (including dormer window extensions) and single storey front extension (18/2936/FUL - revised to include retaining wall)  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: FCa                      Seconded: CN No Objection.
<b>LIMIT</b>	02.07.19	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>19/1247/FUL</u>  <b>NP – EN1</b> <b>Outside BUAB</b>	Land North Of Badger Down Marley Drive, EX8 5DY <b>Mr Hawkins</b> Proposed new agricultural storage building  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: FCa                      Seconded: AC <b>Objection</b> on grounds of insufficient information submitted with the application and justification for the proposed agricultural use and concern that the application conflicted with Exmouth Neighbourhood Plan Policy EN1.
<b>LIMIT</b>	02.07.19	
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>19/1233/FUL</u>  NP – EB2	5 Shackleton Close, EX8 4PR <b>Mr Carl Reeves</b> Construction of front dormer window and garage to the front.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: LE                      Seconded: BT No Objection.
<b>LIMIT</b>	01.07.19	
<b>PLAN No:</b>	<u>19/1147/FUL</u>	38 Hill Drive, EX8 4QQ <b>Ms Laura Drake</b> Alterations to existing garage  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: BT                      Seconded: LE No Objection.
<b>LIMIT</b>	26.06.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/1258/MFUL</u>  NP – EB2, EN5, H1 & H2  David Hitt spoke during the public speaking time.  Cllr. L Elson declared an interest.	28 Cranford Avenue, EX8 2PZ <b>Mr &amp; Mrs Kerler</b> Demolition of existing dwelling and construction of 10 no. apartments, with associated parking, cycle and amenity space  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> <b>3 x Rep</b> – Proposed building was considerably higher than existing dwelling with a significant loss of privacy to neighbours. The application was completely out of keeping with the streetscene, character & appearance of the surrounding area and therefore contrary to the East Devon LP Policy D1 – Design & Local Distinctiveness. Concerned about damage to the trees and wildlife. The number of proposed apartments was over development & set a precedent for this part of the Avenues. Concerned about vehicles parking on the road & the congestion in the area. The loss of a unique house in The Avenue area. Prefer to see the existing house upgraded and protect the local environmental with no further adverse footprint.  <b>DECISION:</b> Proposed: MR                      Seconded: FCa <b>Objection</b> on grounds of size, mass and design. The scale of the property was bigger than that specified in the Avenue Design Statement.
<b>LIMIT</b>	04.07.19	
<b>PLAN No:</b>	<u>19/1240/FUL</u>  <b>NP – EB2 &amp; EN5</b>	84 Douglas Avenue, EX8 2HG <b>Mr S Stack</b> Construction of rear extension and terrace.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: MR                      Seconded: LE No Objection.
<b>LIMIT</b>	28.06.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1230/FUL</u>  <b>NP – H1</b>	28 Raleigh Road, EX8 2SB <b>Mr &amp; Mrs D Farrant</b> Proposed change of use of annexe to dwelling and associated works.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: MR                      Seconded: LE No Objection.
<b>LIMIT</b>	04.07.19	
<b>PLAN No:</b>	<u>19/1201/FUL</u>  <b>NP – EB2 &amp; EN5</b>	7 Merrion Avenue, EX8 2HX <b>Mr &amp; Mrs Russell</b> Construction of garage with first floor annexe; installation of 3 no. canopies to main house.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: FCa                      Seconded: MR <b>Objection</b> as application was not in keeping with the local area and conflicted with EB2 of Exmouth Neighbourhood Plan.
<b>LIMIT</b>	27.06.19	
<b>PLAN No:</b>	<u>19/1186/FUL</u>	20 Bicton Street, EX8 2RU <b>Mr C Rankin</b> Demolition of existing extension and construction of single storey extension  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: MR                      Seconded: LE No Objection
<b>LIMIT</b>	02.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1185/LBC</u>	20 Bicton Street, EX8 2RU <b>Mr C Rankin</b> Demolition of existing extension and construction of single storey extension  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: MR                      Seconded: LE No Objection subject to Listed Building Officer's report.
<b>LIMIT</b>	02.07.19	
<b>PLAN No:</b>	<u>19/1324/FUL</u>  NP – EB2 & EN5	74 Foxholes Hill, EX8 2DH <b>Mr Martin Richards</b> Construction of rear extension, terrace and landscaping.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: MR                      Seconded: FCa No Objection.
<b>LIMIT</b>	08.07.19	
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>19/1267/FUL</u>  NP – H1	Flat 1, 6 Alston Terrace, EX8 1BH <b>Mr C Olisa</b> Subdivision of flat 1 into two flats (retrospective application)  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Cllr T Dumper</b> – No objection  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection.
<b>LIMIT</b>	02.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1249/FUL</u>  <b>NP – H1</b>	<p>99 Salisbury Road, EX8 1SN <b>Mr S Steele</b> Change of use of existing garage to 1 no. Bedroom Annexe on 1st floor.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Cllr T Dumper</b> - This garage was recommended for refusal by ETC when first built (2009) and incorporated an upstairs with a window. Objects to this on grounds of overdevelopment, likely overlooking of the several neighbouring properties - numbers of dwellings have increased significantly recently with the division of two houses in Halsdon Road into a total of 4 dwellings. Other reasons for objection were stress on parking, problems with recurrent flooding in this corner of the Colony. The objector made a cogent case - she refers to dwellings in Hartopp Road which should say Halsdon Road.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> – object on the grounds of lack of parking provision in an area that was already at breaking point. Overdevelopment of the site. The proposal would be intrusive and reduce the privacy to neighbouring properties. The proposed windows would have direct line of sight into bedrooms. This new application had not alleviated any of the issues of the previously refused application in 2011.</p> <p><b>DECISION:</b> Proposed: JW                      Seconded: LE <b>Objection</b> on the grounds of overdevelopment, overlooking and loss of privacy to neighbouring properties. Exacerbate parking in an area already under pressure. Area prone to flooding problems.</p>
<b>LIMIT</b>	02.07.19	
<b>PLAN No:</b>	<u>19/1244/FUL</u>	<p>Flat 1, 41 Victoria Road, EX8 1DW <b>Mr Terry Mohan</b> New timber clad studio and shower room to the rear and new folding sliding doors to the kitchen.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b> None.</p> <p><b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection.</p>
<b>LIMIT</b>	02.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1134/LBC</u>  <b>NP – EB2</b>	7 Bicton Place, EX8 2SU <b>Mr Harry Capron</b> Construction of carport.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection subject to Listed Building Officer's report.
<b>LIMIT</b>	26.06.19	
<b>PLAN No:</b>	<u>19/1133/FUL</u>  <b>NP – EB2</b>	7 Bicton Place, EX8 2SU <b>Mr Harry Capron</b> Construction of carport.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 letter of support</b>  <b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection
<b>LIMIT</b>	26.06.19	
<b>PLAN No:</b>	<u>19/1132/LBC</u>  <b>NP – EB2</b>  Cllr. L Elson declared an interest.	6A Bicton Place, EX8 2SU <b>Mr D Loveridge</b> Demolition of wall and reconstruction of sections. Construction of garage.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection subject to Listed Building Officer's report.
<b>LIMIT</b>	26.06.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1131/FUL</u>  <b>NP – EB2</b>  Cllr. L Elson declared an interest.	6A Bicton Place, EX8 2SU <b>Mr D Loveridge</b> Construction of detached garage.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection
<b>LIMIT</b>	26.06.19	
<b>PLAN No:</b>	<u>19/0203/FUL</u>	St Saviours 12 Morton Road, EX8 1AZ <b>Mr J Garrett</b> Change of use of building from nursing home to 22 bed house of multiple occupation (large HMO) and construction of dormer window to rear extension  <b><u>Amended plans for consultation.</u></b> Amended plans removing HMO rooms 21 and 22 from roof space and removal of dormer window, internal alterations to provide rooms with a minimum of 10m2 floor space, and removal of room 5, Design and Access and CIL form updated.  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Town Council – 04.03.19</b> – Concerned about over occupation of a confined space & lack of parking provision. <b>16.05.19</b> – No objection to the amended plans. <b>Environment Agency</b> – no objection <b>Environmental Health</b> – Request applicant consult their “Construction Sites Code of Practice” in order to ensure impact is kept to a minimum.  <b>VIEWS OF REPRESENTATIONS:</b> <b>5 x Rep</b> – in respect of the original application.  <b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection to the amended plans.
<b>LIMIT</b>	01.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1143/COU</u>  <b>NP – H1</b>	<p>45 Morton Road, EX8 1BA <b>Helen Martinez</b> Change of use to 6 no. 1 bed flats (Use Class C3)</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b> None.</p> <p><b>DECISION:</b> Proposed: JW                      Seconded: LE No Objection subject to a South West Water sewerage report and clarification on the C3 housing classification.</p>
<b>LIMIT</b>	08.07.19	
<b>PLAN No:</b>	<u>19/1028/FUL</u>  <b>NP – EN7</b>	<p><b>ADDENDUM</b> The Grove, Esplanade, EX8 1BJ <b>Holme (Young &amp; Co's Brewery)</b> 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><b><u>Amended plans for consultation.</u></b> Amended ownership plan</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Environment Agency</b> – Whilst they would normally have no in-principle objections to this type of development in this location, in this situation the proposal will 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 to proceed. Therefore, we object to the development as submitted. <b>EDDC Engineers</b> – Conflicted with approved flood defence scheme plans 18/2174/MFUL. <b>Town Council – 10.06.19</b> – Objection as the flood defence scheme would be compromised.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> <b>5 x Rep</b> – in respect of the original application.</p> <p><b>DECISION:</b> Proposed: LE                      Seconded: JW <b>Objection</b> on the same grounds as 10.06.19 as none of the reasons for that objection had been addressed.</p>
<b>LIMIT</b>	14.02.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>19/1216/FUL</u>  <b>NP – EB2</b>	52 Ashleigh Road, EX8 2JZ <b>Mr David Hay</b> Construction of studio above existing garage  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: FCu                      Seconded: LE No Objection subject to the construction not being used as a private dwelling in the future.
<b>LIMIT</b>	26.06.19	
<b>PLAN No:</b>	<u>19/1188/FUL</u>  <b>NP – EB2, EN5, H1</b>	11 Drakes Avenue, EX8 4AB <b>Mrs L Archibald</b> New dwelling and driveway  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> <b>2 x Rep</b> – The previous approved application was a for much smaller, lower set back house. This much larger front garden dwelling is close to the highway in relation to other houses in the street. Strategy 6 of the LP requires development to be compatible with the character of the site & its surroundings & if approved would set a precedent for similar development. The application states tree & hedges would be retained but these would & come under pressure to be removed by any future owners as the house is so close - taking all the light from the property and garden. The straight pitch roof is not in keeping, making the dwelling more obtrusive. Proposal is overdevelopment of a small plot & out of keeping with the streetscene. Scale of the property is not subservient to host dwelling, as it is the same height, the later having a larger footprint and plot.  <b>DECISION:</b> Proposed: FCu                      Seconded: FCa <b>Objection</b> on grounds of overdevelopment and out of keeping with the street scene.
<b>LIMIT</b>	01.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1090/FUL</u>  <b>NP – EB2, EN5, H1</b>	10 Green Close, EX8 3QD <b>Mr &amp; Mrs Robert Baker</b> Demolition of store and construction of attached dwelling and associated parking  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: FCu                      Seconded: LE No Objection.
<b>LIMIT</b>	28.06.19	

## **P19/096. ITEMS FOR INFORMATION**

### **(i) TREE PRESERVATION ORDER**

**Proposal:** Land at west of building two White Oaks, Marley Drive

**TPO No:** 19/0052/TPO

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

### **(ii) APPEAL NOTIFICATION**

**Appeal By:** Mr N Lewis

**Appeal Ref:** APP/U1105/C/18/3220098

**Location:** 182 Exeter Road, EX8 3DZ

An appeal had been made against an enforcement notice issued by East Devon District Council on 28 November 2018, copy letter previously circulated.

## **P19/097. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
<u>19/0401/FUL</u> <b>Olleston, St Johns Road</b>	<b>No objection</b>	<b>Refusal</b>
19/0946/FUL 87 Hulham Road	No objection	Conditional Approval
19/0950/FUL 71 Foxholes Hill	No objection	Approval
19/0277/FUL & 19/0278/LBC Flat 4, 17, The Beacon	No objection	Conditional Approval
<u>19/0985/FUL</u> <b>7 Norman Close</b>	<b>Objection</b>	<b>Conditional Approval</b>
19/0542/MRES Morton Crescent, Esplanade	No objection	Conditional Approval

19/0502/LBC 56 Bicton Street	No objection	Conditional Approval
19/0474/FUL Beach Hotel, Victoria 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: 19.26**

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