

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 8 JULY 2019 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
B Bailey  
F Caygill (FCa)  
A Colman (arrived 18.07)  
T Dumper  
J Humphreys  
C Nicholas  
M Rosser  
B Toye  
J Whibley

**APOLOGIES:** Cllr F Cullis

---

**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Jon Stone and EDDC Cllr M Armstrong, spoke against planning application, 9 Seafield Avenue, EX8 3NJ, Mr & Mrs M Murray, construction of detached dwelling, pursuant to outline application 17/1020/OUT (seeking permission for access, appearance, landscaping, layout and scale)

**Amended plans for consultation.**

Amendments to position of proposed dwelling, and alterations to design (including removal of external stairs, and the installation of a privacy screen)

---

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

**P19/098. MINUTES**

The minutes of the meeting held on 24 June 2019 were approved.

**P19/099. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Cllr C Nicholas declared a personal interest in planning applications 19/1319/FUL, 12 Walls Close and 19/1349/FUL, 38 Halsdon Avenue as the applicants were known to her.

Cllr J Humphreys declared a personal interest in planning application 19/1113/FUL, Sheerwater, Maer Lane as the applicant was known to him.

Cllrs J Whibley and T Dumper declared a personal interest in advertisement consent application 19/1169/ADV, The Grove, Esplanade.

All members declared a personal interest in item for consideration, notification of a street trading application for Transplant Awareness Day as the applicant was a Town Councillor.

**P19/100. URGENT BUSINESS**

None.

**P19/101. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>19/1175/TRE</u>	<p>1 Stanley Walk, EX8 5QD  <b>Mr Humphries</b>                      T1, Turkey Oak: Reduce back to historic pruning points.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Tree Officer's Report</b> – This large mature Turkey Oak appeared in good condition and was a significant feature within Winchester Drive and Stanley Walk. The proposed works were a repeat of numerous historic ongoing management of this tree to remove foliage as a control measure to restrict the moisture extraction by the tree to prevent shrinkage of the clay soil which had been linked to nearby foundation movement.</p> <p><b>Recommendation for approval.</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: CN                      Seconded: FC                      Approval in accordance with the Tree Officer's report.</p>
<b>LIMIT</b>	26.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1148/TRE</u>	<p>48 Valley Way, EX8 4PD  <b>East Devon District Council</b>            Turkey Oak (T16) - Prune to allow 1m clearance from over shed and fence. Pruning cuts to be limited to no more than 50mm diameter. Reason: Branches touching residents shed, to ensure damage is not caused.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – This large Oak was growing within an EDDC woodland between Dinan Way and Valley Way. The woodland made a significant contribution to the amenity of the area. The crown of the tree was growing down over the boundary fence and garden sheds of a privately-owned garden. Removal of the lower secondary branches to allow 1 metre clearance from the fence and sheds would provide reasonable future clearance.  <b>Recommendation for approval.</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: AC            Approval in accordance with the Tree Officer's report.</p>
<b>LIMIT</b>	23.07.19	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/1191/ADV</u>	<p>Land East Of Ocean Buildings Queen's Drive, EX8 2AY  <b>East Devon District Council</b>            Double sided information board -The information boards will consist of information panels containing a site plan, images and supporting text that will explain the Queen's Drive redevelopment and provide updates on the next steps. The content of the boards are currently being developed and will include the most up to date information about the redevelopment site and next stages of the redevelopment scheme. The information boards will be designed in such a way that the information can be periodically updated.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: CN            Approval</p>
<b>LIMIT</b>	29.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>19/1169/ADV</u>	<p>The Grove Esplanade, EX8 1BJ  <b>Young &amp; Co's Brewery</b>            Facade fixed signage lettering spelling out name of public house to both gable walls to front of building.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWES OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: JW            Approval</p>
<b>LIMIT</b>	26.07.19	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>19/1101/TRE</u>	<p>Drakes Gardens Drakes Avenue  <b>Mr Jacob Mummery</b>            Fell pine causing damage to garage</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – This large Monterey Pine was growing between a detached block of garages to the west, a tarmac drive and a parking area to the south and a terrace of dwellings to the east. The tree was a significant landscape feature was in poor condition with extensive dieback of the crown's foliage and only an estimated 15% of the trees expected crown area still alive. It was unclear what has caused the decline in the trees condition as its location was not ideal.</p> <p><b>Recommendation for approval</b> due to the trees poor physiological condition subject to replacement planting.</p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: TD                      Seconded: FC            Approval in accordance with the Tree Officer's report.</p>
<b>LIMIT</b>	17.07.19	

**P19/102. 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>19/1416/FUL</u>	<p>41 Winston Road, EX8 4LR  <b>Miss Lucy Tyrrell</b>                      Retention of raised deck.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – the residents of the property at the end of the garden where the decking had been installed objected on the grounds of privacy as when people are stood on the raised decking they could see directly into the bedroom of their property.</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: CN                      Objection, should the LPA be minded to approve the application, members recommended that the Enforcement Officer made a site visit as there were a concern over the safety of the structure.</p>
<b>LIMIT</b>	19.07.19	
<b>PLAN No:</b>	<u>19/1319/FUL</u>  NP – EN5	<p>12 Walls Close, EX8 4LY  <b>Mr &amp; Mrs Murdoch</b>                      Construction of two storey rear extension, porch to front, provision of cladding to the front elevation, and side facing high level windows</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>1 x Rep</b> – the 2-storey extension would reduce the natural light to the kitchen window of the property next door.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: CN                      No objection</p>
<b>LIMIT</b>	10.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>19/1349/FUL</u>  NP – EN5	38 Halsdon Avenue, EX8 3DW <b>Mr Hedley Saunders</b> Construction of dormer to front roof slope and additional pitched and flat roof to rear. Cladding of replacement porch to side. Replacement roof and single storey rear extension.  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BT                      Seconded: LE No objection subject to any side windows overlooking neighbouring properties conditioned to install obscure glazing.
<b>LIMIT</b>	10.07.19	
<b>PLAN No:</b>	<u>19/0888/FUL</u>  NP – EE3, H1	Acorn Kindergarten Spiders Lane, EX8 5DS <b>Mr Mark Whittit</b> Proposed conversion of existing former nursery school building (use class D1 non-residential institution) to form 1 no. dwelling house  <b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BT                      Seconded: BB No objection
<b>LIMIT</b>	10.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/0816/RES</u>  NP – EB2, EN5, EN6, H1	<p>9 Seafield Avenue, EX8 3NJ  <b>Mr &amp; Mrs M Murray</b>  Construction of detached dwelling, pursuant to outline application 17/1020/OUT (seeking permission for access, appearance, landscaping, layout and scale)</p> <p><b><u>Amended plans for consultation.</u></b>  Amendments to position of proposed dwelling, and alterations to design (including removal of external stairs, and the installation of a privacy screen)</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council 14.05.19</b> Objected in terms of size, mass and scale and was therefore contrary to the East Devon LP policy D1. Members also felt the proposal was out of keeping with the area therefore contrary to Exmouth Neighbourhood Plan policy requirement EB2. It was recognised that outline permission had been granted but it was felt this proposal was too much of a departure from the original scheme. Preference was for a single storey or smaller dwelling. Members also supported Cllr M Armstrong’s request for an updated Arboricultural report from EDDC.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>1 x objection</b> – Dwelling is too large for the plot and does not reflect the generous gardens and space afforded to other properties in the area. Its height would dominate its surroundings.  <b>1 joint objection</b> – the dwelling appears much larger than the outline permission and the plot much smaller. There is only a small strip of garden. The 3 first floor windows above the porch would overlook the adjacent property so a request for obscure glass.  <b>3 x Reps – to the original application.</b></p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE  Objection sustained, none of the concerns previously raised had been mitigated plus additional objection that the proposed dwelling overlooked the neighbouring property and created lack of privacy. An updated Arboricultural report had also not been received.</p>
<b>LIMIT</b>	15.07.19	





		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1336/FUL</u>	<p>2 Cranford Close, EX8 2HR  <b>Mr C Moisey</b>  Erect close boarded fence with brick piers.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: MR                      Seconded: JH  Objection on the grounds that a boarded fence would be out of keeping rest of the hedge streetscene and therefore contrary to Exmouth Neighbourhood Plan policy EB2 which states development should be mindful of the surroundings. Also, Policy D2.6 of the adopted East Devon Local Plan states boundary treatments should make a positive contribution to the street scene and integrate with its surroundings and setting.</p>
<b>LIMIT</b>	12.07.19	
<b>PLAN No:</b>	<u>19/1113/FUL</u>  NP – EN3, EN5, EN6, EB2, H1	<p>Sheerwater Maer Lane, EX8 2DD  <b>Mr S Gittoes-Davies</b>  Construction of detached dwelling and new vehicular access.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: MR                      Seconded: FC  Objection on the grounds that the proposal would encroach and be visually intrusive to the designated Maer Valley Park and therefore of contrary to policy EN3 of the Exmouth Neighbourhood Plan. Concern was also raised over the amount of vegetation that would be removed.</p>
<b>LIMIT</b>	22.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>19/1363/FUL</u>  NP – EN5	26 Salisbury Road, EX8 1SL <b>Mr &amp; Mrs M Patten</b> Construction of single storey side/rear extension.  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Councillor J Whibley</b> had no objection as the extension appears to be in-keeping with similar extensions in the street.  <b>VIEWES OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: TD                      Seconded: JW No objection
<b>LIMIT</b>	12.07.19	
<b>PLAN No:</b>	<u>19/1320/FUL</u>  NP – EB2	St Saviours, 12 - 14 Morton Road, EX8 1AZ <b>Mr J Garrett</b> Conversion of loft into 1 no. apartment, including the construction of a rear dormer window  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWES OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: TD                      Seconded: JW Objection on the grounds of overdevelopment of the site.
<b>LIMIT</b>	17.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>19/1376/FUL</u>	<p>25 Avondale Road, EX8 2NQ  <b>Mr C Jones</b>  Replacement decking.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – the replacement decking is around 1 metre higher than the previous decking and would therefore be overbearing and would tower over the next-door rear garden and invade their privacy due to the topography of the area as the applicants’ house sits above the neighbours.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: LE  Objection on the ground of overlooking of neighbouring property to the detriment of their residential amenities. The proposal was considered to be contrary to policy D1 of the East Devon Local Plan</p>
<b>LIMIT</b>	12.07.19	
<b>PLAN No:</b>	<u>19/1351/FUL</u>  NP – EN4	<p>Land At Liverton Business Park Salterton Road  <b>Liverton Business Park 2011 Limited</b>  Installation of a synchronous gas-powered standby generation facility, plus ancillary infrastructure and equipment and access</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – Objects and is cynical about the 2,500hour guesstimate standby usage. In view of the climate emergency should be minimising use and dependence on fossil fuels to meet needs at peak times. There are greener alternatives to power generation.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: BT  Objection, contrary to policy EN4 of the Exmouth Neighbourhood Plan which was supportive of renewal energy. A greener alternative should be considered.</p>
<b>LIMIT</b>	18.07.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1329/FUL</u>  NP – EB2, EN5, EN6	5 St Johns Road, EX8 4BY <b>Mr L Kent</b> Construction of single storey rear extension, porch to front, hip to gable roof extensions including side facing dormers and rooflights, and provision of off-road parking (revision to 19/0496/FUL). <b>Amended Plans</b> – amendments to parking area.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: LE                      Seconded: TD No objection
<b>LIMIT</b>	12.07.19	
<b>PLAN No:</b>	<u>19/1087/FUL</u>  NP – EB2, EN5, EN6, H1	The Spice Lounge Prince Of Wales Drive, EX8 4SW <b>Gould Homes (South West) Ltd</b> Demolition of existing public house and restaurant and erection of 9 no. new dwellings, associated roads, car parking and landscaping  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> – A request as with previous proposals from a neighbouring property for a 4ft high fence to be provided as part of the decision to prevent car headlights shining into the property.  <b>DECISION:</b> Proposed: LE                      Seconded: TD No objection
<b>LIMIT</b>	09.07.19	

**P19/103. ITEMS FOR CONSIDERATION**

**(i) PREMISES AND CLUB PREMISES LICENCE APPLICATION – VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003**

Ref No: 048946

Premises: Manorfest Manor Gardens, EX8 1NZ

Ward: Town

Name of applicant: Hospitality Events

**THIS IS A TIME LIMITED PREMISES LICENCE FROM  
23RD AUGUST 2019 UNTIL 25TH AUGUST 2019**

**Premises Licence Application to include**

<b>Premises Open Hours requested</b>	<b>Time From</b>	<b>Time To</b>
Friday	16:00	22:00
Saturday & Sunday	12:00	22:00

<b>Activities - Times requested</b>	<b>Time From</b>	<b>Time To</b>
E. Performance of live music (Outdoors) Friday, Saturday & Sunday	12:00	22:00

<b>F. Playing of recorded music (Outdoors)</b> Friday, Saturday & Sunday	12:00	22:00
---	-------	-------

<b>J. Supply of alcohol for consumption ON the premises only</b> Friday, Saturday & Sunday	12:00	22:00
---	-------	-------

**CONDITIONS OFFERED BY APPLICANT**

This event would be managed in accordance with the agreed event management plan (EMP) with all authorities. Provision of SIA approved doorstaff with an entry policy restricting alcohol to be brought into the premises. This maintained control of all key areas of the event. Control of the area with existing infrastructure that provided a barrier from dangerous individuals and also a physical point where individuals could be removed from. SIA would be coordinated by DPS at all times. The event would finish at 22:00hrs which was a suitable time to ensure safety of visitors and minimal disturbance to local residents. This was a family focused event which would have many children on site at all times. A child protection policy would be implemented with all SIA staff and stewards adhering to.

Last Date for receipt of representations by the Licensing Authority 12th July 2019

**Members had no objection to the event, however raised concerns that previous events in Manor Gardens had damaged the grass and asked that Streetscene took note of any damage to the grass at future events.**

**(ii) PREMISES AND CLUB PREMISES LICENCE APPLICATION – VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003**

Ref No: 049002

Premises: Strand (The) EXMOUTH, Devon, EX8 1AQ

Ward: Town

Name of applicant: Hospitality Events

**THIS IS A TIME LIMITED PREMISES LICENCE FROM  
4th OCTOBER 2019 UNTIL 6TH OCTOBER 2019**

**Premises Licence Application to include**

<b>Premises Open Hours requested</b>	<b>Time From</b>	<b>Time To</b>
Friday	18:00	23:00
Saturday	17:00	23:00
Sunday	14:00	18:00

<b>Activities - Times requested</b>	<b>Time From</b>	<b>Time To</b>
<b>E. Performance of live music (Indoors)</b>		
Friday	18:00	23:00
Saturday	17:00	23:00
Sunday	14:00	18:00

<b>F. Playing of recorded music (Indoors)</b>		
Friday	18:00	23:00
Saturday	17:00	23:00
Sunday	14:00	18:00

<b>J. Supply of alcohol for consumption ON the premises only</b>		
Friday	18:00	23:00
Saturday	17:00	23:00
Sunday	14:00	18:00

**CONDITIONS OFFERED BY APPLICANT**

A professionally managed event that was a replication of event held in 2018. This event would be managed in accordance with the agreed event management plan (EMP) with all authorities. Provision of SIA approved door staff with an entry policy not allowing alcohol to be brought into the premises so that control can be applied. Control of the area with existing infrastructure that provided a barrier from dangerous individuals. A physical point where individuals could be removed from. SIA would be coordinated by the DPS at all times. The event will finish at 23:00 hrs which was a suitable time to ensure safety of visitors and minimal disturbance to local residents No under 18's would be permitted on site.

Last Date for receipt of representations by the Licensing Authority 22 July 2019

**Members had no objection.**

**(iii) NOTIFICATION OF A STREET TRADING APPLICATION**

The application from: Mr Steve Gazzard

Location: The Strand, Exmouth, Devon

Dates: Saturday 20th July

Time: 10:00 - 16:00

The application for: 60 x Trading Stalls for Transplant Awareness Day

Please find attached the following documents that accompanied the application:

A map of the trading site

Date limit for comments: 12/07/2019

**Members had no objection.**

Note: Members had previously declared an interest as the applicant was a Town Councillor.

**(iv) STREET NAME REQUEST**

Members considered a request from Taylor Wimpey to allocate two street names, supporting documents were previously circulated.

Members gave no preference to the proposed four Tithe names. It was felt that a street name referencing the sites previous use as engineering works could be used for example: Engineers Way.

**P19/104. ITEM FOR INFORMATION**

**(i) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION TO 05/0041/TPO**

**LOCATION: TESCO FILLING STATION, SALTERTON ROAD**

Copy letter previously circulated.

**P19/105. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
19/0953/FUL 6 Rolle Villas	No objection	Approval
<b>18/2272/MFUL</b> <b>Pankhurst Close Trading Estate</b>	<b>Objection</b>	<b>Conditional Approval</b>
19/0991/FUL 21 Drakes Avenue	No objection	Conditional Approval
19/0712/FUL Flat 2, 15 Belvedere Road	No objection	Approval
19/0590/LBC Bystock Court, Old Bystock Drive	No objection	Conditional Approval
18/2788/FUL 24 Camperdown Terrace	No objection	Withdrawn
<b>19/0840/FUL</b> <b>Ashcroft, Bassets Gardens</b>	<b>Objection</b>	<b>Conditional Approval</b>
19/0954/FUL 51B Salterton Road	No objection	Conditional Approval

<p align="center"><b>19/1105/FUL</b> <b>53 Hollymount Close</b></p>	<p align="center"><b>Objection</b></p>	<p align="center"><b>Conditional Approval</b></p>
---	--	---

***Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.***

The Chairman reiterated to members the importance of the adopted Exmouth Neighbourhood Plan. Hard copies of the plan were available to members on request. Councillors Andrew Coleman and Joe Whibley indicated that they would like a copy, which the Planning Clerk would arrange.

**The meeting closed at: 19.26**

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