

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 19 AUGUST 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

B Bailey
F Caygill (FCa)
A Colman
F Cullis (FCu)
C Nicholas
B Toyne
M Rosser
J Whibley

APOLOGIES: Cllrs T Dumper J Humphreys

Members agreed for Cllr C Nicholas to be Deputy Chairman and take over chairing the meeting 18.45 as Cllr L Elson had to leave the meeting at this time.

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

DCC Cllr R Scott spoke in respect of planning application 19/1753/MFUL, Sam's Funhouse, St Andrews Road/Imperial Road, EX8 1AP, Stag Inns (Exmouth) Ltd, demolition of existing buildings and construction of 35 apartments on the upper floor; cafe/bar, restaurant and youth centre on the ground floor with associated parking, cycle and bin store provision

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

P19/120. MINUTES

The minutes of the meeting held on 5 August 2019 were approved.

P19/121. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllrs J Whibley and B Bailey declared a personal interest in planning application 19/1753/MFUL, Sam's Funhouse, St Andrews Road/Imperial Road.

Cllr F Caygill declared a personal interest in planning application 19/1667/FUL, 226 Exeter Road, EX8 3NB as he knew the applicant.

Cllr C Nicholas declared a personal interest in planning application 19/1655/FUL, 97 Ivydale, EX8 4TA as she lived in the road.

P19/122. URGENT BUSINESS

None.

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1255/TRE</u>	<p>Flat 16, Maer Bay Court, 12 Douglas Avenue, EX8 2BX C/o Scott & Tate Tree Surgeons T1, Holm Oak: Re-pollard.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – This mature holm oak grew to the north of the public open space of The Maer. The tree was easily visible to the public growing out over the adjacent footpath. Historically heavily cut back a new crown had been allowed to establish. The principle of ongoing management was thus considered necessary. However, the tree immediately to the north had recently been pollarded and the proposed pollarding would create a hole in the line of trees growing on the old cliff line. This would be detrimental to the amenity and character of the area.</p> <p>Recommendation for Refusal</p> <p>Note: An application for crown management could be considered in the future once the adjacent tree had had the opportunity to regrow.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BB Seconded: MR Refusal in accordance with the Tree Officer's report.</p>
LIMIT	23.08.19	

P19/124. To consider the Planning Applications for consultation set out below.

APPLICATIONS FOR DETERMINATION		
WARD	Brixington	
PLAN No:	<u>19/1655/FUL</u> Note: Cllr C Nicholas previously declared an interest.	97 Ivydale, EX8 4TA Mr Andrew Beasor Construction of two storey extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: FCa Seconded: AC No objection
LIMIT	27.08.19	
PLAN No:	<u>19/1476/FUL</u>	19 Marcus Road, EX8 4DB Mr Stephen Ford Construction of two storey rear extension & re-modelling of rear garden to create extended level area by the installation of gabion basket retaining walls. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: FCa Seconded: AC No objection
LIMIT	23.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1416/FUL</u>	<p>41 Winston Road, EX8 4LR Mrs J Chaplin Retention of raised deck</p> <p><u>Amended plans for consultation.</u> Amended plan to show reduction of decking. Elevation and plan</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 08.07.19 - Objection, should the Local Planning Authority be minded to approve the application, members recommended that the Enforcement Officer made a site visit as there was a concern over the safety of the structure.</p> <p>VIEWES OF REPRESENTATIONS: 1 x Rep in respect of the original application.</p> <p>DECISION: Proposed: FCa Seconded: AC No objection to the amended plans.</p>
LIMIT	21.08.19	
PLAN No:	<u>19/1565/FUL</u>	<p>39 Langstone Drive, EX8 4HT Mr Lee Brady Retention of decking.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: CN Seconded: FCa No objection</p>
LIMIT	02.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>19/1686/FUL</u>	<p>Tors, Littlemead Lane, EX8 3BU Mr T Nolan Raising of ridge, hip to gable enlargements, two storey side extension, porch to front, 1st floor side facing windows, provision of render/clad finish, detached garage and patio</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	28.08.19	
PLAN No:	<u>19/1667/FUL</u>	<p>226 Exeter Road, EX8 3NB Mr & Mrs Simms Construction of single storey rear extension and double storey side extension. Provision of cladding to first floor. (revised scheme to 18/2198/FUL).</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. Paul Millar – supported the proposal. Town Council – had no objection to the original application.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEW OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	20.08.19	

APPLICATIONS FOR DETERMINATION		
Cllr L Elson left the meeting. The Chair was handed over to Cllr C Nicholas		
WARD	Town	
PLAN No:	<u>19/1545/COU</u>	<p>63 Exeter Road, EX8 1QD Mr A Whitmoor-Pryer Change of use of dwelling from residential (C3 use class) to a residential care home (C2 use class).</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. T Dumper cannot approve of this site being used as a care home as he opposed the "unapproved" extensions previously and queried the estate agent details when it was marketed as possibly a care home, without success. He believes it is in completely the wrong position - on a main road very near shops church etc, without any realistic parking needed by those likely to be significantly disabled. Environmental Health – has no comment to make.</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: FCa Objection, members felt it was an inappropriate location for a care home, on a main road very near shops, church etc, without any realistic parking provision.</p>
LIMIT	26.08.19	
PLAN No:	<u>19/1323/FUL</u>	<p>95 Victoria Road, EX8 1DR Mr Appleby Construction of single storey extension.</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. T Dumper had no objection as there were many extensions like this in the area.</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: BB No objection</p>
LIMIT	20.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1079/MRES</u>	<p>Junction Between Alexandra Terrace And The Esplanade Mr Rob Butler (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><u>Amended plans for consultation.</u> Revised Flood Risk Assessment</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. T Dumper - many discussions were still to come about this - as we saw several comments from statutory consultees that needed resolving before the whole scheme goes through. However, the principle was fine, subject to satisfactory resolution of all issues. Environment Agency – 19th August - After reviewing the revised FRA & “Appendix A – Area C drainage calculation” they had no objection.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: JW No objection to revised FRA.</p>
LIMIT	19.08.19	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>19/1723/FUL</u>	<p>14 Hadrians Way, EX8 4RW Mr Christopher Fazakerley Construction of single storey rear extension and associated decked area with storage below</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: FCa Seconded: BB No objection</p>
LIMIT	27.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1376/FUL</u>	<p>25 Avondale Road, EX8 2NQ Mr C Jones Replacement decking</p> <p><u>Amended plans for consultation.</u> Alterations to fencing and privacy screen on north elevation of decking.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 08.7.19 – Objected on the grounds of overlooking neighbouring property, therefore considered contrary to LP policy D1.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – in respect of the amended plans. They were concerned about the lack of detail relating to the trellis that would sit at the top the fence on the north side elevation. Solid part of the fence should be a lot taller than the 1.25m. Structure remains overbearing. Total height of the structure including fencing was more than double the height of a standard 6ft fence. By relocating the decking fence (previously suggested 1m back from the decking edge) it would reduce the overbearing impact of the structure and allow a 45-degree sight line over the structure.</p> <p>2 x Reprs – objected to the original application and 1 in support.</p> <p>DECISION: Proposed: FCu Seconded: FCa No objection to the amended plans.</p>
LIMIT	26.08.19	

The meeting closed at: 19.16 pm

SIGNED:DATED:.....