

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 2 SEPTEMBER 2019 AT 6.00 P.M.

PRESENT: Councillors: T Dumper (Acting Chairman)
F Caygill (Acting Vice Chairman) (FCa)
A Colman
F Cullis (FCu)
J Humphreys
C Nicholas
B Toye
M Rosser
J Whibley

APOLOGIES: Cllr L Elson and B Bailey

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

William Holmes spoke in support of his planning application 19/1447/FUL, 1 The Broadway, EX8 2NW, erection of dwelling in garden, creation of new accesses onto Salterton Road, closure of access onto The Broadway and erection of extension to existing dwelling.

Amended plans for consultation.

Amended plans to clarify proposal and additional plans

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

Oliver Bainbridge spoke in support of a possible future street trading application for a Crossed Anchors trailer bar.

P19/127. MINUTES

The minutes of the meeting held on 19 August 2019 were approved.

P19/128. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllrs J Humphreys and C Nicholas declared a personal interest in respect of tree application 19/1796/TCA, Beacon Hill House, 1 Louisa Terrace as they knew the applicant.

Cllr T Dumper declared a personal interest in respect of 19/1258/MFUL, 28 Cranford Avenue, as he knew the applicant.

Cllr F Caygill declare a personal interest in respect of 19/1124/FUL, St Johns Lodge, St Johns Road, as he knew the applicant.

P19/129. URGENT BUSINESS

None.

P19/130. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/1664/TRE</u>	<p>7 Evergreen Close, EX8 4RR Mr Lee Jackson T1, Turkey Oak: i) Crown reduction by up to 1.8 metres. ii) Remove growth from main stem. iii) Remove broken limb.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: JH Approval subject to the Tree Officer's report.</p>
LIMIT	23.09.19	
WARD	Littleham	
PLAN No:	<u>19/1796/TCA</u>	<p>Beacon Hill House, 1 Louisa Terrace, EX8 2AQ Mr John Fowler Lime Tree: root prune to allow reinforcement of boundary wall</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: MR Approval subject the anchorage roots were not cut and the Tree Officer's report.</p>
LIMIT	04.09.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>19/1698/TRE</u>	<p>Marina Court, Douglas Avenue Mr Alan Jerram Yew Tree: prune</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: MR Approval subject to the Tree Officer's report.</p>
LIMIT	01.10.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1556/TCA</u>	<p>Deaf Academy (University Of Plymouth)1 Douglas Avenue EX8 2AT</p> <p>Midas Construction Ltd</p> <p><u>Portland Ave Trees</u> T1 Holm Oak, T2 Cypress / Holly, T3 Laurel, T4 Holm Oak, T5 Holm Oak: Fell</p> <p><u>Douglas Ave Trees</u> T1 Thuja, T2 Twin stem Holm Oak, T3 Holm Oak, T4 and T5 Holm Oak / Bay: Fell</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – Growing on the eastern end of the former Rolle Campus site at the junction of Douglas Avenue and Portland Avenue, this large tree group collectively made a significant contribution to both the amenity and character of the area. This application was to cover tree removals of naturalised vegetation growing immediately adjacent to the leaning boundary wall to allow its repair and removal of soil surcharge. Several of the trees to be removed were to allow reasonable spacing to give better quality trees space to grow. These works follow a pre application site meeting with EDDC's Tree Officer and the application followed works discussed and agreed as necessary at the meeting.</p> <p>Recommendation for APPROVAL</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – Removal of 10 mature well-established trees would lead to a significant change in the character and appearance of Portland Ave which was a road within a green leafy Conservation Area. The trees were present when the site was sold and were an asset to the town and should be preserved.</p> <p>DECISION: Proposed: JH Seconded: MR Approval in accordance with the Tree Officer's report.</p>
LIMIT	04.09.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1448/TRE</u>	<p>Montpellier Court, Montpellier Road Mr Martyn Burnett T1 T2, Yew: Crown reduction by reducing the trees height by 2 metres and crown spread so that it does not overhang the neighbouring property.</p> <p>COMMENTS STATUTORY CONSULTTEES: Tree Officer's Report – Growing to the west of the main building, close to the northern boundary with Bicton Villas, the maturing Yew trees were a significant feature making a positive contribution to the setting of the site and character of the surrounding area. The eastern tree only marginally overhung the boundary and the western tree overhung the boundary by about 3metres. The proposed reduction of both trees was not considered necessary on arboricultural grounds and would be detrimental to the amenity value of the trees.</p> <p>The application referred to the trees damaging a boundary wall, however insufficient supporting information had been submitted. The proposed work would not restrict root growth and go beyond those necessary to reduce overhang to a reasonable level.</p> <p>A split decision should be issued allowing a reduced specification to reasonably manage overhanging vegetation.</p> <p>Recommendation</p> <p>REFUSAL of proposed works APPROVAL of T1: Crown reduction of trees lower northern crown aspect only, pruning back foliage to the fence line. Pruning cuts not exceeding 25mm in diameter. T2: Crown reduction of trees mid & lower northern crown aspect only, pruning foliage back fence line. Pruning cuts not exceed 75mm in diameter.</p> <p>VIEWS OF REPRESENTATIONS: 1 x letter of support</p> <p>DECISION: Proposed: JH Seconded: MR SPLIT DECISION in accordance with the Tree Officer's report.</p>
LIMIT	16.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>19/1637/ADV</u>	<p>38 - 39 The Strand, EX8 1AH</p> <p>Prezzo 2no internally illuminated fascia signs, 1no fascia sign, 1no internally illuminated hanging sign.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways has no objection.</p> <p>Conservation Officer had no objection to the revamped signage but felt that the illuminated hanging sign inappropriate in terms of its overall design, materials and illumination within the Exmouth Conservation Area. In addition, it added unnecessary clutter to this prominent corner site.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: TD <u>SPLIT DECISION</u></p> <p>Approval of 2 internally illuminated fascia signs, 1 no fascia sign. Refusal of 1 no internally illuminated hanging sign in accordance with recommendation from the Conservation Officer.</p>
LIMIT	18.09.19	

P19/131. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/1830/FUL</u>	<p>26 Withycombe Park Drive, EX8 4EL Mr And Mrs L Phillips-Clark Construction of single storey rear extension, hip-to-gable extensions and rear dormer window. change of external materials.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FCa Seconded: CN No objection</p>
LIMIT	06.09.19	
PLAN No:	<u>19/1124/FUL</u> EN1 Note: Cllr F Caygill previously declared an interest.	<p>St Johns Lodge, St Johns Road, EX8 5EG Mr John Wright Replacement garage/workshop with storage above; change of use of land to domestic curtilage <u>Amended plans for consultation.</u> Moving rooflights to the rear and showing re-used bricks from listed wall for base and proposed building.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council had no objection on 22.07.19. Conservation – 1.08.19 - If the change of use was forthcoming, it was hoped that any further domestication could be limited by ensuring that the ecology mitigation referred to in 2.7 of the Design & Access Statement was carried out and that any further structures or buildings were controlled by virtue of being within the curtilage of the listed building. The replacement building would require the loss of part of the historic brick wall. This may require listed building consent. It was therefore suggested that the garage be reduced in width to match the existing footprint. In addition, that the rooflights to the front elevation were omitted as the first floor is for storage purposes only and to minimise the domestic appearance of the new building.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: CN Seconded: AC No objection to the amended plans subject to Conservation Officer's conditions being met.</p>
LIMIT	09.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>19/1447/FUL</u> EN5 & 6 EB2 Note: William Holmes spoke during the public speaking time	<p>1 The Broadway, EX8 2NW Mr William Holmes Erection of dwelling in garden, creation of new accesses onto Salterton Road, closure of access onto The Broadway and erection of extension to existing dwelling</p> <p><u>Amended plans for consultation.</u> Amended plans to clarify proposal and additional plans</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – had no objection on 5.08.19. Highways – had no objection on 13.08.19. Cllr. Chris Wright – has no objection.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps – objecting to the original application.</p> <p>DECISION: Proposed: JH Seconded: MR No objection to the amended plans subject to replacement planting of the weeping Ash tree and a landscaping plan being submitted showing view from the Broadway.</p>
LIMIT	30.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1258/MFUL</u> EB2 &EN5 & 6 Note: Cllr T Dumper previously declared an interest	<p>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</p> <p><u>Amended plans for consultation.</u> Amended design, layout, appearance and revised surface water drainage information</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 24.6.19 Objected on the grounds of size, mass and design. The scale of the property was bigger than that specified in the Avenue Design Statement.</p> <p>VIEWES OF REPRESENTATIONS: 20 objectors and 1 x support to the original application.</p> <p>8 x Reps – the building would be an intrusion on all the neighbouring dwellings and gardens both visually and auditory. Noise from cars and car fumes from the large car park would affect the health of neighbours. The gaps in the boundary hedge would add to the noise travelling particularly in the winter. The materials are out of keeping with surrounding properties and contrary to Neighbourhood Plan EB2.</p> <p>The size of the proposed development has not changed therefore previous objections remain, excessive footprint, too high with the ridge height more than surrounding properties, mass fenestration and use of the roof space remain. Does not conform to the Avenues Design Statement as the building appears to cover more than 25%. There are no apartment blocks in the immediate streetscene.</p> <p>DECISION: Proposed: MR Seconded: JH Objection sustained, amended plans do not mitigate previous concerns.</p>
LIMIT	03.09.19	

APPLICATIONS FOR DETERMINATION		
WARD	Town	
PLAN No:	<u>19/1806/FUL</u>	27 Belvedere Road, EX8 1QN Mr A Winston Raise height of garage roof COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: JW Seconded: TD No objection
LIMIT	09.09.19	
WARD	Withycombe Raleigh	
PLAN No:	<u>19/1864/FUL</u> EN5	31 Green Close, EX8 3QQ Mr & Mrs P Luxton Construction of two storey side extension COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: FCu Seconded: TD No objection
LIMIT	11.09.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1844/FUL</u>	<p>16 Green Close, EX8 3QD Mr T Clements Construction of store.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – No objection subject to residential storage only, no commercial use, not used to keep animals or used as a workshop using electric tools due to a vulnerable partially sighted elderly relative living with them that has dementia and scared of loud noises.</p> <p>DECISION: Proposed: FCu Seconded: TD No objection subject to any approval granted conditioned for residential storage only, no overnight sleeping or residential accommodation.</p>
LIMIT	09.09.19	
WARD	Woodbury & Lympstone	JOINING PARISH
PLAN No:	<u>19/1625/COU</u> GAA8	<p>Greenacres Campsite, Hulham Road, EX8 5BA Mr T Moore Change of use of land from agriculture to campsite for the siting of up to 30 caravans/motor homes</p> <p>COMMENTS STATUTORY CONSULTEES: Devon County Council – DCC was granted planning permission for the construction of a new road connecting the A376 to Dinan Way (16/26/06). The line of the approved road runs through the centre of the application site. Approval would prevent delivery of the extension contrary to strategy 22 and policy TC8 of the EDLP. Environmental Health – No objection.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MR Seconded: JH Objection on the grounds that if approved it would hinder delivery of the approved Dinan Way road extension and therefore contrary to policy GAA8 of the Neighbourhood Plan.</p>
LIMIT	03.09.19	

P19/132. ITEM FOR CONSIDERATION

(i) CROSSED ANCHORS BAR – POSSIBLE STREET TRADING APPLICATION – DEFERRED ITEM FROM LAST MEETING.

Members received a representation from Oliver Bainbridge regarding a possible future street trading application for a Crossed Anchors trailer bar. Mr Bainbridge informed members that he had been liaising with EDDC regarding possible locations for a pop bar and was seeking support from the Planning Committee should a future application be submitted.

It was proposed by Cllr J Humphreys and seconded by Cllr C Nicholas to support a revised application in principle. Members noted that EDDC was the licensing authority who would determine any future application.

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

Ref No: 049242

Premises: Noodle Bar, 13-15 Parade, EX8 1RS

Ward: Town

Name of applicant: Mr David Jim & Mr Jamal Pasha

Premises Licence Application to include

Premises Open Hours requested	Time From	Time To
Monday to Saturday	11:00	23:00
Sunday	12:00	22:00

Activities - Times requested	Time From	Time To
Monday to Saturday	11:00	23:00
Sunday	12:00	22:00

CONDITIONS OFFERED BY APPLICANT

Good management and supervision. All involved were mature and experienced restaurant operators. Not open past midnight (11pm closing at latest). An incident book would be kept. No one will be permitted into the premises with their own glasses or bottles. No customers would be permitted to take open containers of alcohol or soft drinks from the premises. Daily checks, staff training, free drinking water, taxi numbers displayed, electrics will be safety tested, no gas, fire precautions in place and maintained, and first aid kit. The number of persons on the premises would be limited by the number of table covers. No entertainment - just an eating establishment. No garden or outside area. Management would supervise premises. No entertainment or adult entertainment as was an eating establishment, not a pub, bar or club.

Last Date for receipt of representations by the Licensing Authority 18th September 2019

No comment to be submitted.

P19/133. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at 59 Byron Way
TPO No: 19/0081/TPO

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

(i) APPEAL DECISION

Appeal Ref: APP/U1105/W/18/3219001

Application No: 18/2086/FUL

Location: 88 Hulham Road, EX8 3LB

Proposal: Construction of a detached dwelling and creation of a new vehicular access.

The above appeal was allowed, copy decision notice attached for information.

P19/134. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1529/FUL 30 Hulham Road	No objection	Approval
<u>19/1133/FUL & 19/1134/LBC</u> 7 Bicton Place	No objection	Refusal
<u>19/1188/FUL</u> 11 Drakes Avenue	Objection	Conditional Approval
19/0748/LBC 110 Withycombe Village Road	No objection	Conditional Approval
<u>19/1131/FUL & 19/1132/LBC</u> 6A Bicton Place	No objection	Refusal
19/1329/FUL 5 St Johns Road	No objection	Conditional Approval
19/1460/FUL 44 Colleton Way	No objection	Conditional Approval
19/1244/FUL Flat 1, 41, Victoria Road	No objection	Approval
<u>19/1577/FUL</u> 142A Exeter Road	Objection	Approval
19/1614/FUL 6 Willow Avenue	No objection	Approval
19/1636/FUL 38A Withycombe Road	No objection	Approval
19/1611/FUL 1 Priddis Close	No objection	Conditional Approval
19/0863/FUL 1 Gorfin Close	No objection	Withdrawn
19/1501/FUL Bayleaf Café, 19 The Strand	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 pm

SIGNED:DATED:.....