

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 16 SEPTEMBER 2019 AT 6.00 P.M.

PRESENT: Councillors: T Dumper (Acting Chairman)
B Bailey
F Caygill (FCa)
F Cullis (FCu) Arrived 18.17
J Humphreys
C Nicholas
B Toye
M Rosser
J Whibley

APOLOGIES: Cllrs L Elson & A Colman

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Mrs M Drew spoke against planning application 19/1731/FUL, 9 Turner Avenue, construction of attached dwelling and erection of front porch and rear single storey extension to existing dwelling.

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

P19/135. MINUTES

The minutes of the meeting held on 2 September 2019 were approved.

P19/136. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors J Whibley and T Dumper declared a personal interest in planning application 19/1028/FUL, The Grove, Esplanade, EX8 1 BJ.

P19/136. URGENT BUSINESS

(i) AMENDED PLANNING APPLICATION – LITTLEHAM WARD

19/1185/LBC - 20 Bicton Street, demolition of existing extension and construction of single storey extension. Amended plans submitted with revisions made in window design following comments made by the Conservation Officer.

Decision: Proposed: JH Seconded: MR

No objection to the amended plans subject to the approval of the Listed Buildings Officer.

P19/137. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/1899/FUL</u>	<p>94 Valley Way, EX8 4RL Mr Daniel White Construction of single storey front and rear extensions.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: FCa No objection</p>
LIMIT	19.09.19	
PLAN No:	<u>19/1872/FUL</u>	<p>7 Woodfield Close, EX8 4HA Mr Phil Lemon Raising of roof by 1.5 metres to provide additional accommodation, including changes to existing fenestration and new glazing to gable end</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – objection not available to view at the time of the meeting.</p> <p>DECISION: Proposed: FCa Seconded: CN Objection on the grounds that the proposal was out of keeping with the rest of the street scene and therefore contrary to policy EB2 of the Neighbourhood plan.</p>
LIMIT	20.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>19/1888/FUL</u>	<p>Amberley Courtlands Lane, EX8 3NU Mr & Mrs Edwards Alterations to dwelling including construction of two storey extension (revised scheme to 18/2283/FUL)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: BB No objection</p>
LIMIT	20.09.19	
PLAN No:	<u>19/1873/FUL</u>	<p>192 Exeter Road, EX8 3EA Mr Phil Lemon Garage, bike park and storage building</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: JH No objection subject to the removal of the mobile home from the site and that the proposed building is not used for residential accommodation or overnight sleeping.</p> <p>The Clerk would write to the Enforcement Officer concerning the mobile home unit.</p>
LIMIT	19.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>19/1946/FUL</u>	<p>4 Carlton Mews 15 Carlton Hill, EX8 2AJ Mr G Edwards Construction of first floor extension.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: MR Seconded: JH No objection</p>
LIMIT	24.09.19	
PLAN No:	<u>19/1927/FUL</u>	<p>15 Regents Gate, EX8 1TR Mr & Mrs Mick Cox Construction of single storey rear extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: MR No objection</p>
LIMIT	20.09.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1731/FUL</u>	<p>9 Turner Avenue, EX8 2LF</p> <p>Mr Rhos Rowsell</p> <p>Construction of attached dwelling and erection of front porch and rear single storey extension to existing dwelling</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>1 x Rep – An extra house in this area would add to the parking problems. The property would overlook and overshadow No: 7 and be very close to their boundary. The modern materials would be out of keeping with the street scene.</p> <p>DECISION: Proposed: JH Seconded: MR</p> <p>No objection subject to obscure glazing install in the side windows to protect the residential amenity of the neighbours.</p>
LIMIT	18.09.19	
PLAN No:	<u>19/1938/FUL</u>	<p>Tide Reach, 4 Raddenstile Lane, EX8 2JH</p> <p>Mr & Mrs Hughes</p> <p>Construction of single and two storey extensions, terrace and provision of cladding (revisions to 18/1947/FUL)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Town Council – had no objection on 4.09.18</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>None</p> <p>DECISION: Proposed: MR Seconded: JH</p> <p>No objection</p>
LIMIT	24.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>19/1825/FUL</u>	<p>Tower Street Methodist Church, Tower Street, EX8 1NT Mr Shaun Spring Change of use from church to gymnasium</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JW Seconded: JH No objection subject to the Conservation Officer's report. Concern was raised about the potential detrimental effect to the internal fixtures of the historic building however it was noted the application states it's "for a simple change of use with no alterations to the existing fabric".</p>
LIMIT	23.09.19	
PLAN No:	<u>19/1802/FUL</u>	<p>27 Exeter Road, EX8 1PN Mr & Mrs Street Change of use of first floor office to two bedroom flat</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: JW No objection</p>
LIMIT	26.09.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	19/1772/FUL	<p>13 Marpool Hill, EX8 2LJ Esther Workman Extension of an existing drop kerb to cater for increase in driveway size</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: BB No objection</p>
LIMIT	24.09.19	
PLAN No:	<u>19/1028/FUL</u> Note: Cllr J Whibley & T Dumper had previously declared an interest.	<p>The Grove, Esplanade, EX8 1 BJ Holme (Young And 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><u>AMENDED PLANS</u> These amendments relate to Amended layout to accommodate flood gate for tidal defence scheme.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 10.06.19 & 24.06.19 Objected as members felt they could not support if the Flood Defence Scheme would be compromised.</p> <p>VIEWES OF REPRESENTATIONS: 6 x Reps – objected to the original application on the grounds of noise, loss of green garden space, lack of parking,</p> <p>DECISION: Proposed: BT Seconded: JW No objection to the amended plans.</p>
LIMIT	24.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>19/1971/FUL</u>	Land Adjacent 33 Brooklands Road, EX8 4BD Mr Nigel Bidgood Construction of detached dwelling COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: FCu Seconded: TD Objection, members considered the siting of a dwelling would compromise the bank of the brook and would therefore be contrary to policy EN5 of the neighbourhood plan which states development should not cause any adverse impact to the surrounding environment. The proposal was also considered overdevelopment of the site, contrary to policy D1 of the EDLP.
LIMIT	27.09.19	

P19/138. ITEMS FOR INFORMATION

(i) APPEAL NOTIFICATION

Appeal By: Mr Luke Kent & Mrs Gemma Kent

Appeal Ref: APP/U1105/C/19/3225216 & 3225217

Location: Flat 1, 31 Cranford Avenue, Exmouth

An appeal had been made to the Secretary of State against an enforcement notice issued by East Devon District Council. Copy letter had previously been circulated for information.

(ii) APPEAL NOTIFICATION

Appeal By: Mr Mark Philp

Appeal Ref: APP/U1105/D/19/3230848

Proposal: Front and rear hip to gable roof extension with side dormer to form new first floor accommodation and associated works.

Location: 59 Mount Pleasant Avenue, EX8 4QR

An appeal had been made against the decision of East Devon District Council to refuse planning permission for the proposed development. Copy letter had previously be circulated for information.

P19/139. ITEM FOR CONSIDERATION

(i) COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy (CIL) was a charge to help deliver infrastructure to support development. The rate of CIL to be paid by new development was set out in a “charging schedule.” East Devon District Council adopted its Charging Schedule in April 2016 and was now in the process of revising it.

Following consultation on a “preliminary draft charging schedule” earlier this year, the Draft Charging Schedule consultation document, statement of the representation’s procedure, and relevant evidence had now been published.

The consultation period ran from **Wednesday 21 August until Wednesday 2 October 2019 (at 5pm)**.

Item deferred to the next meeting. Councillors were invited to respond in the meantime on an individual basis if they wished to.

P19/140. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1079/MRES Junction between Alexandra Terrace & The Esplanade	No objection	Conditional Approval
19/0958/FUL Land Adjacent to 157 St Johns Road	No objection	Conditional Approval
19/1467/FUL 27 Danby Terrace	No objection	Conditional Approval
19/1633/FUL 108 Littleham Road	No objection	Conditional Approval
19/1143/COU 45 Morton Road	No objection	Conditional Approval
19/1416/FUL 41 Winston Road	No objection	Conditional Approval
19/1323/FUL 95 Victoria Road	No objection	Approval
19/1450/COU 33 Exeter Road	No objection	Approval
19/1562/FUL 39 Cyprus Gardens	No objection	Approval
19/1632/FUL 7 Shackleton Close	No objection	Conditional Approval
19/1376/FUL 25 Avondale Road	No objection	Approval
19/1442/FUL 21 Hulham Road	Objection	Withdrawn

19/0203/FUL St Saviours, 12 Morton Road	No objection	Refusal
19/1249//FUL 99 Salisbury Road	Objection	Conditional Approval
19/1267/FUL Flat 1, 6 Alston Terrace	No objection	Refusal
19/1478/VAR Land South of Elgin, Bassetts Gardens	No objection	Conditional Approval
19/1534/FUL 50 Massey Road	No objection	Conditional Approval
19/1655/FUL 97 Ivydale	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: 19.01pm

SIGNED:DATED:.....