

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 14 OCTOBER 2019 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chair)  
B Bailey  
F Caygill (FCa)  
A Colman  
F Cullis (FCu)  
T Dumper  
J Humphreys  
C Nicholas  
B Toye  
J Whibley

**APOLOGIES:** Cllr M Rosser

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Mrs Membury spoke against planning application 19/2136/VAR, Car Park Off Queens Drive, EX8 2AY, Grenadier, variation of condition 2 (approved plans) of planning permission 18/0376/MFUL (Construction of new water sports centre including various facilities for water sports users, a cafe, restaurant and retail plus car parking and open space together with associated infrastructure including new stepped and ramped access to the beach and landscaping) to allow relocation, reorientation and redesign of plant room (including size increase and addition of pitched roof).

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

**P19/149. MINUTES**

The minutes of the meeting held on 30 September 2019 were approved.

**P19/150. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Cllr F Caygill declared a personal interest in planning application 19/1816/LBC, St Johns Lodge, St Johns Road as he knew the applicant.

**P19/151. URGENT BUSINESS**

None

**P19/152. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/1858/TRE</u>	<p>The Firs, 7 Sarltdown Road  <b>Blenheims Estate And Asset Management</b>                      T2 and T4, Lime: Fell.                      T1, T3 and T5, Lime: Crown lift to 2.5 metres above ground level.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllr M Rosser</b> - Applicant stated Stuart Baker agreed to the felling of 2 Lime trees and the remaining Limes crown lifted to a height of 2.5 metres. The trees did appear to be growing into each other, so he thought it would be reasonable to approve the application.</p> <p><b>Tree Officer's Report</b> – These established Limes were located along the front boundary of <i>7 Sarltdown Road</i> (amended see below) and were clearly visible making an important contribution to the immediate street scene. The proposed works to remove the 2<sup>nd</sup> and 4<sup>th</sup> tree in the line would allow the remaining trees to develop a stronger better individual form. Crown lifting of the lower branches to 2.5m in height would ensure clearance over the footpath and parking area and was appropriate.</p> <p><b>Recommendation was for Approval</b></p> <p><b>VIEWES OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: BB                      Seconded: JH                      Approval in accordance with the Tree Officer's report.</p> <p>It was noted that the Tree Officer's report stated in error that the Limes were located along the front boundary of 10 Douglas Avenue instead of 7 Sarltdown Road.</p>
<b>LIMIT</b>	28.10.19	



**P19/153. 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>19/2102/FUL</u>	Uplands, Bassetts Gardens, EX8 4EE <b>Mr Paul Williams</b> Extensions and alterations to create first floor accommodation and construction of porch.
	<b>EB2</b>	<b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> – The 3 upstairs windows would overlook the garden of Sunway and the raising of the roof height at the back would also overshadow the garden. The design was out of keeping with the street scene and may set a precedent for other properties.  <b>DECISION:</b> Proposed: CN                      Seconded: FCa Objection on the grounds that the proposal was out of keeping with other properties in the area which were of a lower height. It was considered that the increase in height would have a harmful effect to the visual setting in the area. The proposal was therefore deemed to be contrary to Policy EB2 of the ENP which states development should be mindful of surrounding building styles and design.
<b>LIMIT</b>	21.10.19	
<b>PLAN No:</b>	<u>19/2030/FUL</u>	35 Hillcrest Gardens, EX8 4FE <b>Mr N Bryant and Ms T Bryant and Dunn</b> Single storey rear extension
		<b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: FCa                      Seconded: AC Objection on the grounds that the proposal was out of keeping with neighbouring properties and the openness of the development.
<b>LIMIT</b>	15.10.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1816/LBC</u>  <b>Note:</b> Cllr F Caygill previously declared an interest <b>EN1</b>	St Johns Lodge, St Johns Road, EX8 5EG <b>Mr John Wright</b> Demolish existing storage barn, including the removal of 1.8 metre section of wall and 2no. pillars either side of the existing storage barn to accommodate the new garage/workshop.  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Town Council on 22/7 &amp; 4/9/19</b> had no objection to the Full application subject to the Conservation Officer's report.  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: FCa                      Seconded: CN No objection subject to the Conversation Officer's report
<b>LIMIT</b>	17.10.19	
<b>PLAN No:</b>	<u>19/1986/FUL</u>	Marley Glade, Higher Marley Road, EX8 5DT <b>Mr M Williams</b> Construction of single storey extension  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: CN                      Seconded: FCa No objection
<b>LIMIT</b>	28.10.19	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>19/1782/FUL</u>	<p>160 Exeter Road, EX8 3DY  <b>Mr Craig Hocking</b>  Replacement boundary fencing</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE  <b>SPLIT DECISION</b>  No objection to the fence along Gypsy Lane.  Objection to the height of the fence along Exeter Road as it would be visually intrusive and out of keeping with the rest of the hedge street scene conflicting with ENP policy EB2 which stated development should be mindful of the surroundings. The proposal conflicts with policy D2.6 of the adopted East Devon Local Plan which states boundary treatment should make a positive contribution to the street scene and integrate with its surroundings and setting.</p>
<b>LIMIT</b>	21.10.19	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/2141/FUL</u>	<p>7A Salterton Road, EX8 2BR  <b>Mr N Deem</b>  Creation of off-road parking area</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllr M Rosser</b> - Application seeks to address reasons for the refusal of a similar application made earlier this year. Although I think that improving access to the parking space at the rear of this property by cutting back a hedge overgrowing Highfield Lane would negate the reason for this application. In my view it is a much better design than the previous one that was submitted, so (subject to Highways approval) I would be inclined to approve.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: FCa  Objected to the removal of the 100-year-old Victorian wall. The revised proposal was still considered to be out of keeping with the street scene conflicting with ENP policy EB2.</p>
<b>LIMIT</b>	21.10.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/2135/FUL</u>	<p>4A Foxholes Hill, EX8 2DF  <b>Mr M Martineau</b>  External alterations to provide a small covered entrance porch and to increase the size of two dormers to front elevation (revision to 18/0411/FUL).</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Cllr M Rosser</b> – No objection  <b>Historic England</b> – no comment</p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB  No objection</p>
<b>LIMIT</b>	21.10.19	
<b>PLAN No:</b>	<u>19/2136/VAR</u>	<p>Car Park Off Queens Drive, EX8 2AY  <b>Grenadier</b>  Variation of condition 2 (approved plans) of planning permission 18/0376/MFUL (Construction of new water sports centre including various facilities for water sports users, a cafe, restaurant and retail plus car parking and open space together with associated infrastructure including new stepped and ramped access to the beach and landscaping) to allow relocation, reorientation and redesign of plant room (including size increase and addition of pitched roof).</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Cllr M Rosser</b> – Minor alteration, no objection.  <b>Environment Agency</b> – No objection.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: TD  No objection</p>
<b>LIMIT</b>	22.10.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/2172/FUL</u>	<p>Annexe The Coach House 14 Cranford Avenue, EX8 2HT  <b>Mr &amp; Mrs Strover</b>  Proposed conversion of coach house/garages to residential dwelling.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllr M Rosser</b> - These applications are to convert a garage area an existing building into bedrooms and to build a new 'car port ' - looks like a substantial garage big enough for at least 3 cars. The new garage/car port would be built on an area that is currently used for parking. So, the proportion of the site currently used for car parking, garaging and building would not be increased. Suggests approval.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BB                      Seconded: JH  No objection</p>
<b>LIMIT</b>	22.10.19	
<b>PLAN No:</b>	<u>19/2187/FUL</u>	<p>Annexe,The Coach House,14 Cranford Avenue, EX8 2HT  <b>Mr And Mrs Strover</b>  Proposed carport.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllr M Rosser</b> – previous comment refers.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: BB                      Seconded: JH  No objection</p>
<b>LIMIT</b>	24.10.19	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>19/2048/FUL</u>	<p>37 Ashleigh Road, EX8 2JY  <b>Mrs Thompson</b>  Proposed extension to existing decking and relocation of external stairs</p> <p><b>COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:</b>  <b>2 x Reps</b> – plans are inconsistent and unclear concerning the privacy screen. Extending the decking and erecting a potential 1.8m high privacy screen to the elevated site result in further loss of light and privacy to both neighbouring properties and be intrusive. The previous approved application indicated a privacy screen, but this was never installed.  (Previous fence, exceeding planning regulation height on their boundary wall has impacted on light in their garden.)</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: JW  Objection on the grounds of overlooking resulting in loss of light and privacy to the detriment of the neighbouring properties.</p> <p>Members were concerned that the privacy screen from the previous approved application had not been not been installed.</p>
<b>LIMIT</b>	15.10.19	



**P19/155. ITEM FOR INFORMATION**

**(i) APPEAL DECISION**

**Appeal Ref: APP/U1105/W/19/3227752**

**Appeal By: Mrs Lizzie Britnell**

**Application Ref: 19/0097/OUT**

**Proposal: Construction of two detached dwellings with garages.**

The above appeal was dismissed, information was circulated to member previously.

**9. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
<b><u>19/1247/FUL</u> Land North of Badger Down, Marley Drive</b>	<b>Objection</b>	<b>Conditional Approval</b>
19/1844/FUL 16 Green Close	No objection	Conditional Approval
19/1899/FUL 94 Valley Way	No objection	Approval
19/1927/FUL 15 Regents Gate	No objection	Approval
19/1946/FUL 4 Carlton Mews 15 Carlton Hill	No objection	Approval
19/1830/FUL 26 Withycombe Park Drive	No objection	Approval
<b><u>19/0816/RES</u> 9 Seafeld Avenue</b>	<b>Objection</b>	<b>Conditional Approval</b>

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

At the Neighbourhood Planning Seminar, East Devon District Council had highlighted how policy wording was key to the success of the plan and the need for policy wording to be precise in order not to lead to any ambiguity. In future, policies would need to be reviewed to ensure decisions were made in accordance with the aspirations of the Exmouth community.

**The meeting closed at: 18.48**

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