

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 9 DECEMBER 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chair)
B Bailey
F Caygill (FCa)
F Cullis (FCu)
T Dumper
J Humphreys
M Rosser
B Toye

APOLOGIES: Cllrs A Colman, J Whibley and C Nicholas

P19/180. MINUTES

The minutes of the meeting held on 25 November 2019 were approved.

P19/181. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr B Toye declared a personal interest in respect of planning application 19/2190/LBC, A La Ronde, Summer Lane as he was a member of the National Trust.

Cllrs F Cullis, T Dumper, F Caygill, and B Toye declared a personal interest in respect of application for advertisement consent from the Nationwide Building Society as they were customers of the Society.

All members declared a personal interest in respect of tree application 19/2353/TRE, 34 Port Mer Road, as the owner of the property was County Councillor Jeff Trail. A dispensation was given by the Clerk for members to determine the application.

P19/182. URGENT BUSINESS

None

P19/183. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/2278/TRE</u>	<p>Pine Ridge, Higher Marley Road, EX8 5DT Mr Graham Joyce Removal and pruning of trees adjacent highway. Selected trees have been marked on site with red spray paint dot and amount to around 17 larger trees and 20 smaller stems. Mostly Turkey Oak with some Birch, Beech, Hawthorn, Hazel, Sycamore and one English Oak. All trees are growing on the edge of the roadside bank or are within falling distance of highway. In addition to the removal of these trees it is proposed to cut back any remaining trees directly overhanging the highway, removing all limbs from remaining trees that overhang the road. Trees that require pruning have not been individually marked on site. See Woodland Management Plan GJ/G636/1019. Replanting is not advisable within the area in which the trees are being felled. Replanting is proposed, regardless of this application, as part of the woodland management plan. See GJ/636/1019 paras 4.3 and 6.4</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – Located along the verge of the B3179. Applicant sought to fell a number of trees which would help thin the road side trees. The trees selected were all of poor form or growing right on the edge of the verge. A number had reached a size where further growth would be onto the highway and a number have already suffered from significant strikes. Due to their location, the works were considered appropriate management and would allow remaining trees to develop a stronger form. Recommendation Approval.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: FCa Seconded:LE Approval in accordance with the Tree Officer's Report.</p>
LIMIT	17.12.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2353/TRE</u>	<p>34 Port Mer Close, EX8 5RF Eagle Home Investments (NB: The trees are located in DCC Cllr Jeff Trail's garden or in the neighbouring woodland) T1, Hornbeam: right side reduction by 5.6m, left side reduction by 7.8m T2, Sycamore: remove to stump T3, Sycamore: height reduction by 8m to point</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report – Located along the eastern boundary of the property, T1 was in the garden with T2 & T3 located in the neighbouring woodland. T1, had previously been pruned with a number of significant pruning wounds on the main stems. Slightly lesser works to prune back the lower crown growing to the west over the garden was considered appropriate without being detrimental to the health and amenity of the tree. T2, was an Ash not Sycamore, partially overhanging the Hornbeam. The proposal to remove one entire limb back to main stem was arboriculturally not sound and would lead to a large proportion of the crown being removed and long-term significant decay was likely. Alternative lesser works to reduce western crown had been discussed. T3 a semi mature Sycamore bifurcates at fence level. Dense ivy prevented detailed assessment. However, the proposed works to pollard the tree were considered appropriate as the tree had a low amenity value and would allow neighbouring trees to develop a stronger form.</p> <p>Recommendation SPLIT DECISION T1 Hornbeam– Approval of lesser works to prune back lower crown by no more than 2m as per photo back to upper vertical limbs. No pruning wounds greater than 65mm. T2 – Ash (Not sycamore) – crown reduce upper limb extending over Hornbeam by no more than 2.5m as per photo T3 - Approval</p> <p>IEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: FCa Seconded: LE SPLIT DECISION T1 & T2 approval of lesser works as specified in the Tree Officer's report T3 approval in accordance with the Tree Officer's report.</p>
LIMIT	06.01.20	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>19/2413/TRE</u>	<p>25 Salterton Road, EX8 2DU</p> <p>Mr Bell</p> <p>Robinia: Crown raise to give 2m clearance above garage and maintain same height around full canopy removing branches up to 25mm in diameter; prune to give 0.5m clearance around BT wires.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>Tree Officer's report – This Robinia, of fair form and condition, directly overhung Raddenstile Lane and the applicant's garage and wall. The proposed works were a continuation of previous works to ensure clearance and prevent damage which would not be detrimental to either the health or amenity of the tree.</p> <p>Recommendation Approval</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JH Seconded: MR Approval in accordance with the Tree Officer's report.</p>
LIMIT	30.12.19	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>19/2331/ADV</u>	<p>10 Rolle Street EX8 1EY Nationwide Building Society 1no internally illuminated fascia sign, 1no non-illuminated fascia sign and 1no internally illuminated projecting sign.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Proposed signage did not present a visual or physical obstruction to the footway or carriageway. Conservation – Front elevation – The grey background of the main fascia was an improvement, the illumination had been minimised, although individually illuminated lettering rather than on a lozenge may have been more attractive. A more traditional hanging sign would have been more in keeping with the overall character and appearance of the C19 building. Rear elevation – Signage was to be minimised in size and would have no greater impact on the setting of the listed church or wider Conservation Area. Conclusion, overall impact no greater than it replaces. However, some minor aspects should be considered to improve the overall character and appearance of Rolle Street.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: BT Approval</p>
LIMIT	16.12.19	

P19/184.To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/2556/FUL</u>	<p>Land North Of Badger Down, Marley Drive, EX8 5DY Mr Hawkins Proposed new agricultural storage building (amendments to Planning Permission 19/1247/FUL, to re-position building)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: Fca Seconded: LE No objection subject to an updated arboricultural report being submitted to reflect the revised location.</p>
LIMIT	20.12.19	
PLAN No:	<u>19/2643/FUL</u> ENP – EB2	<p>6 Laburnum Close, EX8 5PT Mr A Murdoch Construction of single storey front and rear extensions.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FCa Seconded: LE No objection</p>
LIMIT	23.12.19	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>19/2529/FUL</u> ENP – EB2	38 Bapton Close, EX8 3LQ Mr & Mrs Reynolds Construction of single storey extension and dormer window. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: BB No objection
LIMIT	12.12.19	
PLAN No:	<u>19/2547/FUL</u> ENP – EB2	20 Priddis Close, EX8 5PG Mr J Smith Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 1 x Rep – Concerned that there was no gap between their fence and the proposed extension. Felt that the size of the extension for a small property was unacceptable. DECISION: Proposed: BT Seconded: LE Objection, the proposal would occupy most the plot which would result in the structure being overbearing on the neighbouring property and detrimental to their amenity. The proposal would therefore be contrary East Devon Local Plan policy D1 which states that development will only be permitted where it does not adversely affect “the amenity of occupiers of adjoining residential properties”. The ENP policy EB2 also states development should be mindful of surrounding building styles.
LIMIT	13.12.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2190/LBC</u>	<p>A La Ronde, Summer Lane, EX8 5BD Mrs Rachael Borkowski Temporary floor to be laid over existing shell gallery floor; temporary removal of existing balustrading and stored on site and subsequent replacement with addition of strengthening; replace existing glazing on 8 no. windows and install smart tint film to the outside face of glass.</p> <p><u>Amended plans for consultation:</u> These amendments relate to Method statement for smart tint UV film installation Options appraisal - access to enable completion of conservation gallery</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – No objection subject to the Listed Buildings Officer’s report. Historic England – Raised concerns regarding the insertion of a temporary floor and recommended applicant submitted an “option appraisal” setting out various means of access. Recommended that EDDC seeks supporting information to ensure that the loss of the spindles was the minimum necessary to provide safe access.</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: TD No objection subject to the Listed Building Officer’s report and Historic England advice.</p>
LIMIT	10.12.19	
PLAN No:	<u>19/2550/FUL</u> ENP – EB2	<p>21 Brackendale, EX8 5SF Mr Ben Williams Construction of first floor extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection, subject to any approval being conditioned to mitigate the risk of the extension being used as a separate dwelling.</p>
LIMIT	19.12.19	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>19/2543/FUL</u> ENP – EB2	<p>6B Cyprus Road, EX8 2DZ Mrs T Walsh Demolition of brick pillars and widening of driveway.</p> <p>COMMENTS STATUTORY CONSULTEES: Conservation – This unlisted building was located within Exmouth conservation area. No objection in principle to the removal of these later piers which would leave the existing more historic access to No.6 in situ framing the entrance. However, overall appearance could be much improved and have less impact on the character and appearance of the Conservation Area if a new pier was constructed to the right-hand side of the opening, utilising any salvaged bricks from the removal of the existing piers. The design could be based on the historical pier, but subservient in height, scale and size. This would also contribute to the strong sense of character relating to the boundary treatment within the street, comprising red brick walls, either gated or openings with piers.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: Seconded: No objection subject to the Conservation Officer's comments regarding the construction of a replacement right-hand pier.</p>
LIMIT	10.12.19	
PLAN No:	<u>19/2560/FUL</u> ENP – EB2	<p>24 Capel Lane, EX8 2QZ Mr & Mrs Wade Construction of single storey side extension, loft conversion with dormer window to rear and front porch.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BB Seconded: JH No objection</p>
LIMIT	19.12.19	

APPLICATIONS FOR DETERMINATION		
PLAN No:	19/2642/FUL	53 Douglas Avenue, EX8 2HG Mr K Devoy Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: JH Seconded: BB No objection
LIMIT	23.12.19	
PLAN No:	<u>19/2580/FUL</u> ENP – EB2, EN5 & EN6	Land Adjacent 1 The Broadway, EX8 2NW Mr Andrew Taylor Proposed new dwelling, new access onto highway, cycle storage and 2.1m high boundary fence COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BB Seconded: BT Objection, this revised application was significant departure from the previous approved application. This revised scheme included additional roof windows and a higher ridge height to the detriment of the neighbouring property which the previous approved application was conditioned to protect. Members questioned the labelling on the plans – the NE & SW elevation appeared to be incorrectly labelled.
LIMIT	24.12.19	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>19/2412/FUL</u>	<p>Apartment 12, The Point, Pier Head, EX8 1FE Mr Travis Addition of new windows to existing apartment.</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: LE No objection</p>
LIMIT	10.12.19	
PLAN No:	<u>19/2546/FUL</u> ENP – EB2	<p>9 Point Terrace, EX8 1EF Mr S Robb Construction of side extensions and enlargement of rear dormer.</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: LE Objection on the grounds that the proposal was out of keeping due to the size of the rear dormer which would dominate the rear elevation. The proposal was therefore considered to be contrary to ENP policy EB2 which states that development should be mindful of surrounding building styles.</p>
LIMIT	13.12.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2542/LBC</u>	War Memorial, The Strand, Exmouth East Devon District Council Addition of the heading 'WWI' and the name 'Willey O J' to the existing panel on the south side of the War Memorial. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: BT No objection subject to the Listed Building Officer's report.
LIMIT	17.12.19	
PLAN No:	<u>19/2482/FUL</u> ENP – EB2	Garages Off Bakery Lane Exmouth Mr And Mrs Jackson Demolition of garages on Bakery Lane and construction of 2 no. two bedroom flats over existing garages fronting Danby Terrace. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: LE No objection
LIMIT	17.12.19	
PLAN No:	<u>19/2579/FUL</u> ENP – EB1	40 Rolle Street, EX8 2SH Mr David Cockman Part change of use of existing retail unit to form 2 no. residential units, including construction of first floor extension and roof garden; sub division of existing retail unit to form 2 no retail units, and installation of new shop front COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: TD Seconded: LE No objection
LIMIT	20.12.19	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>19/2486/VAR</u> ENP – EB2	<p>The Spice Lounge, Prince Of Wales Drive, EX8 4SW Gould Homes (Southwest) Ltd</p> <p><u>Variation of condition 2 (approved plans) of 19/1087/FUL</u> (demolition of public house and construction of 9 dwellings) to allow re-positioning of garage to plot 1.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FCu Seconded: LE No objection</p>
LIMIT	12.12.19	
PLAN No:	<u>19/2540/VAR</u>	<p>Liverton Farm, Salterton Road, EX8 5BW Clinton Devon Estates</p> <p><u>Variation of condition 3 of planning permission 14/2080/VAR (Solar Farm)</u> to extend the temporary planning permission from 25 years from the date of commencement of development to 40 years from 13 March 2015 (the date of connection) Condition Number(s): 3 Conditions(s) Removal: See cover letter ref. 5216/nl The planning permission hereby granted is for a period of 40 years from 13 March 2015, when the use shall cease, and the solar panels and all ancillary equipment shall be removed from the site in accordance with the approved Decommissioning Method Statement</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: FCu Seconded: JH No objection</p>
LIMIT	16.12.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2549/FUL</u>	84 Ashleigh Road, EX8 2JZ Mr Cochrane Proposed dwelling
	ENP – EB2, EN5 & EN6	COMMENTS STATUTORY CONSULTEES:
		VIEWS OF REPRESENTATIONS: None
		DECISION: Proposed: FCu Seconded: LE No objection
LIMIT	19.12.19	

P19/185. ITEMS FOR CONSIDERATION

(i) STREET TRADING APPLICATION

The applicant is from: Miss Claire Booth of Lovely Cooking
Location: Opposite Buildbase, Salterton Road, Exmouth
Dates: RENEWAL for Annual Consent
Times: Monday - Friday - 7:00am – 3:00pm
Saturdays – 7:30am – 2:30pm

The application was for: Catering van selling hot and cold food and beverages. The applicant had advised that all waste was disposed of correctly through the private collection agency T.R.A.S.H. It was a renewal application and the consent holder had had no issues since the original consent was issued last year.

Date limit for comments 13.12.19

No comment

(ii) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Ref No: 050152

Premises: Imperial Recreation Ground The Royal Avenue, EX8 1DG

Ward: Town

Name of applicant: Exmouth Town Council

**PLEASE NOTE THAT THIS IS A TIME LIMITED PREMISES LICENCE FROM 22nd
MAY 2020 UNTIL 25TH MAY 2020**

Premises Licence Application to include

Premises Open Hours requested	Time From	Time To
Monday	11:00	19:00
Friday	15:00	23:00
Saturday & Sunday	11:00	23:00

Activities - Times requested	Time From	Time To
E. Performance of live music (Indoors & Outdoors)		
Monday	11:00	19:00
Friday	15:00	23:00
Saturday & Sunday	11:00	23:00
F. Playing of recorded music (Indoors & Outdoors)		
Monday	11:00	19:00
Friday	15:00	23:00
Saturday & Sunday	11:00	23:00
J. Supply of alcohol for consumption ON the premises only		
Monday	12:00	18:00
Friday	15:00	22:00
Saturday & Sunday	12:00	22:00

CONDITIONS OFFERED BY APPLICANT

The license holder with fully comply throughout the duration of the license with the Event Management Plan submitted and agreed by EDDC Safety Advisory Group and approved by the Licensing Authority.

Last Date for receipt of representations by the Licensing Authority 19th December 2019

No comment

(iii) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Ref No. 050149

Premises Withycombe Raleigh RFC - The Field Raleigh Park, Hulham Rd, EX8 3HS

Ward: Halsdon

Name of applicant Withycombe Raleigh RFC

PLEASE NOTE THAT THIS IS A TIME LIMITED PREMISES LICENCE FOR 11th JULY 2020

Premises Licence Application to include

Premises Open Hours requested	Time From	Time To
Saturday	12:00	21:30

Activities - Times requested	Time From	Time To
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E. Performance of live music (Outdoors)

Saturday	15:00	17:00
Saturday	19:00	21:00

H. Entertainment of a similar description to that falling within E, F, or G (Outdoors)

Saturday	15:00	17:00
Saturday	19:00	21:00

J. Supply of alcohol for consumption ON the premises only

Saturday

12:00

21:00

CONDITIONS OFFERED BY APPLICANT

This event would be managed in accordance with the agreed event management plan (EMP) with all authorities.

Last Date for receipt of representations by the Licensing Authority 20th December 2019

No comment

Cllr T Dumper reported to members on the decision of EDDC Development Management Committee to refuse planning permission for the installation of a synchronous gas-powered facility at Liverton Business Park which was contrary to the planning officer's recommendation.

P19/186. ITEM FOR INFORMATION

(i) APPEAL NOTIFICATION

Appeal By: Mr J Garrett

Appeal Ref: APP/U1105/D/19/3238164

Proposal: Change of use of building from nursing home to 19 bed house of multiple occupation (large HMO)

Location: St Saviours, 12 Morton Road, Exmouth EX8 1AZ

An appeal has been made against the decision of East Devon District Council to refuse planning permission for the proposed development. A copy letter was previously circulated for information.

P19/187. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/2251/FUL 23 Marpool Hill, Exmouth	No Objection	Approval with conditions
19/2258/FUL The White House, Courtlands Lane, Exmouth	No Objection	Approved
19/2291/FUL 78 Midway Exmouth	No Objection	Approved
19/2305/FUL 123 Byron Way Exmouth	No Objection	Approval with conditions
19/0456/VAR Orcombe Lodge 12 Foxholes Hill Exmouth	No Objection	Approval with conditions
19/1816/LBC St Johns Lodge St Johns Road Exmouth	No Objection	Approval with conditions

19/2181/FUL 25 St Johns Road Exmouth	No Objection	Approved
19/2239/FUL 41 Holland Road Exmouth	No Objection	Approval with conditions
<u>19/2179/FUL</u> 16 Chaucer Rise Exmouth	Split Decision	Approved
19/2214/FUL 57 Evergreen Close Exmouth	No Objection	Approved
<u>19/1971/FUL</u> Land Adjacent 33 Brooklands Road Exmouth	Objection	Approval with conditions
19/2309/FUL Thistledown Marley Road Exmouth	No Objection	Approval with conditions
19/1642/FUL Marpool County Primary School Moorfield Road Exmouth	No Objection	Approval with conditions
19/1964/FUL 6 Littlemead Lane Exmouth	No Objection	Approval with conditions
<u>19/2114/FUL</u> 5 Shackleton Close Exmouth	Objection	Approval with conditions
19/2172/FUL Annexe The Coach House 14 Cranford Avenue Exmouth	No Objection	Approval with conditions

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

The meeting closed at: 19.00

SIGNED:DATED:.....