

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 20 JANUARY 2020 AT 6.00 P.M.

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

APOLOGIES: Cllr A Colman

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

David Radford from the Exmouth Civic Society, Geoff Skinner from the Exmouth Community Association and Exmouth Town Cllr David Poor, Chair of COLP spoke against planning application 19/2710/MFUL, Site at Redgate & Land at Tesco, Salterton Road, erection of extra care/assisted living accommodation (Class C2) with communal facilities and car parking. Erection of Class B1 office accommodation and car parking. Development to be accessed from Salterton Road

Pat Malpass spoke against planning application 19/2818/FL, 10 Fairfield Close, construction of detached two storey dwelling.

Geoff Skinner from the Exmouth Community Association spoke against planning application 19/2829/MFUL, Tower Street, Methodist Church, Tower Street, part demolition and redevelopment and part conversion of vacant buildings to create 20 residential units plus development to provide two retail units.

William Holmes spoke in support of planning application 19/2580/FUL, Land Adjacent 1, The Broadway, proposed new dwelling, new access onto highway, cycle storage and 2.1m high boundary fence. Amended plans for consultation, additional information including details of cycle store, cross-section through site and adjacent property, amended window details to rear elevation, additional landscaping information, removal of "do not scale from drawings".

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

P20/009. MINUTES

The minutes of the meeting held on 6 January 2020 were approved.

P20/010. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllrs L Elson, F Caygill and J Humphreys declared a personal interest in planning application 19/2818/FUL, 10 Fairfield Close.

Cllrs B Toye and L Elson declared a personal interest in planning application 19/2654/FUL, Holy Trinity Church, Rolle Road.

P20/011. URGENT BUSINESS

None

P20/12. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>19/2727/FUL</u>	17 Belle Vue Road, EX8 3DR Mr & Mrs M Cockman Alterations and extensions to roof to provide 1st floor accommodation with balconies, and construction of front and rear extensions COMMENTS STATUTORY CONSULTEES: VIEWES OF REPRESENTATIONS: DECISION: Proposed: BT Seconded: LE No objection
LIMIT	24.01.20	
PLAN No:	<u>19/2665/FUL</u>	30 Willow Avenue, EX8 4QS Mr Victor Gierat Retention of front porch, provision of cladding to gable end and raised driveway to front COMMENTS STATUTORY CONSULTEES: VIEWES OF REPRESENTATIONS: DECISION: Proposed: BT Seconded: LE No objection
LIMIT	30.01.20	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>19/2853/FUL</u>	<p>Brookdale Littleham Village, Littleham, EX8 2RQ Mr & Mrs Wolstenholme Construction of single storey rear extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JH Seconded: MR No objection</p>
LIMIT	30.01.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2818/FUL</u>	10 Fairfield Close, EX8 2BN Mrs Ruth Jones Construction of detached two storey dwelling
	Note: P Malpass spoke during the public speaking time	<p>COMMENTS STATUTORY CONSULTEES: Cllr B De Saram – Comments previously circulated. Objection - The pre application advice from EDDC was that there was insufficient land to be able to accommodate a further dwelling and that the scale and position would present an incongruous and discordant feature. Removal of existing screening would increase prominence of any building. The proposal did not imitate the local architectural vernacular and the application would fail point 7 of policy D1 of the local plan in terms of mitigation of the effect of noise, smell and dust due to the narrow road access. The NPPF also stated that plans should be “sympathetic to local character and history, including built environment and landscape setting”.</p> <p>VIEWES OF REPRESENTATIONS: 7 x Rep – Objections on the basis that the proposed dwelling was not in keeping with the style and quality of the other 10 houses in the close built by George Abel in the late 1920’s & 30’s. The historic close was unique and has remained unchanged and the proposal for a dwelling would be cramped on the plot and erode the spacious character and appearance of the close. Windows would overlook into no.3 Fairfield Road. The private close was narrow, 3m wide at its narrowest, with limited visibility. The line of sight exiting onto Salterton Road was often blocked by parked cars on Salterton Road. The close would not accommodate additional traffic from another dwelling, extra traffic was already generated by the AirBnB at No. 10. Concern was also raised about the additional noise and parking. Removal of part of privet hedge would decrease screening. In respect of the proposal to use a soakaway for surface water, the site sits at a higher ground level than No 3 and concerns had been raised that water would run down into their garden. Concerns had also been raised that the proposed build was within 3m of a water main. It was felt that the proposal was contrary to strategy 6 or policy D1 of the local plan.</p> <p>DECISION: Proposed: BB Seconded: MR Objection, the proposal was considered to conflict with the East Devon Local Plan, policy D1 and Exmouth Neighbourhood Plan policies EB1 & 2 which stated that development should conserve Exmouth’s heritage assets and be mindful of surrounding building styles as exemplified in the Avenues Design Statement. The proposed plot was considered to be too small for a dwelling and the scale and massing would be harmful to the character of the historic close. Concern was also raised over construction traffic accessing the site on a narrow unadopted road and the potential harm to the residents of the close.</p>
LIMIT	29.01.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2723/FUL</u>	<p>50 Salterton Road, EX8 2EJ Mr T Cobley Construction of detached workshop (part retrospective)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – no objection subject to the workshop being used solely for domestic purposes and not for any form of commercial operation. Seems rather large for residential use.</p> <p>DECISION: Proposed: MR Seconded: BT No objection subject to any approval conditioned solely for domestic use and not any commercial use.</p>
LIMIT	28.01.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2394/FUL</u>	<p>Flat 1 Clyde Lodge, 3 Cyprus Road, EX8 2DZ Ms J Williams Proposed construction of single storey sun room to front</p> <p><u>Amended plans for consultation</u> Revised conservatory design</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – At its meeting held on 25.11.19, the Town Council objected on the grounds that the proposal was out of keeping with the design and character of neighbouring properties and would be harmful to the visual setting in the area. The application was therefore considered to conflict with ENP policy EB2 which states that development should be mindful of surrounding building styles and design. Members agreed in principle to an extension subject to the proposal being mindful of the surrounding building styles and design. Conservation – No comment received in respect of the amended plan. However, Conservation officers had previously commented that the proposal would alter the build form by extending forward of the historic frontage pattern and would impact on the wider character and appearance of the Conservation area.</p> <p>VIEWS OF REPRESENTATIONS: 2 x Rep – in respect of the original application who raised concerns that the proposed sun room did not match the extension on the other side of the building as it did not have a pointed roof and that there was a need for uniformity at the front.</p> <p>DECISION: Proposed: BB Seconded: MR Objection sustained, the amended plans did not mitigate previous concerns. Members felt the revised design was still unattractive and out of character with the area.</p>
LIMIT	22.01.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0046/FUL</u>	5B Sarltdown Road, EX8 2HY Mr And Mrs T Fagan Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: JH Seconded: BB No objection
LIMIT	03.02.20	
PLAN No:	<u>19/2580/FUL</u> Note: W Holmes spoke during the public speaking time	<u>ADDENDUM</u> 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 <u>Amended plans for consultation.</u> Additional information including details of cycle store. Cross-section through site and adjacent property. Amended window details to rear elevation. Additional landscaping information. Removal of do not scale from drawings. COMMENTS STATUTORY CONSULTEES: Town Council – At its meeting held on 09.12.19 the Town Council objected on the basis that the revised application represented a significant departure from the previously approved application. The 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. VIEWS OF REPRESENTATIONS: 2 x Rep – objections raised in respect of the original plans. Letter of support - W Holmes DECISION: Proposed: MR Seconded: BB Objection sustained, the amended plans still did not mitigate concerns raised over the higher ridge height.
LIMIT	30.01.20	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>19/2654/FUL</u>	<p>Holy Trinity Church, Rolle Road, EX8 2AB Mr Robert Soutter (Littleham Cum Exmouth PCC) Proposed installation of 7 no. CCTV cameras</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: TD No objection</p>
LIMIT	29.01.20	
PLAN No:	<u>19/2807/CPE</u>	<p>Anchor House, 43 Morton Road, Mr Paul Balbi Certificate of lawfulness for the existing use o property as a 7-bedroom house in multiple occupation (Class C4 use) – see attached letter.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: Seconded: Members had no evidence that could support or contradict the evidence submitted.</p>
LIMIT	29.01.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2829/MFUL</u>	<p>Tower Street, Methodist Church, Tower Street, EX8 1NT Mr B Male (Hansard Ltd) Part demolition and redevelopment and part conversion of vacant buildings to create 20 residential units plus development to provide two retail units.</p> <p>COMMENTS STATUTORY CONSULTEES: SWW – No objection subject to surface water being managed in accordance with the submitted Flood Risk Assessment. Devon County Archaeologist – commented that the development site lied within an area that was suggested to contain an early medieval ferry station. Development should be mitigated by a programme of archaeological work to investigate, record and analyse evidence that would otherwise be destroyed. Recommended submission of a written scheme of investigation. VIEWS OF REPRESENTATIONS: 1 x Rep - 20 dwellings and two retail outlets would be great but the potential for 40 vehicles for the dwellings, parking in an already flooded area plus deliveries to the retail outlets and parking for these. Exmouth Civic Society - raised concerns regarding overlooking, loss of light, loss of privacy to properties on Queens Street, Queens Court & Tower St and had commented that the roof of the lower site should be pitched and be more in keeping with the style of properties in Queen St. A flat roof would encourage nesting of seagulls. Also concerned that the proposal did not provide parking and that the provision of retail units was questionable when many shops in town were currently empty. There was also a lack of residential amenity space. J D Fowler, Eagle Investments – Objection - letter waiting to be scanned</p> <p>DECISION: Proposed: TD Seconded: JW Objection, the proposal was considered to be out of keeping in terms of design and style and would not relate well to the surrounding properties. The proposal conflicted with the Neighbourhood Plan policies EB1 & 2 which stated that development should conserve Exmouth’s heritage assets and be mindful of surrounding building styles. The proposal for 20 flats was considered overdevelopment for the size of the plot and would be harmful to the Conservation area and detract from the Grade II listed Church. Lack of parking was also a concern.</p>
LIMIT	03.01.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0017/FUL</u>	25 Marpool Crescent, EX8 3QJ Mr & Mrs Beswick Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: FCu Seconded: LE No objection
LIMIT	30.01.20	
PLAN No:	<u>19/2646/FUL</u>	<u>ADDENDUM</u> 27 Avondale Road, EX8 2NQ Mr & Mrs C Walter Proposed single storey rear extension with roof terrace, side extension at rear of existing garage, extension of garden room and alterations to roof to provide loft accommodation (retrospective application for variations to 18/2548/FUL) <u>Amended plans for consultation.</u> Alteration to show existing ridge rather than approved ridge. COMMENTS STATUTORY CONSULTEES: Town Council – 16.12.19 – No objection VIEWS OF REPRESENTATIONS: 1 x Rep – in respect of the original application DECISION: Proposed: FCu Seconded:LE No objection to the amended plans.
LIMIT	31.01.20	

P20/013. ITEM FOR CONSIDERATION

(i) NOTIFICATION OF A STREET TRADING APPLICATION – TRANSPLANT AWARENESS DAY

Applicant: Mr Steven Gazzard

Location: The Strand, Exmouth

Dates: Saturday 25th July

Times: 7:00am set up with the event ending at 17:00pm

The application was for: 60 x Trading Stalls for Transplant Awareness Day - this event has been held successfully for the last 5 years.

The applicant had confirmed that all traders would be advised to take their own waste away and that they were encouraged to use bio-degradable products.
 Copy map of the trading site was circulated.
 Date limit for comments: 23.01.20

A fixed business in the Strand area had raised concerns with Cllr F Caygill that events held in the Strand often duplicated the offer of existing businesses. Cllr F Caygill to advise them to raise their concerns with EDDC.

P20/014. ITEM FOR INFORMATION

(i) NOTICE OF INTENTION TO INSTALL ELECTRONIC COMMUNICATIONS APPARATUS

LOCATION: PCP030 PARK ROAD S/O 134 EXETER ROAD, EX8 1QG

Details of proposed telecommunications equipment cabinet was circulated to members for information. The proposal was classed as permitted development.

P20/015. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1930/FUL 9 Sheppards Row	No objection	Conditional Approval
19/2560/FUL 24 Capel Lane	No objection	Approval
19/2184/LBC Smeaton Wall, The Esplanade	No objection	Conditional Approval
19/2190/LBC A La Ronde	No objection	Conditional Approval
19/2468/AGR Land South of Courtlands	No objection	Conditional Approval
19/2549/FUL 84 Ashleigh Road	No objection	Approval
19/2263/FUL Raleigh Surgery, 33 Pines Road	Objection	Refusal
19/2412/FUL Apartment 12, The Point, Pier Head	No objection	Conditional Approval
19/2542/LBC War memorial, The Strand	No objection	Conditional Approval
19/2637/FUL 33 Foxholes Hill	No objection	Conditional Approval
19/2642/FUL 53 Douglas Avenue	No objection	Approval
19/2643/FUL 6 Laburnum Close	No objection	Approval
19/2663/FUL 4 Spencer Close	No objection	Approval

19/2486/VAR The Spice Lounge, Prince of Wales Drive	No objection	Conditional Approval
19/2529/FUL 38 Bapton Close	No objection	Approval
19/2684/FUL 1 Raddenstile Lane	No objection	Approval
19/2706/FUL 25 Broad Park Road	No objection	Conditional 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: 19.24

SIGNED:DATED:.....