

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 17 FEBURARY 2020 AT 6.00 P.M.

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

APOLOGIES: Cllr J Whibley

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Pat Malpass spoke against planning application 19/2818/FL, 10 Fairfield Close, construction of detached two storey dwelling, amended plans reduce height of proposed dwelling

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

P20/024. MINUTES

The minutes of the meeting held on 20 January 2020 were approved.

P20/025. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

All members declared a personal interest in respect of tree application 20/0147/TRE, 34 Port Mer Road, as the owner of the property was County Councillor Jeff Trail. A dispensation was given by the Deputy Town Clerk for members to determine the application.

Cllr J Humphreys declared a personal interest in respect of planning application 20/0197/OUT, 20 Cranford Avenue.

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

P20/026. URGENT BUSINESS

None

P20/027. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>20/0147/TRE</u> Note: Member had previously declared an interest and been given a dispensation.	34 Port Mer Close, EX8 5RF Eagle Home Investments T1, Sycamore : prune 3 branches as per attached photograph COMMENTS STATUTORY CONSULTEES: Tree Officer's report – This young established sycamore was located on the boundary edge of woodland. The proposed works were minimal and involve pruning two branches back to the boundary and one being removed completely. The proposed works would not be detrimental to the health or amenity of the tree. Recommendation Approval VIEWS OF REPRESENTATIONS: DECISION: Proposed: FCa Seconded: CN Approval in accordance with the Tree Officer's report.
LIMIT	19.03.20	
WARD	Town	
PLAN No:	<u>19/2627/ADV</u>	Exmouth Town Football Club, King George V Ground, Southern Road, EX8 3EE Exmouth Town Football Club Retention of 6 no. fascia signs COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: Seconded: Application deferred to next meeting as members were reluctant to determine the application without comments from DCC Highways as the fascia signs faced the highway. Clerk to contact EDDC and request they prompt DCC Highways for their comment.
LIMIT	04.03.20	

P20/028. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>20/0209/FUL</u>	<p>10 Ellwood Road, EX8 4LE Mr Kevin Owens Demolition of garage and construction of dwelling</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 2 x Rep – (1 letter waiting to be scanned) – Concern raised over access which could be dangerous at times due to overflow traffic from the church car park. As a self-build, times and days should be specified when work could take place. Questioned why a house in a road that had bungalows.</p> <p>DECISION: Proposed: CN Seconded: AC Objection on the grounds that the proposed dwelling was not mindful of surroundings and out of keeping with the rest of the street scene of detached bungalows. The application was therefore considered to be contrary to the ENP policy EB2 – new development should be mindful of building styles and a high level of design.</p>
LIMIT	25.02.20	
WARD	Halsdon	
PLAN No:	<u>20/0176/FUL</u>	<p>71 Elmfield Crescent, EX8 3BP Sandy Crook Rear and side extension and raised patio</p> <p>COMMENTS STATUTORY CONSULTEES: SWW – gave advice on asset protection</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	18.02.20	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>20/0169/FUL</u>	<p>128 Pound Lane, EX8 3LE Mr Antony Sampson Construction of two storey rear extension and front dormer windows.</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	25.02.20	
PLAN No:	<u>20/0227/FUL</u>	<p>30 Maristow Avenue, EX8 3JF Mr & Mrs Pavel Single storey rear extension and external cladding/render.</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: 2 x Rep – Concerned that changing the cladding from white to black would spoil the look of the houses along that section.</p> <p>DECISION: Proposed: LE Seconded: BT SPLIT DECISION – No objection to the proposed the single rear extension. Objection to the proposed external black cladding/render to the front elevation on the grounds it would be out of keeping with the design of the other properties on that side of the road which were brick and had white cladding. It was considered this aspect of the proposal would have a harmful effect to the street scene on that side of the road and therefore contrary to policy EB2 of the ENP.</p>
LIMIT	27.02.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0218/FUL</u>	14 Marcom Close, EX8 5PW Mr Colin Coward Construction of single storey front extension and new roof above garage COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: BT Seconded: LE No objection
LIMIT	26.02.20	
PLAN No:	<u>20/0204/FUL</u>	17 Hill Drive, EX8 4QQ Mr & Mrs C Forster Construction of side and rear extension to facilitate loft conversion and raised terrace to rear (revised scheme to 19/2383/FUL) COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: BT Seconded: LE Objection on the grounds of overlooking.
LIMIT	27.02.20	
WARD	Littleham	
PLAN No:	<u>20/0197/OUT</u>	20 Cranford Avenue, EX8 2HU Mr & Mrs Hayman Construction of dwelling (outline application seeking approval for access, with matters of appearance, layout, scale and landscaping reserved) COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: JH Seconded: FCa No objection
LIMIT	24.02.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2818/FUL</u> Note: Cllrs L Elson, F Caygill & J Humphreys previously declared a personal interest. P Malpas spoke during the public speaking time.	<p>10 Fairfield Close, EX8 2BN Mrs Ruth Jones Construction of detached two storey dwelling</p> <p><u>Amended plans for consultation.</u> Amended proposal to reduce height of proposed dwelling.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 20.01.20 - 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. EDDC Trees 13.02.20 – Concerned about the lack of an impact survey, tree protection plan and method statement for the trees in the neighbouring garden and the impact/pressure there would be to prune or prematurely removal of these trees. Requested further information.</p> <p>VIEWS OF REPRESENTATIONS: 5 x Rep – in respect of amended plans. The amended plans to reduce the height of the proposed new building to single storey does not mitigate previous concerns raised. The footprint is still large to in relation to the size of the plot and does not comply with strategy 6 or policy D1 of the local plan. The modern design and materials are out of keeping with the street scene. Concerns raised in relation to water pipes and soakaway have not be addressed. Object to the removal of part of the privet hedge which forms part of the communal turning circle. One 1 property on the close has been subdivided but the alterations were done internally. Other properties built at the end of back gardens are only viewable and accessible from Fairfield Road. Concerned about the extra traffic generated by the Airbnb especially during construction phase and the loss of wildlife habitat. 17 x Rep – in respect of the original application 1 letter of support</p> <p>DECISION: Proposed: JH Seconded: MR Objection sustained; the amended plans to reduce the height of the proposed dwelling did not mitigate previous concerns raised. Concerns raised by the Tree Officer had also not been addressed.</p>
LIMIT	21.02.20	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>20/0151/VAR</u>	<p>2/3 Magnolia Walk, EX8 1HB Mr S Hoddinott Variation of condition 2 (approved plans) of planning permission 18/2394/FUL (conversion of second floor to provide 3 no. 2 bedroom apartments) to replace existing windows with uPVC sash windows</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: TD Seconded: LE No objection</p>
LIMIT	19.02.20	
PLAN No:	<u>19/2698/FUL</u>	<p>105 Victoria Road Mrs K Rowsell Construction of one-bedroom residential dwelling, with dormer windows to front and rear to replace existing garage.</p> <p>COMMENTS STATUTORY CONSULTEES: Environment Agency – Object in the absence of a FRA.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Objection on the grounds that the proposal had the potential to negatively change and overdevelop the area by setting a precedent for others to convert garages on an already congested access road into two storey buildings that incorporated dwelling places. The host dwelling was also being converted from 2 to 3 flats with no parking. The 1st floor windows would overlook neighbouring gardens and the increased roof height would reduce light levels in their garden.</p> <p>DECISION: Proposed: TD Seconded: LE Objection, the proposal to erect a one-bedroom dwelling in the access road which was characterised by garages would be out of keeping with the street scene and land use. It was felt to be overdevelopment in terms of intensity of use which would be harmful on the local amenity. The 1st floor windows would overlook neighbouring properties and impact negatively on their privacy. The proposal was considered unacceptable and did not comply with policy EB2 of the ENP and policy D1 of EDDC LP.</p>
LIMIT	19.02.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0256/FUL</u>	6, 6A & 6B Marston Garages, Camperdown Terrace, EX8 1XT Ms J Sedgemore Raising existing garage roofs COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: 1 x Rep – Objection. Questions the need to raise roof and concerns about damage/water ingress during and after build. Concerned about access as entry needed to their property. Concerned the garages will be become storage facilities or a business/workshops. DECISION: Proposed: TD Seconded: LE No objection
LIMIT	27.02.20	

P20/29. ITEMS FOR CONSIDERATION

(i) EAST DEVON AFFORDABLE HOUSING SPD CONSULTATION

East Devon District Council (EDDC) were preparing a supplementary planning document (SPD) to provide guidance and advice on implementing Local Plan policies on affordable housing. Following a first round of public consultation held over March – May last year, EDDC had reviewed the 22 comments that were received, and revised the SPD as appropriate.

EDDC had now published a revised version of the Draft Affordable Housing SPD for public consultation. The interim Consultation Statement showed how EDDC have responded to comments received on the first round of consultation.

The Draft Affordable Housing SPD and accompanying documents could be seen on EDDC's website:

<http://eastdevon.gov.uk/planning/planning-policy/housing-issues/affordable-housing/>

The consultation period ran until *Friday 28 February* (at 5pm). Following this, EDDC will read all of the comments and make any changes that are needed, and then adopt the Affordable Housing SPD.

Cllr B Toye, questioned the wording a “suitably qualified professional” under section 3.10. Members would like it quantified who was “Suitably qualified professional” and questioned should the evidence be undertaken by one professional.

RESOLVED that Planning Committee comments to EDDC, Planning Policy, that members would like it quantified who was a “Suitably qualified professional” and should this evidence be undertaken by one individual?

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

Ref No: 050439

Premises: Devon Cliffs Holiday Park - South Beach Café Sandy Bay, EX8 5BT

Ward: Littleham

Name of applicant: Haven Leisure Ltd

Premises Licence Variation Application to include
PROPOSED VARIATION

To amend the layout plans to extend the licensed area to include the terrace (currently used for consumption of alcohol only). The terrace would have a fixed bar servery.

Last Date for receipt of representations by the Licensing Authority 24th February 2020

Did not wish to comment.

(iii) NOTIFICATION OF A STREET TRADING APPLICATION RECEIVED

The applicant: Thomas Merriman

Location: Orcombe Point, Exmouth

Dates: Saturday 15th May 2020

Times: 09:00 - 22:00

The application is for: 3 x trading stalls (including one bar) as part of the Commando Beach Assault event.

The applicant had noted the following on their application: Spectators had been advised to lift share to the event whilst locals had been advised to walk. There would be minimal plastic being used at the event and had been assured that any plastic that was being used would be recycled. There would be no impact on the waterways and there would be a generator supplied. On completion of the event they would ensure that the traders had not damaged the walkways and that the whole sight was clear of damage, danger and pollution.

This event had street trading consent last year and ran with no concerns.

A map of the trading site was attached.

Cllr F Caygill raised concern about the number of vehicles parked on the pavement during the event. Vehicles should unload and then move and park elsewhere.

RESOLVED that the planning Committee comment to EDDC, Licensing Dept, that members had no objection subject to vehicles not parking on the pavement during the event. Vehicles should unload and then move and park elsewhere.

P20/030. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land to the rear of Sheerwater and within Jasmine Cottage & Xanadu, Maer Lane

TPO No: 20/0004/TPO

Proposal: Land at The Knoll, 36 Douglas Avenue

TPO No: 20/0002/TPO

Proposal: Land at 59, Byron Way

TPO No: 19/0081/TPO

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

(ii) APPEAL DECISION

Appeal Ref: APP/U1105/W/19/3233336

Appeal By: Mr Roger Rudkin

Application Ref: 18/2151/FUL

Location: South Lodge, St John's Road, EX8 5EG

Proposal: Erection of a 2-bedroom bungalow

The above appeal was dismissed.

(iii) APPEAL DECISION

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

Appeal By: Mr J Garrett

Application Ref: 19/0203/FUL

Location: 12-14 Morton Road, EX8 1AZ

Proposal: Change of use from nursing home to 19 bed house of multiple occupation

The above appeal was allowed, application for full award of costs against EDDC refused.

(iv) NOTICE OF INTENTION TO INSTALL ELECTRONIC COMMUNICATIONS APPARATUS

LOCATION: 21B Cranford Avenue, EX8 2HU

A copy letter was previously circulated with details of proposed telegraph pole at the above location to facilitate provision of fixed line broadband for your information. Proposal was classed as permitted development.

9. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>19/2394/FUL</u> Flat 1, Clyde Lodge, 3 Cyprus Road	Objection	Approval
19/2540/VAR Liverton Farm, Salterton Road	No objection	Conditional Approval
19/2318/FUL Former Carpentryright, Liverton Business Park	No objection	Conditional Approval
19/2646/FUL 27 Avondale Road	No objection	Approval
19/2727/FUL 17 Belle Vue Road	No objection	Approval
19/2853/FUL Brookdale, Littleham Village	No objection	Approval
20/0017/FUL 25 Marpool Crescent	No objection	Conditional Approval
19/2579/FUL	Objection	Withdrawn

40 Rolle Street		
20/0046/FUL 5B Sarltdown Road	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: 19.03.

SIGNED:DATED:.....