

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 3 August 2020

Present:

L Elson (Chairman)

B Bailey

F Caygill (FCa)

A Colman

F Cullis (FCu)

T Dumper

J Humphreys

C Nicholas

M Rosser

B Toye

Apologies: J Whibley

P20/104. Minutes

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

P20/105. Declarations of pecuniary interests and dispensations

Application:	20/1497/FUL 18 Victoria Road
Councillors	L Elson
Pecuniary or personal	Personal
Reason	Applicant & Objector were work colleagues
Application:	20/1513/TCA Holy Trinity Church, Rolle Road
Councillors	B Toye
Pecuniary or personal	Personal
Reason	Member of the congregation

P20/106. Urgent business

None

P20/107. To determine applications under delegated powers

LITTLEHAM

Planning Application No: 20/1218/TCA

Location: 5 Rocklands, Rolle Road

Applicant: Martin Warren

Proposal: Evergreen Oak – pollard to height as shown by red lines in photo (amended from previous proposal to fell)

Target date: 12.08.2020

Comments Statutory Consultees:

Tree Officer's Report -

This mature Holm Oak, which was located in a small courtyard of 5 Rocklands, was visible from nearby public locations and was retained as part of a recent redevelopment of the site. The tree appeared to have suffered from significant impact of the development which was likely to have resulted in severed roots, soil compaction and post development, raised soil levels. This has resulted in the tree having low vigour and being in a poor condition with approximately 25% of its normal foliar coverage and large sections of deadwood overhanging the neighbours drive. The proposed work was discussed on site with the applicant who has not long been the owner of the property. They were keen to try to retain the tree whilst ensuring that the tree was safe. Holm Oaks normally respond well to pollarding but there was no guarantee that the tree would survive long-term due to the impact of the development and further work to remove the tree may be necessary in the future if the tree continued to decline. The impact of development should be noted to avoid the loss of important trees.

Recommendation – due to the condition of the tree the proposed works were considered appropriate.

View of representations:

Exmouth Civic Society & Exmouth Community Association

Unacceptable that the tree should be damaged as a result of development.

Decision: Proposed: JH

Seconded: BB

Approval in accordance with the Tree Officer's report.

Planning Application No: 20/1337/TRE

Location: 36B Cranford Avenue, EX8 2QA

Applicant: Mr Graham Staplehurst

Proposal: T1 Cedar: Reduce by 3m in height and 2-3m from side branches.

Reason: Repetition of pruning work to manage size of large tree in garden.

Target date: 24.08.2020

Comments Statutory Consultees:

View of representations:

Decision: Proposed:

Seconded:

Deferred pending Tree officer's report.

TOWN

Planning Application No: 20/1513/TCA

Location: Holy Trinity Church Rolle Road, EX8 2AB

Applicant: Rev'd Steven Jones

Proposal: Horse-chestnut (T0244) referenced in the report of Aran Kimberlee

Dated 18th June 2020 - removal of diseased limbs with risk of failure and falling.

Target date: 27.08.2020

Comments Statutory Consultees:

View of representations:

Decision: Proposed:

Seconded:

Deferred pending Tree Officer's report.

WITHYCOMBE RALEIGH

Planning Application No: 20/1241/TRE

Location: Drakes Gardens Drakes Avenue

Applicant: Mr Jacob Mummery

Proposal: Crown lift Lime tree to 5 metres, to give adequate clearance for lorry's
From road. (T1) Cherry - cut and remove broken branch, reduce branches
growing towards house and garage by a minimum of 2 metres. (T2)

Target date: 18.08.2020

Comments Statutory Consultees:

Tree Officer's Report – Proposed work was minimal to ensure appropriate

clearance over the drive and to give clearance from a house to prevent direct damage occurring. The work would not be detrimental to either the health or amenity of the tree.

Recommendation - Approval

View of representations:

Cllr B Taylor – No objection to proposed works to Lime but would like the Cherry tree branches growing towards the house reduced to a max of 2m.

Decision: Proposed: FCu

Seconded: LE

Approval in accordance with the Tree Officer's report. Councillor F Cullis questioned what appeared to be some inconsistencies on the application form, regarding details of the applicant, agent and owner of the trees.

P20/0108. To consider the planning applications for consultation set out below.

HALSDON

Planning Application No: 20/1434/FUL

Location: 17 Willow Avenue, EX8 4QS

Applicant: Mr Ian Hancock

Proposal: Construction of boundary fencing, raised patio, summer house and associated landscaping (partially retrospective).

Date limit for comment: 13.08.2020

Comments Statutory Consultees:

View of representations:

1 letter of support.

Decision: Proposed: BT

Seconded: LE

No objection

LITTLEHAM

Planning Application No: 20/0726/FUL

Location: The Old Orchard 8 Foxholes Hill, EX8 2DF

Applicant: Mr Richard Jones

Proposal: Demolition of existing dwelling and construction of two semi-detached Dwellings

Amended plans for consultation:

Additional information relating to heritage Impacts.

Date limit for comment: 04.08.2020

Comments Statutory Consultees:

Town Council – 27.04.2020 – No objection

Natural England – 11.5.2020 – Requested additional information - heritage statement, crossed section of site and adjoining properties, visualisation and photomontages to assess potential impact. No comment received to date regarding additional information.

Conservation – 07.5.2020 – Requested additional supporting information. No comment received yet regarding latest additional information submitted.

View of representations:

1 x Rep – in respect of the original application.

Decision: Proposed: MR

Seconded: JH

No objection to amended plans.

Planning Application No: 20/1175/FUL

Location: Maer Farm Maer Lane, EX8 5DD

Applicant: J D Developments Ltd

Proposal: Creation of 2 no. first floor balconies, raising of roof and conversion of lean-to outbuilding and construction of open porch

Date limit for comment: 05.08.2020

Comments Statutory Consultees:

View of representations:

1 x Rep – Objects to the walls being rendered and painted white making a blot on the landscape as there are no surrounding buildings.

Decision: Proposed: BB

Seconded: JH

No objection

Planning Application No: 20/1252/LBC

Location: 3 Castle Cottages, Castle Lane, EX8 5BR

Applicant: Mr Paul Hewett

Proposal: Replace 2no. windows at first floor front south west elevation and 1no. window at first floor on rear north east elevation with double glazed units

Date limit for comment: 05.08.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BB

Seconded: JH

No objection subject to the Listed Building Officer's report.

Planning Application No: 20/1304/FUL

Location: 34 Raleigh Road, EX8 2SB

Applicant: Mr & Mrs Reid

Proposal: Construction of side and rear extensions, and raised decking with Steps.

Date limit for comment: 11.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: JH

Seconded: MR

No objection

Planning Application No: 20/1496/FUL

Location: 50 Salterton Road, EX8 2EJ

Applicant: Mr T Cobley

Proposal: Construction of replacement detached double garage and first floor store

Date limit for comment: 11.08.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: JH

Seconded: BB

No objection though there was concern that the proposed replacement brick Garage would not be in keeping with the main building which was weathered stone.

Planning Application No: 20/1528/VAR

Location: Pankhurst Close Trading Estate Pankhurst Close, EX8 2RN

Applicant: Mr Daniel Reynolds (Taylor Wimpey)

Proposal: Variation of conditions 2 (listed approved plans), 14 (landscaping) and 17 (ground levels) of planning permission 18/2272/MFUL (construction of 120 no. dwellings with associated access, landscaping and infrastructure works) to allow changes to the levels of gardens and the addition of stone Devon Banks as retaining structures to plot boundaries

Date limit for comment: 14.08.2020

Comments Statutory Consultees: None

View of representations: None

TOWN

Planning Application No: 20/1065/FUL

Location: 126 & 128 Exeter Road, EX8 1QQ

Applicant: Mr Ed Russell

Proposal: Conversion of properties to create 8 no. 1 bedroom apartments, including the provision of a balcony on the southern elevation, the erection of a single storey extension on the rear elevation, and the construction of a two storey building to contain a one-bedroom apartment and vehicle parking

Date limit for comment: 07.08.2020

Comments Statutory Consultees:

Environment Agency – Object – application not supported by an acceptable Fisk Assessment (FRA)

View of representations: None

Decision: Proposed: TD

Seconded: LE

No objection subject to the submission of a satisfactory Flood Risk Assessment.

Planning Application No: 20/1321/FUL

Location: 96 Exeter Road, EX8 1QA

Applicant: Mr and Mrs Hodge

Proposal: Change of use application to form a ground floor flat and a maisonette above; construction of a first-floor rear extension.

Date limit for comment: 11.08.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: TD

Seconded: LE

No objection

Planning Application No: 20/1500/FUL

Location: 56 Ryll Grove, EX8 1TT

Applicant: Dr Robert Ellis

Proposal: Retention of cladding, and alterations to existing West facing window To install clear glass in the west facing gable end window, which has a fixed pane.

Date limit for comment: 10.08.2020

Comments Statutory Consultees: None

View of representations:
1 x Rep – Out of keeping with the street scene.

Decision: Proposed: TD
No objection

Seconded: LE

Planning Application No: 20/1514/VAR

Location: Junction Between Alexandra Terrace And The Esplanade Exmouth
Applicant: Mr David Hancock
Proposal: Variation of condition 2 (approved plans) of planning application 19/1079/MRES (Reserved matters application for the installation of flood walls and gates and associated landscaping for the flood defence works and Alexandra Terrace junction seeking approval for access, appearance, landscaping, layout and scale (pursuant to hybrid planning permission 18/2174/MOUT for Exmouth Tidal Defence Scheme) to enable design and layout changes

Date limit for comments: 12.08.2020

Comments Statutory Consultees:
Contaminated Land Officer – No additional comments to make.

View of representations: None

Decision: Proposed: TD
No objection

Seconded: LE

Planning Application No; 20/1497/FUL

Location: 18 Victoria Road, EX8 1DL
Applicant: Mrs Sasha Turner
Proposal: Demolition of garage and erection of one-bedroom dwelling.

Date limit for comments: 13.08.2020

Comments Statutory Consultees: None

View of representations:
1 x Rep – Neighbour opposite objected as the first floor of the proposed dwelling would overlook their property and garden and would be a significant loss of privacy. Also concerned about parking.

Decision: Proposed: TD

Seconded: BT

Objection on the grounds of over development of the site and visually intrusive and out of character with the street scene. The application was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2.

Note: Councillor L Elson had previously declared an interest.

WITHYCOMBE RALEIGH

Planning Application No: 20/1438/FUL

Location: 11 Drakes Avenue, EX8 4AB

Applicant: Mr Colin James

Proposal: Construction of dwelling (alternative scheme to that approved under permission 19/1188/FUL)

Date limit for comments: 12.08.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: FCu

Seconded: LE

Objection on the ground of over development of the site and out of keeping with the street scene. This further revised scheme from previous approved schemes in 2018 and 2019 for a 5-bedroom house was considered unacceptable for the plot size and out of keeping with properties in the area. Policy EB2 of the Exmouth Neighbourhood plan states new development should be mindful of surrounding building styles and ensure a high level of design.

ADJOINING PARISH – WOODBURY & LYMPSTONE

Planning Application No: 20/0993/MRES

Location: Goodmores Farm Hulham Road, EX8 5BA

Applicant: Joanna Fowler (Eagle Investments Ltd)

Proposal: Reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 318 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin. The provision of serviced land for mixed-use employment/commercial uses and land for the provision of a primary school.

Amended plans for consultation:

Amended number of dwellings and layout, removing the access from Marley Road.

Date limit for comments: 18.08.2020

Comments Statutory Consultees: **Highways** 30.07.2020 – Pleased to note removal of inappropriate access from Marley Road and roads within the development can be accessed from approved entrances on Dinan Way. Broadly in approval though would like further discussions on how site could improve cycling credentials and the CEMP. The County's Transportation Data Team have been commissioned to examine recent traffic data to see if there any specific rises in traffic which are disproportionate with those forecast in the transport assessment which dates back over 10 years ago.

View of representations:

1 x Rep in respect of the amended plans. Pleased amended plans removes access from Marley Road but concerned that the CEMP still appears to show access via Marley for HGV's.

1 x Rep – would like reassurance that the design and layout will not have any effect upon the volume and frequency of water draining into the culverts and streams impacting on the wildlife.

Decision: Proposed: LE

Seconded: JH

Objection sustained. Concern was raised regarding the CEMP which appeared to still include Marley Road as a construction vehicle route to the site. It was felt that the commercial element of the development would be better located to the north of the site. Concerns were also raised over pressure on the sewage system. Councillor F Caygill raised concern over the need for the provision for a school and the lack of up to date supporting data. Councillor M Rosser highlighted the need for adequate safe crossings on Dinan Way for children to access the school.

P20/109. Item for consideration

(i) Certificate of Lawfulness (Existing) Application

Proposal: Certificate of lawfulness for the use of nine caravans as independent dwellings in excess of 10 years.

Location: Westdown Farm, Sandy Bay, EX8 5BU

Application No: 20/1344/CPE

A copy letter from EDDC was previously circulated.

Member did not have any evidence that either supported or contradicts the evidence submitted.

P20/110. Items for information

(i) Notification of Tree Preservation Orders TPO's

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

TPO No: 20/0039/TPO

Proposal: Land at The Knoll, 36 Douglas Avenue

TPO No: 20/0041/TPO

The above Tree Preservation Orders had been confirmed by EDDC Arboricultural Team.

P20/111. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>19/2580/FUL</u> Land adjacent 1 The Broadway	Objection	Conditional Approval
20/0011/VAR Royal Avenue Car Park Camperdown Terrace	No objection	Conditional Approval
20/1092/FUL 8 Buckingham Close	No objection	Approval
20/0834/FUL 1 Withycombe Barton Mews St Johns Road	No objection	Withdrawn
20/1196/FUL 9 Beacon Place	No objection	Approval
20/0324/VAR Queen's Drive Space Queens Drive	No objection	Conditional Approval
<u>20/0816/FUL</u> 130 Hulham Road	Objection	Conditional Approval
20/1091/FUL 19 Highbury Park	No objection	Conditional Approval
20/0997/FUL 349 Exeter Road	No objection	Approval

The meeting concluded at 19.11

Signed..... Date.....
(Chairman)