## MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 19 AUGUST 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

B Bailey

F Caygill (FCa)
A Colman
F Cullis (FCu)
C Nicholas
B Toye
M Rosser
J Whibley

**APOLOGIES:** Cllrs T Dumper J Humphreys

Members agreed for Cllr C Nicholas to be Deputy Chairman and take over chairing the meeting 18.45 as Cllr L Elson had to leave the meeting at this time.

#### **PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

DCC Cllr R Scott spoke in respect of planning application 19/1753/MFUL, Sam's Funhouse, St Andrews Road/Imperial Road, EX8 1AP, Stag Inns (Exmouth) Ltd, demolition of existing buildings and construction of 35 apartments on the upper floor; cafe/bar, restaurant and youth centre on the ground floor with associated parking, cycle and bin store provision

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

#### P19/120. MINUTES

The minutes of the meeting held on 5 August 2019 were approved.

# **P19/121. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS** Cllrs J Whibley and B Bailey declared a personal interest in planning application 19/1753/MFUL, Sam's Funhouse, St Andrews Road/Imperial Road.

Cllr F Caygill declared a personal interest in planning application 19/1667/FUL, 226 Exeter Road, EX8 3NB as he knew the applicant.

Cllr C Nicholas declared a personal interest in planning application 19/1655/FUL, 97 lvydale, EX8 4TA as she lived in the road.

#### P19/122. URGENT BUSINESS

None.

P19/123. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR
		DETERMINATION
WARD	l ittleham	
PLAN No:	19/1459/TRE	Flat 4 Woodbury House, 83 Salterton Road, EX8 2EW  Mr & Mrs Tiley  T1, Cupressus Macrocarpa: i) Crown raise up to 5.5 meters over highway ii) Crown raise over garden upto 4.5 meters iii) Crown thin by 20% iv) Crown reduce branches on southern and eastern sides by approximately 2 meters, cutting second and third order branches to suitable pruning points with no cuts larger than 75 mm; v) Crown reduce height of tree by 2 meters to leave a tree height of approximately 11 meters.  COMMENTS STATUTORY CONSULTEES: Tree Officer's Report - This large maturing Monterey Cypress was growing to the rear of recent Woodbury Court development. Seen from Salterton Road & Walnut Grove it was considered to make a positive contribution to the amenity of the area. In basic terms the proposal was to remove the lower branches, reduce the height, prune back the south and eastern crown aspects and thin the remaining tree crown. However, these works had the potential to be detrimental to the amenity and physiological condition of the tree. At this time the crown reduction, height reduction and crown thinning appear unnecessary to manage the tree and should be refused. The crown lift would go some way to address the stated reasons for the works.  Recommendation SPLIT DECISION APPROVAL to crown raise up to 5.5m over highway & crown raise over garden up to 4.5m. REFUSAL crown thin by 20%, crown reduce branch on southern & eastern side by 2m, cutting second and third order branches to suitable pruning points with cuts larger than 75mm. Crown reduce height by 2m to leave a height of 11m.  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: MR Seconded: BB Split Decision in accordance with the Tree Officer's report.
LIMIT	28.08.19	
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		APPLICATIONS FOR DETERMINATION
PLAN No:	19/1255/TRE	Flat 16, Maer Bay Court, 12 Douglas Avenue, EX8 2BX C/o Scott & Tate Tree Surgeons T1, Holm Oak: Re-pollard.
		COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – This mature holm oak grew to the north of the public open space of The Maer. The tree was easily visible to the public growing out over the adjacent footpath. Historically heavily cut back a new crown had been allowed to establish. The principle of ongoing management was thus considered necessary. However, the tree immediately to the north had recently been pollarded and the proposed pollarding would create a hole in the line of trees growing on the old cliff line. This would be detrimental to the amenity and character of the area.
		Recommendation for Refusal
		<b>Note:</b> An application for crown management could be considered in the future once the adjacent tree had had the opportunity to regrow.
		VIEWS OF REPRESENTATIONS:
		<b>DECISION:</b> Proposed: BB Seconded: MR Refusal in accordance with the Tree Officer's report.
LIMIT	23.08.19	

P19/124. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARR	Data to a f	
WARD	Brixington	
PLAN No:	19/1655/FUL  Note: Cllr C Nicholas previously declared an interest.	97 Ivydale, EX8 4TA Mr Andrew Beasor Construction of two storey extension.  COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS:
		DECISION: Proposed: FCa Seconded: AC No objection
LIMIT	27.08.19	
	27.00.10	
PLAN No:	19/1476/FUL	19 Marcus Road, EX8 4DB Mr Stephen Ford Construction of two storey rear extension & re-modelling of rear garden to create extended level area by the installation of gabion basket retaining walls.  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: FCa Seconded: AC No objection
LIMIT	23.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	19/1416/FUL	41 Winston Road, EX8 4LR  Mrs J Chaplin Retention of raised deck  Amended plans for consultation. Amended plan to show reduction of decking. Elevation and plan  COMMENTS STATUTORY CONSULTES: Town Council – 08.07.19 - Objection, should the Local Planning Authority be minded to approve the application, members recommended that the Enforcement Officer made a site visit as there was a concern over the safety of the structure.  VIEWS OF REPRESENTATIONS: 1 x Rep in respect of the original application.  DECISION: Proposed: FCa Seconded: AC No objection to the amended plans.
LIMIT	21.08.19	No objection to the amended plans.
PLAN No:	19/1565/FUL	39 Langstone Drive, EX8 4HT Mr Lee Brady Retention of decking.  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: CN Seconded: FCa No objection
LIMIT	02.09.19	
LIMIT	02.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	19/1686/FUL	Tors, Littlemead Lane, EX8 3BU Mr T Nolan Raising of ridge, hip to gable enlargements, two storey side extension, porch to front, 1st floor side facing windows, provision of render/clad finish, detached garage and patio  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: BT Seconded: LE No objection
LIMIT	28.08.19	
PLAN No:	Note: Cllr F Caygill previously declared an interest.	226 Exeter Road, EX8 3NB  Mr & Mrs Simms  Construction of single storey rear extension and double storey side extension. Provision of cladding to first floor. (revised scheme to 18/2198/FUL).  COMMENTS STATUTORY CONSULTEES: Cllr. Paul Millar – supported the proposal. Town Council – had no objection to the original application.  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: BT Seconded: LE No objection
LIMIT	20.08.19	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
WALL	Littionam	
PLAN No:	19/1710/FUL	Flat 2, 1 Cyprus Road, EX8 2DZ  Mr R Webber Replacement outbuilding.  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:
		DECISION: Proposed: MR Seconded: BB No objection
LIMIT	29.08.19	
PLAN No:	19/1633/FUL	108 Littleham Road, EX8 2RD Mr & Mrs Goode Replacement of garage with single storey annexe extension.  COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS:  DECISION: Proposed: BB Seconded: MR No objection
LIMIT	20.08.19	

### APPLICATIONS FOR DETERMINATION

Cllr L Elson left the meeting. The Chair was handed over to Cllr C Nicholas

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WARD	Town	
PLAN No:	<u>19/1545/COU</u>	63 Exeter Road, EX8 1QD  Mr A Whitmoor-Pryer Change of use of dwelling from residential (C3 use class) to a residential care home (C2 use class).  COMMENTS STATUTORY CONSULTEES:
		Cllr. T Dumper cannot approve of this site being used as a care home as he opposed the "unapproved" extensions previously and queried the estate agent details when it was marketed as possibly a care home, without success. He believes it is in completely the wrong position - on a main road very near shops church etc, without any realistic parking needed by those likely to be significantly disabled. Environmental Health – has no comment to make.
		VIEWS OF REPRESENTATIONS:
		<b>DECISION:</b> Proposed: JW Seconded: FCa Objection, members felt it was an inappropriate location for a care home, on a main road very near shops, church etc, without any realistic parking provision.
LIMIT	26.08.19	
PLAN No:	19/1323/FUL	95 Victoria Road, EX8 1DR Mr Appleby Construction of single storey extension.  COMMENTS STATUTORY CONSULTEES: Cllr. T Dumper had no objection as there were many extensions like this in the area.  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: JW Seconded: BB No objection
LIMIT	20.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	19/1079/MRES	Junction Between Alexandra Terrace And The Esplanade Mr Rob Butler (Environment Agency) 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)
		Amended plans for consultation. Revised Flood Risk Assessment  COMMENTS STATUTORY CONSULTES: Cllr. T Dumper - many discussions were still to come about this - as we saw several comments from statutory consultees that needed resolving before the whole scheme goes through. However, the principle was fine, subject to satisfactory resolution of all issues.  Environment Agency – 19 <sup>th</sup> August - After reviewing the revised FRA & "Appendix A – Area C drainage calculation" they had no objection.
		VIEWS OF REPRESENTATIONS:  DECISION: Proposed: BT Seconded: JW No objection to revised FRA.
LIMIT	19.08.19	

		APPLICATIONS FOR
		DETERMINATION
PLAN No:	19/1753/MFUL  Note: DCC Cllr R Scott spoke during the public speaking time.  Cllrs J Whibley & B Bailey previously declared an interest.	
LIMIT	02.09.19	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>19/1723/FUL</u>	14 Hadrians Way, EX8 4RW Mr Christopher Fazakerley Construction of single storey rear extension and associated decked area with storage below COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS:
		DECISION: Proposed: FCa Seconded: BB No objection
LIMIT	27.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	19/1376/FUL	25 Avondale Road, EX8 2NQ Mr C Jones Replacement decking
		Amended plans for consultation. Alterations to fencing and privacy screen on north elevation of decking.
		COMMENTS STATUTORY CONSULTEES: Town Council – 08.7.19 – Objected on the grounds of overlooking neighbouring property, therefore considered contrary to LP policy D1.
		VIEWS OF REPRESENTATIONS:  1 x Rep — in respect of the amended plans.  They were concerned about the lack of detail relating to the trellis that would sit at the top the fence on the north side elevation. Solid part of the fence should be a lot taller than the 1.25m. Structure remains overbearing. Total height of the structure including fencing was more than double the height of a standard 6ft fence. By relocating the decking fence (previously suggested 1m back from the decking edge) it would reduce the overbearing impact of the structure and allow a 45-degree sight line over the structure.
		2 x Reps – objected to the original application and 1 in support.
		DECISION: Proposed: FCu Seconded: FCa No objection to the amended plans.
LIMIT	26.08.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	19/1642/FUL	Marpool County Primary School, Moorfield Road, EX8 3QW  Mrs Rachel Pattison  Construction of school building for children with social/emotional and health needs, with associated car parking and landscaping area
		VIEWS OF REPRESENTATIONS:  1 x Rep – Objection, the application was scant in information about purpose, opening time and capacity for the proposed building and new service.
LIMIT	02.09.19	DECISION: Proposed: JW Seconded: BB No objection

#### P19/125. ITEM FOR CONSIDERATION

#### (i) CROSSED ANCHORS BAR - POSSIBLE STREET TRADING APPLICATION

To receive a representation from Oliver Bainbridge regarding a possible street trading application for a Crossed Anchors trailer bar.

Deferred.

#### P19/126. EAST DEVON DISTRICT COUNCIL - PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1336/FUL 2 Cranford Close	Objection	Refusal
19/1390/FUL 7A Salterton Road	Objection	Refusal
19/1319/FUL 12 Walls Close	No objection	Approval
19/1264/FUL Morgan Court, 15-17 Rolle Road	No objection	Approval
19/1230/FUL 28 Raleigh Road	No objection	Approval
19/1088/FUL 31 Ashleigh 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.

<b>SIGNED:</b>	DATED: