# MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 16 DECEMBER 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chair)

A Colman
F Caygill (FCa)
C Nicholas
T Dumper
J Humphreys
M Rosser
B Toye
J Whibley

**APOLOGIES:** Cllrs B Bailey and F Cullis (FCu)

#### P19/188. MINUTES

The minutes of the meeting held on 9 December 2019 were approved.

## P19/189. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS None.

#### P19/190. URGENT BUSINESS

None

#### P19/191. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION	
		DETERMINATION	
WARD	Brixington		
PLAN No:	19/2706/FUL ENP – EB2	25 Broad Park Road, EX8 4NJ Mr A Luxton Construction of single storey rear extension  COMMENTS STATUTORY CONSULTEES: None.  VIEWS OF REPRESENTATIONS: None.  DECISION: Proposed: CN Seconded: FCa No objection.	
LIMIT	01.01.20		

		APPLICATIONS FOR DETERMINATION
PLAN No:	19/2663/FUL ENP – EB2	4 Spencer Close, EX8 4LP Mr Graham Winteridge Construction of single storey side and rear extension  COMMENTS STATUTORY CONSULTEES: None.  VIEWS OF REPRESENTATIONS: None.  DECISION: Proposed: FCa Seconded: AC No objection, the concerns raised over the manhole cover were noted however this was a building regulation matter not a planning consideration.
LIMIT	27.12.19	
WARD	Halsdon	
PLAN No:	19/2653/FUL ENP – EB2	34 Willow Avenue, EX8 4QS Mr Nick Ward Construction of hip to gable extension to front and rear  COMMENTS STATUTORY CONSULTEES: None.  VIEWS OF REPRESENTATIONS: 1 x Rep – Concerned overall design would impact on their privacy and that of their neighbours.  DECISION: Proposed: BT Seconded: LE No objection.
PLAN No:		Mr Nick Ward Construction of hip to gable extension to front and rear  COMMENTS STATUTORY CONSULTEES: None.  VIEWS OF REPRESENTATIONS: 1 x Rep – Concerned overall design would impact on their privacy and that of their neighbours.  DECISION: Proposed: BT Seconded: LE

		APPLICATIONS FOR DETERMINATION
PLAN No:	19/2691/FUL	48 Phillipps Avenue, EX8 3JE Mr And Mrs M Blood Smyth Retention of fence.
	ENP – EB2	COMMENTS STATUTORY CONSULTEES: None.
		VIEWS OF REPRESENTATIONS: 1 x letter in support.
		<b>DECISION:</b> Proposed: BT Seconded: LE <b>Objection</b> on the grounds that the fence was not in keeping with the street scene due to the height of the fence and being made of horizontal planks. It was recognised that the area does have walls with fencing above, however these were of a lower height with a vertical planks. The property occupies a corner plot in a prominent position which has a significant impact upon the street scene. The application was therefore considered contrary to Exmouth Neighbourhood Plan policy EB2 which states development should be mindful of the surrounding. Local Plan policy D2.6 also states boundary treatment should make a positive contribution to the street scene and integrate with its surroundings and settings. Members had no objection in principle to a fence providing it was in keeping with the area.
LIMIT	30.12.19	
PLAN No:	19/2692/FUL ENP – EB2	48 Phillipps Avenue, EX8 3JE  Mr And Mrs M Blood Smyth  Construction of two storey porch, dormer window to front and rear (retrospective application for variations to 17/2888/FUL).
		COMMENTS STATUTORY CONSULTEES: None.
		VIEWS OF REPRESENTATIONS:  1 x letter in support.
		<b>DECISION:</b> Proposed: BT Seconded: LE No objection.
LIMIT	30.12.19	

		APPLICATIONS FOR DETERMINATION
DI ANINO	40/2620/ELU	40 Lima Craya EVO ENIN
PLAN No:	19/2639/FUL	19 Lime Grove, EX8 5NN  Mr Andrew Moule
		Proposed two storey side extension
	ENP – EB2	
		COMMENTS STATUTORY CONSULTEES: None.
		VIEWS OF REPRESENTATIONS: None.
		<b>DECISION:</b> Proposed: BT Seconded: LE <b>Objection</b> on the grounds of in-filling between the houses which would change the overall street scene resulting in a terracing effect. The area is characterised by semidetached properties with each pair visually separate. It was therefore considered that the proposal was contrary to Exmouth Neighbourhood Plan policy EB2 which states development should be mindful of its surroundings. Members noted that a similar application was submitted in 2012 which was refused.
LIMIT	25.12.19	
LIMIT	23.12.13	
PLAN No:	19/2702/FUL	<u>ADDENDUM</u>
	ENP – EB2	58 Springfield Road EX8 3JY  Mrs H Baker  Construction of side and rear single storey extension.
		COMMENTS STATUTORY CONSULTEES: None.
		VIEWS OF REPRESENTATIONS: None.
		<b>DECISION:</b> Proposed: BT Seconded: LE No objection.
LIMIT	02.01.20	

		APPLICATIONS FOR DETERMINATION	
WARD	Littleham		
PLAN No:	19/2637/FUL ENP – EB2	33 Foxholes Hill, EX8 2DQ  Mr Phillip McGuinness  Construction of dormer windows to front and rear to enable loft conversion; creation of first floor balcony with glazed balustrade to front and juliet balcony to rear.	
		COMMENTS STATUTORY CONSULTEES: None.	
		VIEWS OF REPRESENTATIONS: None.	
		<b>DECISION:</b> Proposed: JH Seconded: FCa No objection.	
LIMIT	26.12.19		
PLAN No:	19/2659/COU	19 Rolle Road, EX8 2AW  Exeter Royal Academy For Deaf Education Change of use of two storey dwelling to children's home	
	ENP – EE2	(C2 class use)	
		COMMENTS STATUTORY CONSULTEES: Environmental Health – did not anticipate any concerns. Dwelling would be managed as a single household with 24-hour care staff.	
		VIEWS OF REPRESENTATIONS: None.	
LIMIT	25.12.19	<b>DECISION:</b> Proposed: JH Seconded: MR No objection.	
LIIVIII	20.12.19		
PLAN No:	19/2684/FUL ENP – EB2	Raddenstile Lane, EX8 2JH     Mr Saul Tyler     Retention of closeboard wooden fence to the front	
		COMMENTS STATUTORY CONSULTEES: None.	
		VIEWS OF REPRESENTATIONS: None.	
		<b>DECISION:</b> Proposed: MR Seconded: JH No objection.	
LIMIT	31.01.19		

		APPLICATIONS FOR DETERMINATION
WARD Tow	n	
	599/CPE 5 N C C C C C C C C C C C C C C C C C C	Sy St Andrews Road, EX8 1AS  Mrs Carole Windham  Certificate of lawfulness to establish the use of building as a single dwelling (use Class C3) – See attached letter for urther information.  COMMENTS STATUTORY CONSULTEES: None.  VIEWS OF REPRESENTATIONS: None.  DECISION: Proposed: TD Seconded: LE Members did not have information that could support or contradict the evidence submitted.
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<b>LIMIT</b> 28.1	2.19	

		APPLICATIONS FOR DETERMINATION
		DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	19/2318/FUL	Former Carpetright, Liverton Business Park, EX8 2NR  The Gym  Change of use of the retail unit (A1) to use as a gym / health and fitness centre (D2), including construction of mezzanine.
		Amended Plans Provision of additional marketing information, submission of updated application form and new plan to reflect the inclusion of a mezzanine in the proposal.
		COMMENTS STATUTORY CONSULTEES: CIIr F Cullis - Still supported this application as he'd rather see it in use than empty. He took on board concerns regarding noise from environmental health and would recommend the new gym operators took measures to limit noise pollution where possible. He would also support 24 hour opening if there was a demand for it. People had different lifestyles and working days, so if they wanted to visit the gym at 2am then good on them!!  Town Council – 11.11.19 – Consideration for provision of traffic lights at the junction of Liverton Business Park and Salterton
		Environmental Health – Site was approximately 100m from nearest residential properties. Traffic level reduced significantly during the evening, consequently concerned that the site may cause rise to noise complaints during the evening, night & early morning. Recommended mitigation measures were put in place & hours of opening limited.  Recommended business hours of 0700 to 2300.  Approval conditioned that no deliveries except between 0800 to 1800 Monday to Friday or 0800 to 1300 on Saturday & any plant shall not exceed a Noise rating curve 25.  Noise levels set using a noise limiter.  Relocate plant so that it did not face residential properties.  Economic Development Officer - assured that a robust and effective marketing strategy had been employed for more than the required 12 months.
		VIEWS OF REPRESENTATIONS: None.
		<b>DECISION:</b> Proposed: FCa Seconded: TD No objection to amended plans and 24-hour opening subject to Environmental Health comments and relocation of plant.
LIMIT	20.12.19	

		APPLICATIONS FOR DETERMINATION	
PLAN No:	19/2646/FUL	27 Avondale Road, EX8 2NQ	
		Mr & Mrs C Walter	
	ENP – EB2	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)	
		COMMENTS STATUTORY CONSULTEES: Cllr F Cullis – Variations seem to have been done for reasonable purposes, recommended approval.	
		VIEWS OF REPRESENTATIONS: None.	
		<b>DECISION:</b> Proposed: LE Seconded: TD No objection.	
LIMIT	25.12.19		

#### P19/192. ITEM FOR CONSIDERATION

#### (i) MEMBURY NEIGHBOURHOOD PLAN CONSULTATION

The plan had been subject to examination and, with minor modifications, found to meet the basic conditions. However, the parish and district councils wished to amend the following examiner recommendation.

PM3	Policy	Delete policy HP1 and substitute:
	HP1	"Policy HP1 – Meeting new build within Membury
		3) the cumulative new build within the whole parish over the
		plan period does not exceed 15 properties."

The Parish and District Councils proposed that the text should read:

PM3	Policy	Delete policy HP1 and substitute:
	HP1	"Policy HP1 – Meeting new build within Membury
		3) the cumulative new build within the whole parish over the
		plan period does not exceed 10 properties."

The Plan, and supporting information, was available to view online.

Date limit for comments <u>10 January 2020</u>

Members concurred with Membury Town Council as it was felt that Exmouth were not geographically close enough to Membury to make any comments on their Neighbourhood Plan.

### P19/193. EAST DEVON DISTRICT COUNCIL - PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1926/VAR	No objection	Conditional
8 Drakes Avenue		Approval
19/2068/FUL	No objection	Approval
53 Lyndhurst Road		
19/2351/FUL	No objection	Approval
29A Cranford Avenue		
19/1258/MFUL	Objection	Conditional
28 Cranford Avenue		Approval
19/1351/FUL	Objection	Refusal
Land at Liverton Business Park,		
Salterton Road		
19/2102/FUL	No objection	Approval
Uplands Bassetts Garden		
19/2405/FUL	No objection	Conditional
9 Apple Close		Approval
19/1391/FUL	No objection	Withdrawn
12 Belle Vue Road		
19/2136/VAR	No objection	Conditional
Car Park Off Queens Drive		Approval

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

SIGNED:	.DATED:

The meeting closed at: 18.33