# MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 16 MARCH 2020 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chair)

**B** Bailey

F Caygill (FCa)

A Colman (Arrived 18.13)

F Cullis (FCu) C Nicholas T Dumper M Rosser B Toye J Whibley

**APOLOGIES:** Cllr J Humphreys

### **P20/039. MINUTES**

The minutes of the meeting held on 2 March 2020 were approved.

**P20/040. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**Cllr C Nicholas declared a personal interest in planning application 20/0448/FUL, 12 Walls Close, EX8 4LY as she knew the applicant.

P20/041. URGENT BUSINESS

None

P20/042. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR
		DETERMINATION
WARD	Brixington	
PLAN No:	20/0251/TRE	3 St Malo Close, EX8 5RH Mr Priestly T1, Horse chestnut: Fell and replant  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: Seconded: Item deferred to next meeting pending receipt of the
		EDDC's Tree Officer's report.
LIMIT	01.04.20	
MADD	1:441-1	
WARD	Littleham	
PLAN No:	20/0301/TRE	Exeter And District Community Health Service N H S Trust Exmouth Hospital, Claremont Grove, EX8 2JN Madeleine Gaggia GC0004791 Self-Seeded Sycamore and Bay Tree, Crown lift over footpath to 2.5m GC000793 Black Mulberry, Crown reduce by up to 2m and Shape GC000794 Black Mulberry, Crown Reduce by up to 2m GC000795 Goat Willow, Crown reduce by up to 2m and shape GC000797 Lawsons Cypress, Remove specific branch/limb GC000803 Lawsons Cypress, Fell leaving stump just above ground level GC000806 Common Walnut, Crown reduce by up to 2m GC000809, Severe/remove ivy to 1.5m above ground level GC000811 Holm Oak, Crown Reduce by up to 2m below dieback GC000816 English Elm, Fell, leaving stump just above ground level GC000817 Sycamore, Prune to clear building by 2m  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: Seconded: Item deferred to next meeting pending receipt of the EDDC's Tree Officer's report.
LIMIT	07.04.20	
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P20/043. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	20/0448/FUL  Note: Cllr C Nicholas declared an interest	12 Walls Close, EX8 4LY Mr Craig Murdoch Construction of two storey rear extension, provision of render to new bay window and covering to front elevation (revision to 19/1319/FUL)  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS: None
		<b>DECISION:</b> Proposed: CN Seconded: FCa No objection
LIMIT	24.03.20	
WARD	Halsdon	
PLAN No:	20/0504/FUL	13 East Drive, EX8 3LR  Ms Lindsey Aldington  Construction of entrance porch and conversion of existing workshop to ancillary annexe.
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PLAN No:	20/0504/FUL	Ms Lindsey Aldington Construction of entrance porch and conversion of existing workshop to ancillary annexe.  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:
PLAN No:	20/0504/FUL 26.03.20	Ms Lindsey Aldington Construction of entrance porch and conversion of existing workshop to ancillary annexe.  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS: None  DECISION: Proposed: BT Seconded: BB

		APPLICATIONS FOR DETERMINATION		
PLAN No:	20/0450/FUL	21 Highbury Park, EX8 3EJ		
		Mr T Gaylard Construction of 2 storey rear extension to replace conservatory and extension to existing garage.		
		COMMENTS STATUTORY CONSULTEES:		
		VIEWS OF REPRESENTATIONS: None		
		<b>DECISION:</b> Proposed: BT Seconded: LE No objection		
LIMIT	20.03.20			
PLAN No:	20/0398/FUL	4 Springfield Road, EX8 3JX		
		Mr M Ferguson Construction of a single storey rear extension.		
		Conditional a diligio delloy real exteriorni		
		COMMENTS STATUTORY CONSULTEES:		
		VIEWS OF REPRESENTATIONS: None		
		<b>DECISION:</b> Proposed: BT Seconded: BB No objection		
LIMIT	18.03.20			
WARD	Littleham			
PLAN No:	20/0447/FUL	1 Littleham Road, EX8 2QQ		
FLAN NO.	20/0447/1 OL	Mr M Mosley		
		Construction of a two-storey extension.		
		COMMENTS STATUTORY CONSULTEES:		
		VIEWS OF REPRESENTATIONS: None		
		<b>DECISION:</b> Proposed: BB Seconded: MR No objection subject to the texture and materials used matched existing.		
LIMIT	19.03.20			

		APPLICATIONS FOR DETERMINATION
PLAN No:	20/0420/VAR	Garages 1 - 7 Raddenstile Lane Mr A Newton  Variation of Condition 2 (approved plans) of planning permission 19/1638/FUL (dwelling) to facilitate design changes to include changes to windows and doors and pitched roof over extension  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS:  1 x Rep – Concerned about the inclusion of velux windows & glass block area on West elevation which overlooked the property next door. The velux windows and glass blocks would spill light and result in the loss of amenity and privacy for the tenants in the neighbouring property.  1 x Letter of support
LIMIT	00.00.00	<b>DECISION:</b> Proposed: MR Seconded: BB No objection
LIMIT	26.03.20	
PLAN No:	20/0419/FUL	82 Foxholes Hill, EX8 2DH  Mr R Knight  Construction of dormers to front and rear to enable loft conversion, rear extension with revised roof over garage to provide first floor accommodation, creation of first floor balcony and Juliet window with glazed balustrade, and change of materials to render walls, weatherboarding to dormers, slate roof and anthracite grey/black windows & doors.
		COMMENTS STATUTORY CONSULTEES:
		VIEWS OF REPRESENTATIONS:  1 x Rep – Objection to the clear glass screening to the side of the balcony facing 80 Foxholes. Would like frosted glazing so that they are not overlooked when balcony was in use.
		<b>DECISION:</b> Proposed: BB Seconded: MR No objection subject to the anthracite grey/black windows and door not being out of keeping.
LIMIT	17.03.20	

		APPLICATIONS FOR DETERMINATION			
PLAN No:	20/0244/FUL	26 Ryll Court Drive, EX8 2JP  Mr C Simmonds  Erection of one bed holiday chalet in garden			
		COMMENTS STATUTORY CONSULTEES:			
		VIEWS OF REPRESENTATIONS: None			
		DECISION: Proposed: BB Seconded: MR Objection on the grounds that the proposal was out of keeping with the street scene. Whilst policy EE1 of the ENP supported holiday accommodation it was felt that the proposal did not meet the criteria that it should not adversely affect the character and functioning of the local area.			
LIMIT	30.03.20				
I WADD	Town				
WARD	Town				
PLAN No:	20/0488/VAR	Anchor House, 43 Morton Road, EX8 1BA 43 St Andrews Road, EX8 1BA Mr Tim Ball Variation of condition 3 (use of building as fitness studio and store) of planning permission 18/2778/FUL to allow its use for table football in addition to existing fitness studio use			
		43 St Andrews Road, EX8 1BA  Mr Tim Ball  Variation of condition 3 (use of building as fitness studio and store) of planning permission 18/2778/FUL to allow its use for table football in addition to existing fitness studio			
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		43 St Andrews Road, EX8 1BA  Mr Tim Ball  Variation of condition 3 (use of building as fitness studio and store) of planning permission 18/2778/FUL to allow its use for table football in addition to existing fitness studio use  COMMENTS STATUTORY CONSULTEES: Environmental Health – No objection			
		43 St Andrews Road, EX8 1BA Mr Tim Ball Variation of condition 3 (use of building as fitness studio and store) of planning permission 18/2778/FUL to allow its use for table football in addition to existing fitness studio use  COMMENTS STATUTORY CONSULTEES: Environmental Health – No objection  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: TD Seconded: JW			
		43 St Andrews Road, EX8 1BA Mr Tim Ball Variation of condition 3 (use of building as fitness studio and store) of planning permission 18/2778/FUL to allow its use for table football in addition to existing fitness studio use  COMMENTS STATUTORY CONSULTEES: Environmental Health – No objection  VIEWS OF REPRESENTATIONS:  DECISION: Proposed: TD Seconded: JW			

		APPLICATIONS FOR DETERMINATION		
PLAN No:	20/0423/FUL	Warrens, 55 Parade, EX8 1RD Mrs Sarah Cressall Proposed new external entrance to the first-floor office space.  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS: None  DECISION: Proposed: JW Seconded: TD No objection		
LIMIT	20.03.20			
PLAN No:	20/0201/COU	14 Rolle Street, EX8 1NJ Mr Andrew Mann Change of use of HMO (house in multiple occupation) and 1.no apartment into 10.no one bedroom apartments.  COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS:		
		DECISION: Proposed: TD Seconded: JW No objection		
LIMIT	20.03.20			

		APPLICATIONS FOR DETERMINATION
		DETERMINATION
PLAN No:	20/0133/COU	Warehouse, Danby Lane Mr Wilhelm Van De Bunte Change of use from class B8 (Storage Distribution) to mixed use B2 (General Industrial) and B8 (Retrospective Application)
		COMMENTS STATUTORY CONSULTEES: Cllr Olly Davey - no objection subject to the same conditions as the neighbouring workshop, limiting working hours between 8am and 6pm, to avoid noise nuisance to neighbouring residents. The limited working hours were agreed many years ago and this one should be subject to the same conditions.
		VIEWS OF REPRESENTATIONS:  6 x Rep – Objection to the increase in large vehicles using the narrow access road affecting access to properties. The noise and fumes generated from the industrial activities was felt to be unsuitable in a residential area. Also, the hours that the business had been operating were of concern.
		<b>DECISION:</b> Proposed: Seconded: TD proposed approval, seconded by BT but this was overturned when put to the vote.
		Cllrs subsequently objected on the ground of the concerns raised over the hours of operation, issues concerning large vehicles using the access road and the noise levels and pollution generated from the industrial activities.
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LIMIT	23.03.20	
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		APPLICATIONS FOR DETERMINATION	
WADD.	100		
WARD	Withycombe Raleigh		
PLAN No:	20/0429/FUL	Ideal Laundry And Cleaning, Pound Lane, EX8 4NP  Mr Simon Leat  Proposed demolition of existing outbuildings and construction of replacement single storey rear extension	
		COMMENTS STATUTORY CONSULTEES: Environmental Health – Do not anticipate any concerns.	
		VIEWS OF REPRESENTATIONS: None	
		<b>DECISION:</b> Proposed: FCu Seconded: LE No objection	
LIMIT	25.03.20		
PLAN No:	19/2770/LBC	110 Withycombe Village Road, EX8 3AG  Paul Ives  Conversion of first floor of existing Stable block to create annex including insertion of 3 no. rooflights on South West elevation, 1 no. rooflight on north east elevation, insertion of 1 no. new window and 1 no. replacement of door with window at first floor on South West elevation, removal of existing staircase and insertion of new staircase, creation of lobby on ground floor and new openings at first floor and creation of bathroom.  COMMENTS STATUTORY CONSULTEES:  VIEWS OF REPRESENTATIONS: None  DECISION: Proposed: FCu Seconded: LE No objection subject to Listed Buildings Officer's comments.	
LIMIT	23.03.20		

		APPLICATIONS FOR DETERMINATION		
PLAN No:	20/0502/FUL	28 Drakes Avenue, EX8 4AF  Mr Paul Clarke  Construction of 2no. dormer windows to NE and SW elevations to allow loft conversion.		
		COMMENTS STATUTORY CONSULTEES:		
		VIEWS OF REPRESENTATIONS: None		
LIMIT	30.03.20	<b>DECISION:</b> Proposed: FCu Seconded: BB No objection		

### P20/044. ITEM FOR CONSIDERATION

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

**Ref No: 050658** 

Premises: Tesco Express Churchill Road, EX8 4JJ

Ward: Brixington

Name of applicant: Tesco Stores Ltd

Premises Licence Variation Application to include

### PROPOSED VARIATION

- 1. To amend the sale of alcohol hours and opening hours to 06:00-23:00
- 2. To remove Good Friday/Christmas day restrictions and remove embedded conditions

Last Date for receipt of representations by the Licensing Authority 3 April 2020

Member did not wish to comment

### P20/045. ITEM FOR INFORMATION

### (i) TREE WORKS CONSIDERED AN EXCEPTION TO THE CONSERVATION AREA LEGISLATION

Copy letter was circulated for information.

#### P20/046. EAST DEVON DISTRICT COUNCIL - PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1607/FUL	Objection	Conditional
192 Hulham Road		Approval
20/0055/FUL	No objection	Conditional
20 Mudbank Lane	-	Approval

20/0118/FUL 23 Oldfields	No objection	Approval
20/0120/FUL 30 Featherbed Lane	Objection	Conditional Approval
20/0176/FUL 71 Elmfield Crescent	No objection	Approval
19/1320/FUL St Saviours 12-14 Morton Road	Objection	Approval
19/2556/FUL Land North of Badger Down, Marley Drive	No objection	Conditional Approval
18/2807/FUL 41 Littleham Road	No objection	Conditional Approval
20/0178/FUL 85 Douglas Avenue	No objection	Approval
20/0218/FUL 14 Marcom Close	No objection	Approval
20/0151/VAR 2/3 Magnolia Walk	No objection	Conditional Approval
19/2092/FUL 1 Victoria Road	No objection	Refusal
20/0267/FUL 7 Barrowdale Close	No objection	Conditional Approval
19/2698/FUL 105 Victoria Road	Objection	Refusal
19/2723/FUL 50 Salterton 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.

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SIGNED:	 DA I ED:.	

The meeting closed at: 18.56