

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 1 September 2020

Present:

L Elson (Chairman)

A Colman

F Cullis (FCu)

T Dumper

C Nicholas

M Rosser

B Toye

Apologies: B Bailey, F Caygill, J Whibley

P20/120. Minutes

The minutes of the meeting held on 17 August 2020 were approved.

P20/121. Declarations of pecuniary interests and dispensations

Application:	20/1579/FUL – Bystock Court, Old Bystock Drive
Councillor	L Elson & C Nicolas
Pecuniary or personal	Personal
Reason	Knew the applicant's partner
Application:	20/1689/FUL – 5 Victoria Road
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Patient at the practice

P20/122. Urgent business

None

P20/123. To determine applications under delegated powers

BRIXINGTON

Planning Application No: 20/1490/TRE

Location: 31 Ivydale, EX8 4TA

Applicant: Mrs Knight

Proposal: T1 Oak

Crown raise up to 4.5 meters over garden restricting cuts to a diameter of 75mm. Crown reduction to retain a tree with a height of 8 meters and a reduction in Eastern crown spread by 2 metres. Pruning cuts no greater than 75mm in diameter.

Target date: 08.09.2020

Comments Statutory Consultees:

Tree Officer's report – This established Oak of fair form and condition was located in the applicant's small rear garden. The tree was retained as part of the new development and was an important feature of the area. The crown of the Oak overhung 90% of the small garden. Slightly lesser works to reduce the height by 1.5m and reduce crown spread by 1m was considered appropriate. This would help maintain the tree to a suitable size without being detrimental to the health or amenity of the tree. On-going maintenance in the future would be necessary to enable the tree to be retained.

Recommendation – Approval subject to the following condition:

Crown reduce by no more than 1.5m and reshaped ensuring a balance and uniform shape. No cuts larger than 65mm.

View of representations: None

Decision: Proposed: CN

Seconded: AC

Approval of lesser works in accordance with the Tree Officer's report

Planning Application No: 20/1491/TRE

Location: 59 Maple Drive, EX8 5NR

Applicant: Mr Hunt

Proposal: T1 Oak

Crown raise up to 5 meters over gardens of 33 & 35 Ivydale restricting cuts to a diameter of 75mm. Reduce eastern crown spread by up to 2 meters leaving a canopy spread of 8 Meters. Remove lowest limb on southern side. Reduce crown spread on southwestern side by 1.5 meters to create a gap between the 2 trees to allow sunlight through to allow more light into the gardens of 33, 35 Ivydale.

Target date: 08.09.2020

Comments Statutory Consultees:

Tree Officer's report – This mature Oak, growing in the rear garden of 59 Maple Drive partially overhung the small gardens of 33 & 35 Ivydale. The tree was an important feature of the local area and appeared to be free from pest or diseases. Overall, no objection raised though slightly lesser reduction of the crown was recommended. The works would allow the tree to be maintained to a suitable size without being detrimental to either the health or amenity of the tree.

Recommendation - Approval of slightly lesser works, reduce Eastern crown by no more than 1.5m (not 2m)

View of representations: None

Decision: Proposed: AC

Seconded: CN

Approval of lesser works in accordance with the Tree Officer's report

LITTLEHAM

Planning Application No: 20/1547/TRE

Location: 17 Gussiford Lane, EX8 2SD

Applicant: David and Charlotte Peers

Proposal: Willow (T1) - pollard tree as per annotated picture due to safety concerns (works agreed by tree officer)

Target Date: 18.09.2020

Comments Statutory Consultees:

Tree Officer's report -This mature Willow, which significantly overhung Gussiford Lane was an important feature of the local area. Due to the degree of decay, pollarding of the tree was recommended to reduce the weight and sail area of the crown to mitigate against the likelihood of failure. This would allow the tree to be retained and managed in the future on a cyclical basis as part of pollarding regime.

Recommendation – Approval

View of representations: None

Decision: Proposed: MR

Seconded: LE

Approval in accordance with the Tree Officer's report

P20/124. To consider the planning applications for consultation set out below.

BRIXINGTON

Planning Application No: 20/1725/FUL

Location: 3 Ellwood Road, EX8 4LE

Applicant: Dave Cockman

Proposal: Construction of single storey side and rear extension, veranda and raised patio and a detached garage

Date limit for comments: 04.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: CN
No objection

Seconded: AC

Planning Application No: 20/1579/FUL

Location: Bystock Court, Old Bystock Drive, EX8 5EQ

Applicant: Miss J Rhodes

Proposal: Construction of Caretakers Lodge and Security Lodge, with garages and parking. Installation of new fencing and entrance gates

Date limit for comments: 07.09.2020

Comments Statutory Consultees:

Natural England – further information was required on the Habitats Regulations Assessment – Recreational Impacts on European sites.

View of representations: None

ENP Policies: EN1

Decision: Proposed: AC

Seconded: CN

No objection subject to comments from Natural England and Conservation Officer.

Planning Application No: 20/1558/FUL

Location: The Gables Marley Road

Applicant: Mrs Leah Allen

Proposal: Construction of stable block with associated hardstanding and enclosure.

Date limit for comments: 04.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EN1

Decision: Proposed: CN
No objection

Seconded: LE

HALSDON

Planning Application No: 20/1756/FUL

Location: 24 Hulham Road, EX8 3HS

Applicant: D Spurlock

Proposal: Construction of single storey side/rear extension to provide annexe, raised decking and steps

Date limit for comments: 09.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection subject any approval granted was conditioned that the annexe was not sold or used as a separate dwelling.

Planning Application No: 20/1754/FUL

Location: 46 Springfield Road, EX8 3JY

Applicant: Tracy Salters

Proposal: Construction of front dormer window and new driveway

Date limit for comments: 09.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

Planning Application No: 20/1722/FUL

Location: 7 Belle Vue Road, EX8 3DR

Applicant: Mr Richard Bartlett

Proposal: Construction of front porch

Date limit for comments: 07.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT
No objection

Seconded: LE

Planning Application No: 20/1587/COU

Location: Greenfingers Garden Centre, Pound Lane, EX8 3LE

Applicant: Angus Robertson

Proposal: Change of use of land for the siting of a mobile hot food takeaway vehicle

Date limit for comments: 01.09.2020

Comments Statutory Consultees: None

View of representations:

1 x Rep – Concerned that the pizza sign was visible when lit at night. The smoke from the wood burning pizza oven, depending on the wind direction, blew into their garden.

ENP Policies: EE2

Decision: Proposed:

Seconded:

No objection in principle to the proposal, however objected to the proposal as it currently stood on the grounds of the harmful effect on the residential amenity which could be mitigated by the mobile vehicle being resited away from the road.

Planning Application No: 20/1522/FUL

Location: Melody, Littlemead Lane, EX8 3BU

Applicant: Mr S Walkey

Proposal: Construction of 2 no. front dormer windows, 1 no. rear dormer window and roof extension to provide additional accommodation at first floor level

Date limit for comments: 01.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: MR

Objection, it was noted that this was an amended proposal to a previous application submitted in 2016. However, it was felt that this amended proposal did not mitigate the concerns raised regarding the dormers being out of character with the street scene. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2 which states development should be mindful of building styles.

Planning Application No: 20/1248/FUL

Location: 8 Essington Close, EX8 4QY

Applicant: Mr Ben Maddison

Proposal: Construction of boundary fencing to front and gate (partially retrospective)

Amended Plans

Fence height reduced by 500mm.

Date limit for comments: 03.09.2020

Comments Statutory Consultees:

Town Council – 20.07.20 Objection on the grounds that the fence was out of keeping with the rest of the street scene. Essington Close is characterised by low level walls and hedges. The fence was considered to have a harmful visual impact on the general open character in the area. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2 which states that development should be mindful of surrounding building styles and a high level of design.

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection sustained, the amended plans did not mitigate the previous concerns raised the fence was out of keeping the with street scene.

Planning Application No: 20/1211/FUL

Location: Lympstone Manor Hotel Courtlands Lane, EX8 3NZ

Applicant: Mr Michael Caines

Proposal: New swimming pool and pool house, including changing and hospitality area, and external terracing and leisure area

Amended Plans

Revised boundary details and response to Tree Officer's comments

Date limit for comments: 02.09.2020

Comments Statutory Consultees:

SWW – 14.07.20 – No objection

Environmental Health – 15.07.20 – Conditional approval

Town Council – 21.07.20 – No objection but had concerns over the proposed fire pit and would prefer a more sustainable way of heating the Pool House/Pool water e.g. solar panels.

Lympstone PC – 30.07.20 – No objection although concerned about increase traffic and damage to Courtlands Lane.

Conservation – No objection subject to details/samples of materials were

conditioned

EDDC Trees – 31.07.20 – In principle had no objection but raise some concerns on Arboricultural grounds. No further comment received to date in response to comments from the applicant.

Councillor P Millar – No objection

View of representations:

1 x Rep in respect of the original application

ENP Policies: EN1

Decision: Proposed: BT Seconded: LE

No objection to the amended plans.

LITTLEHAM

Planning Application No: 20/1795/FUL

Location: 3 Kingston Road, EX8 2LU

Applicant: Marcia Fletcher

Proposal: Construction of single and two storey rear extensions

Date limit for comments: 14.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies:

Decision: Proposed: MR

Seconded: LE

No objection

Planning Application No: 20/1735/FUL

Location: 6 Cranford Avenue, EX8 2HT

Applicant: Mr D Williams

Proposal: Construction of single storey side extension, rear dormer window, insertion of 2 no. side rooflights and 1 no. side window at the second-floor level to allow loft conversion

Date limit for comments: 09.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR

Seconded: LE

No objection subject to the Tree Officer's report.

Planning Application No: 20/1668/FUL

Location: 7 Merrion Avenue, EX8 2HX

Applicant: Mr & Mrs Russell

Proposal: Revision to approved annex (19/1201/FUL) to provide first floor accommodation including an increase in roof height, new balcony and 2 new windows

Date limit for comments: 02.09.2020

Comments Statutory Consultees: None

View of representations:

1 x Rep – Objection on the grounds of massive overdevelopment of the site. Size and height of the building would overshadow their property (No 43 Douglas Avenue). Proximity to boundary would make maintenance and repair difficult. Height of garage roof excessive.

ENP Policy: EB2

Decision: Proposed: MR

Seconded: LE

Objection, the proposal to increase the roof height was considered unacceptable, The scale and massing of the increased roof height would have an overbearing and harmful effect on the neighbouring and be visually intrusive on the street scene. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2 which states development should be mindful of the surrounding building styles and design.

Planning Application No: 20/1505/FUL

Location: Brandon House, 29 Douglas Avenue, EX8 2HE

Applicant: Mr William Marsh

Proposal: Construction of conservatory, patio and ramp

Date limit for comments: 09.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR

Seconded: LE

No objection

TOWN

Planning Application No: 20/1689/FUL

Location: First Floor Flat, 5 Victoria Road, EX8 1DL

Applicant: Victoria Road Practice Ltd.

Proposal: Proposed extension and change of use of first floor flat to a Dental Practice (D1)

Date limit for comments: 01.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EE2 & CF1

Decision: Proposed: TD

Seconded: LE

No objection

Planning Application No: 20/1671/VAR

Location: Former Q Club Elm Grove

Applicant: Mr Andy Martinovic (Hamilton Estates SW)

Proposal: Variation of condition 2 (approved plans) of planning permission 18/1154/VAR (demolition of existing buildings and re-development comprising the erection of 18 no. residential apartments/flats, car parking, cycle storage and all associated development) to increase the balcony area associated with units 17 and 18 including repositioned balustrade; construction of parapet wall on north elevation at third floor level.

Date limit for comments: 03.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: LE

No objection

Planning Application No: 20/0880/PDCA (Prior notification application – see information below)

Location: 3 Shelly Court Pier Head, EX8 1ER

Applicant: Ms Jacqueline Heasman

Proposal: Prior approval for change of use from shop (A1) to create a seating area for up to 15 persons (restaurant and café (A3) use)

Prior notification application

This was not a planning application, the presumption was that this development could proceed without requiring planning permission unless we objected in

relation to:- transport and highways impact, noise impacts, odour impacts, impacts of storage and handling of waste, impacts of hours of opening, whether the use was undesirable because of the impact of the loss of the existing use of the premises, and the impact on the sustainability of the shopping area.

Date limit for comments: 09.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies:

Decision: Proposed: TD Seconded: LE
No objection subject to comments from Environmental Health

ADDENDUM

Planning Application No: 19/2829/MFUL

Planning Application No: 19/2830/LBC

Location: Tower Street Methodist Church Tower Street, EX8 1NT

Applicant: Mr B Male (Hansard Ltd)

Proposal: Part demolition and redevelopment and part conversion of vacant buildings to create 20 residential units plus development to provide two retail units.

Amended plans to support revised proposal description to:

Part demolition and redevelopment and part conversion of vacant buildings to create 19 residential units plus development to provide two retail units.

Date limit for comment: 10.09.2020

Comments Statutory Consultees: None

SWW - No objection

Town Council – 20.01.20 – Objection, the proposal was considered to be out of keeping in terms of design and style and would not relate well to the surrounding properties. The proposal conflicted with the Neighbourhood Plan policies EB1 & 2 which stated that development should conserve Exmouth's heritage assets and be mindful of surrounding building styles. The proposal for 20 flats was considered overdevelopment for the size of the plot and would be harmful to the Conservation area and detract from the Grade II listed Church. Lack of parking was also a concern.

DCC Highways – No objection subject to a CEMP

DCC Flood Risk Management – 30.01.20 – requested additional information

Conservation – 18.02.20 – Had concerns regarding the overbearing ridge height, massing of main block 1 to the listed building, the design and unsympathetic material. No further comments received in respect of the amended plans received to date.

Environmental Health –25.03.20 Concerned about sound transmission from the

retail to the residential unit and recommended a sound installation scheme be approved by the LPA. The open hours and the delivery or collection times for the retail units should be conditioned. Internal arrangements should be redesigned to reduce likelihood of noise complaints. Gave advice and conditions regarding the noise and vibration from the lift. Recommended a CEMP be submitted to protect the amenities of existing and future residents.

View of representations:
9 x Rep in respect of the original application

ENP Policies: EB1 & 2

Decision: Proposed: TD Seconded: LE
Objection sustained, the amended plans did not mitigate previous concerns raised.

WITHYCOMBE RALEIGH

Planning Application No: 20/1787/FUL

Location: 131 Salterton Road, EX8 2NP
Applicant: Sarah De-Ville
Proposal: Construction of single storey front and rear extension to the existing garage/workshop to provide annex.

Date limit for comments: 11.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCu Seconded: LE
Objection, it was noted that there was no existing garage/workshop, the application was referring to a previously approved garage/workshop still yet to be built. It was felt that the proposed annex was overdevelopment of the site which combined with the main house would take up a lot of the plot. The annex should be more subordinate to the main house. An annex would be out of keeping with the character of the street scene. The proposal was therefore considered contrary to Exmouth Neighbourhood Plan policy EB2 which states development should be mindful of the surrounding street scene and design.

P20/125. Item for consideration

(i) Farrington Neighbourhood Plan Submission of Plan to LPA - Reg 16 Consultation

The Farrington Neighbourhood Plan has been formally submitted to East Devon District Council who are legally required to undertake public consultation.

Date limit for comments is 20.10.2020

Members did not wish to comment

P20/126. Item for information

(i) Appeal Decision

Appeal by: Mrs R Jones

Appeal Ref: APP/U1105/W/20/3251738

Proposal: New dwelling of passive house principles

Location: 10 Fairfield Close, EX8 2BN

The above appeal was dismissed, copy decision notice attached for your information.

P20/127. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/1312/FUL 22 Mudbank Lane	No objection	Conditional Approval
20/1345/FUL 23 Mudbank Lane	No objection	Conditional Approval
20/1304/FUL 34 Raleigh Road	No objection	Conditional Approval
20/1496/FUL 50 Salterton Road	No objection	Conditional Approval
20/1500/FUL 56 Ryll Grove	No objection	Approval
20/1324/FUL 39 Brittany Road	No objection	Conditional Approval
20/1372/FUL 8 Glebe Close	No objection	Conditional Approval
20/0311/MFUL Chestnuts, 65 Salterton Road	No objection	Withdrawn
20/1485/FUL 112 The Marles	No objection	Conditional Approval
20/1573/FUL 3 Walnut Grove	No objection	Conditional Approval

The meeting concluded at 19.10

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