

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 14 September 2020

Present:

L Elson (Chairman)
B Bailey
F Caygill (FCa)
A Colman
F Cullis (FCu)
T Dumper
S Gazzard (Ex-officio)
C Nicholas
M Rosser
B Teye
J Whibley

Apologies: None

P20/126. Minutes

The minutes of the meeting held on 1 September 2020 were approved.

P20/127. Declarations of pecuniary interests and dispensations

Councillor Whibley declared a personal interest on account of being a member of East Devon District Council's Planning Committee and Chairman of its Licencing and Enforcement Committee and further clarified that he would give full consideration to any applications by taking into account all relevant evidence and representations when they are considered by the District Council's Planning Committee in due course.

Application:	20/1742/FUL - 6 Lawn road
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knew objector to the application

P20/128. Urgent business

None

P20/129. To consider the planning applications for consultation set out below.

BRIXINGTON

None

HALSDON

Planning Application No: 20/1718/VAR

Location: 192 Hulham Road, EX8 4RB

Applicant: Mr A Woods

Proposal: Variation of condition 2 (approved plans) of planning permission 19/1607/FUL (demolition of existing bungalow and erection of 3 no. two storey detached dwellings) to increase the footprint of plot 1 through the addition of a two storey side extension

Date limit for comments: 17.09.2020

Comments Statutory Consultees: None

View of representations:

1 x Rep: Objected to the original application for 3 dwelling and strongly objected to an increase in footprint. The proposal was too high a housing density in relation to the existing plot size and out of character for the surrounding dwellings.

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection, condition 10 of the original planning permission 19/1607/FUL prohibited the enlargement, improvement or other alterations to the dwellings. The reason given was that the space available would not permit such additions without detriment to the character and appearance of the area or to the amenities of adjoining occupiers or the health and wellbeing of protected trees.

Planning Application No: 20/1858/FUL

Location: 18 Lovell Close, EX8 4PW

Applicant: Mr Andrew Garrett

Proposal: Construction of replacement extension.

Date limit for comments: 22.09.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BT

Seconded: LE

No objection

Planning Application No: 20/1754/FUL

Location: 46 Springfield Road, EX8 3JY

Applicant: Tracy Salters

Proposal: Construction of front dormer window and new driveway

Amended Plans

Amended plans relating to front wall, new gates and timber fencing.

Date limit for comments: 17.09.2020

Comments Statutory Consultees:

Town Council – No objection to original application

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Split Decision

No objection to the new gates and the removal of front wall.

Objection to the proposed 6ft timber fencing along the boundary which would be out of keeping with the existing street scene and therefore contrary to policy EB2 of the Exmouth Neighbourhood Plan.

Planning Application No: 20/1878/FUL

Location: 25 Philipps Avenue, EX8 3HZ

Applicant: Ms Charlie Tapp

Proposal: Proposed ground floor rear extension to replace existing conservatory

Date limit for comments: 24.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

LITTLEHAM

None

TOWN

Planning Application No: 20/1742/FUL

Location: 6 Lawn Road, EX8 1QJ

Applicant: Mr Robert White

Proposal: Construction of single and two storey extensions including roof terrace, rear dormer window and garage

Date limit for comments: 17.09.2020

Comments Statutory Consultees:

Cllr O Davey – concerned about the size and extent of proposed extension to an already substantial building. In his view constitutes overdevelopment of a limited space in a row of terraced houses. Would create a building out of proportion with other houses in the road, the height of the proposed two storey section and terrace would increase overlooking and shading of neighbouring properties. Loss of open space would give rise to excessive surface water run-off, unless suitable drainage was proposed.

View of representations:

1 x Rep – Objection, main concerns were:

Overshadowing - the proposed extension would significantly restrict light/sun on the rear aspects of their house and reduce the amenity of their garden.

Privacy and overlooking – The proposed extensive 2nd floor roof terrace and bedroom side windows would overlook their garden and bedroom window.

Out of keeping – the proposed extension would look very different to other rearward extensions where heights reduce as you move through the house. There were no other roof terraces or tower structures in the vicinity.

Overmassing – This proposed extremely large extension, together with larger full width garage and new parking space would result in a large house with a small garden. The scale and unusual shape of the extension would completely dominate the area rather than blending in.

In summary the proposal would overwhelm the existing buildings and gardens.

ENP Policies: EB2

Decision: Proposed: JW

Seconded: TD

Objection, this proposed two storey extension projection into the rear garden would significantly increase the bulk and massing to the rear character of the building which would be out of keeping with the existing development pattern in the area. The increase in height, mass and form would appear prominent over development and out of scale with neighbouring properties which would be harmful to the character and appearance of the area. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan.

Adding an additional storey would result in a significant increased physical impact which would be overbearing and over dominant on the occupiers of surrounding properties and their rear gardens. The introduction of the roof terrace would also result in an unacceptable level of overlooking and privacy. Policy D1 of the Local

Plan requires that development should not adversely affect the amenity of occupiers of adjoining residential properties.

Note: Councillors T Dumper and J Whibley previously declared an interest in this application.

Planning Application No: 20/1799/FUL

Location: 105 Victoria Road, EX8 1DR

Applicant: Mrs K Rowsell

Proposal: Proposed new 1 bed annexe with under-croft for 2 no. vehicle parking

Date limit for comments: 24.09.2020

Comments Statutory Consultees: None

View of representations:

2 x Rep – The current “main” house had already been converted to flats and had led to parking disputes. This proposal would result in the loss of parking for the residents of the main house. The height and position of the current 2nd floor extension and the proposal annexe would result in overlooking into all adjacent neighbours rear properties both in Victoria and St Andrews Road. The provision of a lived-in garage space would set a precedent for other developers to sell off garages for residential use further damaging the service road which is narrow with a poor road surface.

ENP Policies: EB2

Decision: Proposed: TD

Seconded: JW

Objection, this revised proposal to erect a one-bedroom dwelling did not mitigate the previous concerns raised. It was felt the proposal was overdevelopment in terms of over intensification of the land use. The revised scheme did not overcome issues of overlooking and loss of privacy which would be harmful on the local residential amenity. The road infrastructure did not support additional development and the proposal would result in the loss of parking for the residents of the main house thereby encouraging additional in-street parking in an area of high demand. The introduction of a dwelling which would be only accessible from the service road in close proximity to the “main” house was considered unacceptable and would set a precedent for similar future development. The application was therefore considered to be contrary to EB2 of the Exmouth Neighbourhood plan which states development should be mindful of the surrounding styles and ensure a high level of design and East Devon Local Plan policy TC7 (adequacy of road network and site access).

WITHYCOMBE RALEIGH

Planning Application No: 19/2710/MFUL

Location: Site Of Redgate & Land At Tesco Salterton Road

Applicant: S Paull (Yourlife Management Services Ltd)

Proposal: Erection of extra care/assisted living accommodation (Class C2) with communal facilities and car parking; erection of Class B1 office accommodation and car parking; development to be accessed from Salterton Road

Amended Plans

Revised site layout and elevation plans dated 10.08.2020

Date limit for comments: 16.09.2020

Comments Statutory Consultees:

Contaminated Land Officer – 10.09.2020 – Recommend phased contaminated land condition.

Natural England – 10.01.2020 – requested further information

SWW – Did not wish to comment

DCC Flood Risk Management – Additional information required to demonstrate all aspects of the surface water drainage management system had been considered.

DCC Highways – No objection

Town Council – 20.01.20 - Objection on the grounds that this proposal for extra care homes with a provision of office accommodation at the rear of the site to mitigate against the land as employment use would be harmful to the interests of Exmouth. It had only been 10 months since the appeal decision, and nothing had been done to address the planning inspectorates concerns over marketing of the site. There were only two sites in Exmouth allocated for employment use and the loss of this site for meaningful employment was considered unacceptable.

EDDC Landscape Architect – 30.01.2020 – In principal no objection subject to detail design, impact to the site trees and green infrastructure provision addressed.

EDDC Trees – 05.03.2020 – In principle acceptable subject to any approval granted conditioned, some additional information and the layout amended, moving the flats away from western boundary.

Environmental Heath – 02.04.2020 – Recommends bedrooms sited away from noisy nigh time source or appropriate mitigation undertaken e.g. mechanical ventilation systems and an odour impact assessment.

View of representations:

Exmouth Community Association – Objection remains, the Local Plan stipulated 0.5 hectares of land for commercial use while only 0.48 acres is proposed, without occupants.

1 x Rep – Objects to the retirement home element of the application.

1 x Rep – no detail regarding retaining the turning space for residents at Redgate Cottage. Also concerns how close the parking spaces for the units are to their house.

3 x Rep – in respect of the original application.

5 – letters of support in respect of the original application.

ENP Policies: EE3

Decision: Proposed: FCu

Seconded: BB

Objection sustained; the amended plans further undermine and reduce the employment use of the site. The East Devon Local Plan strategy 22 recognised the state of Exmouth's economy and allocated the site for employment. Exmouth's Neighbourhood Plan, policies EE2 and EE3 and Action EEA1 seek the prevention of change of use of allocated employment land. It was also noted that the development would increase pressure on the already overburdened health services in the town and that EDDC should perhaps consider a new strategy in terms of marketing employment land in Exmouth.

Planning Application No: 20/1853/FUL

Location: 22 Burnside, EX8 3AH

Applicant: Mr and Mrs Herbert

Proposal: New single storey rear extension, new front porch and external Alterations

Date limit for comments: 23.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: BB

No objection

Planning Application No: 20/1606/MFUL

Location: Exmouth Community College Green Close, EX8 3PZ

Applicant: Mr P Richards (BAM Construction Limited)

Proposal: Demolition of existing building and erection of new three storey school building, associated landscaping and infrastructure, and erection of temporary teaching units during construction works together with the removal of bridge link to science block

Date limit for comment: 25.09.2020

Comments Statutory Consultees:

Environment Agency – No objection

DCC Flood Risk Management Team – Applicant required to submit additional information to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Contaminated Land Officer – A remediation strategy is required in respect of the amosite asbestos fibres detected. Recommends condition CT3 applied to any

permission granted.
SWW – No objection

View of representations: None

ENP Policies: EB2,

Decision: Proposed: FCu Seconded: BB
No objection subject to the comments from statutory consultees

P20/130. Items for consideration

None.

P20/131. Items for information

None.

P20/132. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/1175/FUL Maer Farm, Maer Lane	No objection	Approval
20/1308/FUL 89 Victoria Road	No objection	Conditional Approval
20/1358/FUL 99 Victoria Road	No objection	Approval
<u>20/1360/FUL</u> 17 Bapton Lane	No objection	Refusal
20/1434/FUL 17 Willow Avenue	No objection	Approval
20/1099/FUL St Michaels, Littlemead Lane	No objection	Conditional Approval
20/1572/FUL 10 Chichester Close	No objection	Approval
20/1252/LBC 3 Castle Cottages, Castle Lane	No objection	Conditional Approval
20/1612/FUL St Cecilia, Marley Road	No objection	Approval

The meeting concluded at 18:40

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