

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 12 October 2020

Present:

L Elson (Chairman)
F Caygill (FCa) (Joined 18.12)
F Cullis (FCu)
A Colman (Joined 18.20)
T Dumper
S Gazzard (Ex-officio)
C Nicholas
D Poor
M Rosser
B Toye
J Whibley

Apologies: None

P20/141. Minutes

The minutes of the meeting held on 28 September 2020 were approved.

P20/142. 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:	20/1497/FUL 18, Victoria Road
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Applicant is a colleague

P20/143. Urgent business

None

P20/144. To determine applications under delegated powers

HALSDON

Planning Application No: 20/1770/TRE

Location: 17 Highbury Park, EX8 3EJ

Applicant: Mr Robert Black

Proposal: Oak (T2) Reduce low branches growing over fence to southeast by no more than 3.5m.

Oak (T3) Reduce upper crown growing to the southeast by no more than 2.5m.

No wounds larger than 65mm to be made.

Reason- To maintain the trees to a suitable size for the location. Delaying the works will ultimately lead to more invasive works which will be more detrimental to the health of the trees.

Target date: 13.10.2020

Comments Statutory Consultees:

Tree Officer's Report – The trees subject of this application were located along the north western boundary of the applicant's property. The trees were retained as part of the original development which was characterised by large trees in close proximity to the houses. Consequently, in some cases this had led to pressure for the trees to be pruned due to a need for the trees to be managed to an appropriate size. At the time of the site visit the trees appeared in a good condition and free from any significant pest or diseases.

The trees were two semi-mature Oaks with the upper crowns overhanging the applicant's conservatory. The works were discussed during a pre application site visit. The proposed work is appropriate arboricultural management to maintain the trees to suitable size for the location and will not be detrimental to either the health or amenity of the trees.

RECOMMENDATION
APPROVAL

View of representations: None

Decision: Proposed: BT

Seconded: LE

Approval in accordance with the Tree Officer's report

P20/145. To consider the planning applications for consultation set out below.

BRIXINGTON

None

HALSDON

Planning Application No: 20/1979/FUL

Location: 17 Bapton Lane, EX8 3JS

Applicant: The Rev Canon Ian Morter

Proposal: Proposed first floor extension to rear dormer construction.

Date limit for comments: 19.10.2020

Comments Statutory Consultees: None

View of representations:

2 x Rep - Both with concerned regarding overlooking of the neighbouring properties, the only change to the previous refused application was obscure glazing. The window when open would still be an invasion of privacy.

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection on the grounds that the revised application did not mitigate the reasons the previous application was refused. The proposed window was not fixed and therefore, would still be a loss of privacy to the neighbour's garden.

Planning Application No: 20/1963/FUL

Location: Sundown, Littlemead Lane, EX8 3BU

Applicant: Mr Tim Baker

Proposal: Proposed new two-bedroom dwelling with off-road parking and garden

Date limit for comments: 22.10.20

Comments Statutory Consultees:

View of representations:

1 x Rep – Objection on the grounds of overdevelopment, traffic problems, noise and access. The proposed new access would have no line of sight for vehicles entering or leaving the site. Concerned about construction vehicles accessing the site as there was no turning and would have to reverse.

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection on the grounds that the proposed dwelling would be cramped in appearance and overbearing on the street scene which would be harmful to the open aspect of the design of the cul-de-sac. The proposal was therefore considered to be contrary to the policy EB2 of the Exmouth Neighbourhood plan which stated development should be mindful of design and policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.

LITTLEHAM

Planning Application No: 20/2067/FUL

Location: 8 Lipscomb Avenue, EX8 2FL

Applicant: Mr and Mrs Andy Rumsby

Proposal: Single storey rear extension

Date limit for comments: 19.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR
No objection

Seconded: DP

Planning Application No: 20/2025/FUL

Location: 51 Littleham Road, EX8 2QL

Applicant: Lee Cook

Proposal: Construction of side dormer window to allow loft conversion

Date limit comments: 16.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP

Seconded: MR

No objection subject to the proposed juliette balcony does not overlook neighbours resulting in their loss of privacy.

TOWN

Planning Application No: 20/2060/FUL

Location: 55 Parade, EX8 1RD

Applicant: Mr Ian Crook

Proposal: Alterations to shop front to form a new entrance doorway on the corner of the building and to incorporate some of the external covered area into the interior of the building

Date limit for comments: 21.10.2020

Comments Statutory Consultees: None

satisfactory Flood Risk Assessment.

View of representations:

3x Reps relating to the original application.

ENP Policies: EB2

Decision: Proposed: TD

Seconded: JW

No objection to amended plans subject to Environment Agency satisfied with the Flood Risk Assessment.

Planning Application No: 20/2083/FUL

Location: 108 Exeter Road, EX8 1QH

Applicant: Mr Tim Thorn

Proposal: Construction of single storey extension and dormer window to rear

Date limit for comments: 22.10.20

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW

Seconded: TD

No objection

Planning Application No: 20/1823/FUL

Location: Flat 2 19 Albion Hill, EX8 1JS

Applicant: Mr Keith Jenns

Proposal: Proposed rear balcony

Amended Plans

Addition of privacy screens to both sides of the balcony - received 30.09.20

Date limit for comments: 16.10.20

Comments Statutory Consultees:

Town Council 29.09.20 – No objection to original application.

View of representations: None

ENP Policies: N/A

Decision: Proposed: TD

Seconded: JW

No objection to amended plans

ADDENDUM

Planning Application No: 20/1497/FUL

Location: 18 Victoria Road, EX8 1DL

Applicant: Mrs Sasha Turner

Proposal: Demolition of garage and erection of one-bedroom dwelling

Amended plans:

These amendments relate to Submission of amended plans, and additional photomontages, to reflect a revised design.

Date limit for comments: 24.10.20

Comments Statutory Consultees:

Cllr Olly Davey – Reiterated his objection (from 09.08.20 and 22.09.20), despite the amendments. Inappropriate to the site which was also in a flood zone, Conflicted with policy D1 of the Local Plan. The proposal would have an unacceptable impact on the street scene in a highly visible location, plus it impacted on the amenity of neighbouring residents. It was simply not an appropriate location for an apartment, even a small one.

Town Council 03.08.20 and 28.09.20 – Objection on the grounds of over development of the site, visually intrusive and out of character with the street scene. The application was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2.

Environment Agency 11.09.20 – No objection to the proposed development as submitted.

View of representations:

7x Reps for previous applications.

2x Rep in respect of the amended plans – the proposal was a gross overdevelopment and inappropriate proportion in size and height of the back garden. The roof and elevations design and materials were not in keeping with the existing adjacent properties.

ENP Policies: EB2

Decision: Proposed: JW

Seconded: TD

Objection sustained, these further amended plans still did not mitigate previous concerns raised. Members concurred with Cllr O Davey's comment that the location was inappropriate development.

Note: Councillor L Elson previously declared an interest.

WITHYCOMBE RALEIGH

Planning Application No: 20/2051/FUL

Location: 10 Avondale Road, EX8 2NQ

Applicant: Mr and Mrs Utley

Proposal: Construction of single storey rear extension.

Date limit for comments: 20.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu
No objection

Seconded: TD

Planning Application No: 20/2037/FUL

Location: 16 Newlands Avenue, EX8 4AX

Applicant: Pia Obank

Proposal: Single-storey rear extension.

Date limit for comments: 16.10.2020

Comments Statutory Consultees:

View of representations:

1x letter of Rep – concerned about drainage.

ENP Policies: EB2

Decision: Proposed: FCu
No objection

Seconded: LE

Planning Application No: 20/2088/FUL

Location: 194 Withycombe Village Road, EX8 3BD

Applicant: Mr Mark Stevens

Proposal: Construction of detached garage with office accommodation and storage over, new retaining wall and steps.

Date limit for comments: 23.10.2020

Comments Statutory Consultees:

SWW – South West Water would need to know about any building work over or within 3 metres of a public sewer or lateral drain.

View of representations:

1x Rep – concerns raised regarding:

- Proposed development is out of keeping with the neighbouring historic cottages and will be overwhelming for the site
- Close proximity of the surrounding neighbouring houses
- The side steps would overlook neighbour's garden

- Current drainage to the cottages is old and this new development could overload the system
- Concerned that the proposed accommodation could be used for commercial use

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: TD

No objection subject to it not being used as a separate dwelling or commercial premises.

P20/146. Items for consideration

(i) Planning White Paper – Implications and proposed response

To discuss and respond to the Government Consultation on its white paper - Planning for the Future.

Date limit for comments: 15.10.2020

Members agreed for the item to be deferred to 7pm on 26 October to allow more time and enable members of the Full Council to participate in the debate. The Committees response would be sent direct to central government rather than through NALC.

P20/147. Items for information

None.

P20/148. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/1505/FUL Brandon House, 29 Douglas Avenue	No objection	Conditional Approval
20/1858/FUL 18 Lovell Close	No objection	Conditional Approval
20/1321/FUL 96 Exeter Road	No objection	Conditional Approval
20/1637/FUL 20 Bradham Lane	No objection	Conditional Approval
20/1725/FUL 3 Ellwood Road	No objection	Approval
20/1795/FUL 3 Kingston Road	No objection	Approval
20/1558/FUL The Gables, Marley Road	No objection	Conditional Approval

20/1884/FUL 18 Marpool Hill	No objection	Approval
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The meeting concluded at 18:38

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