

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 23 November 2020

Present:

L Elson (Chairman)
B Bailey
F Caygill (FCa)
F Cullis (FCu)
A Colman
T Dumper
C Nicholas
D Poor
M Rosser
B Toye
J Whibley

Apologies: None

P20/165. Minutes

The minutes of the meeting held on 9 November 2020 were approved.

P20/166. 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:	20/2472/FUL The Dolphin school, 5 Raddenstile Lane
Councillor	F Cullis
Pecuniary or personal	Personal
Reason	Applicant is known to him

P20/167. Urgent business

None

P20/168. To determine applications under delegated powers

BRIXINGTON

Planning Application No: 20/2238/TRE

Location: 8 Truro Drive, EX8 5QF

Applicant: Sue Harris

Proposal: T1, Oak : Crown reduce by 1.5-2m - MDC 50mm, crown raise to comply with the Highways Act 1980 and crown raise remaining low branches to 2.5m - MDC 25mm.

Reason for Works:

To comply with the Highways Act 1980 and to contain a potentially large tree for a relatively small garden.

The tree has history of previous pruning and management operations such as this is not thought to be harmful.

Target date: 08.12.2020

Comments Statutory Consultees:

Tree Officer's report – The tree, located in the applicant's front garden, overhung Truro Drive and applicant's driveway. It was an important feature of the local area and clearly visible due to its roadside location. Historically reduced in the past, the crown was currently 6.5m from the applicant's front elevation with regrowth at 75cm. Proposed works were considered excessive and likely to result in dense regrowth. Lesser works of a crown reduction of 75cm to previous reduction points were considered acceptable, minimising any detrimental impact on the health or amenity of the tree.

Recommendation – Conditional Approval of lesser works – Reduce crown by no more than 0.75m to previous pruning points. No pruning wounds larger than 30mm diameter to be made. Raise crown over road to ensure clearance of 5.2m and 2.5m over public footpath.

View of representations: None

Decision: Proposed: FCa

Seconded: AC

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

Planning Application No: 20/2304/TRE

Location: 29 Maple Drive, EX8 5NR

Applicant: Mr Steve Gardener

Proposal: Fell Multi stem Oak - due to poor form and quality and basal decay, Replace with Q.robur standard within 3m on same boundary.

Target Date: 17.12.20

Comments Statutory Consultees:

Tree Officer's report –

This oak, located in the rear boundary of the applicant's property, was once an old

Recommendation – Conditional Approval – A replacement tree shall be planted as close as practical to the same location. Minimum of 8-10cm girth. Species to be an English Oak or as agreed in writing with the LPA.

Decision: Proposed: AC
Approval in accordance with the Tree Officer's report.

Seconded: CN

Planning Application No: 20/2299/TRE

Target Date: 16.12.2020

Decision: Proposed:
Deferred pending Tree Officer's report.

Seconded:

Planning Application No: 20/2305/TRE

Target Date: 17.12.2020

Comments Statutory Consultees:

Tree Officer's report – The trees, located on the boundary of West Dunsinane, were retained as part of the development of the site a few years ago. They were an important feature of the local area and were visible from public locations as skyline features. The proposed works were a repeat of previous works to help maintain the trees to a suitable size for their location and ensure good clearance from the neighbouring flats. No objection raised as proposed works were minimal and not detrimental to either the health or the amenity of the trees.

Recommendation – Approval

View of representations: None

Decision: Proposed: DP

Seconded: MR

Approval in accordance with the Tree Officer's report.

Planning Application No: 20/2323/TCA

Location: Flat 3 Clyde Lodge, 3 Cyprus Road

Applicant: Mr Simon Arliss

Proposal: T1, Eucalyptus - removal of the four trunks which are growing from the 'parent' trunk. To prevent failure.

Target Date: 21.12.2020

Decision: Proposed:

Seconded:

Deferred pending Tree Officer's report

P20/169. To consider the planning applications for consultation set out below.

HALSDON

Planning Application No: 20/2397/FUL

Location: 5 Cauleston Close, EX8 3LU

Applicant: Mr C Rogers

Proposal: Construction of conservatory to rear.

Date limit for comments: 25.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: BT

Seconded: LE

No objection

LITTLEHAM

Planning Application No: 20/2379/FUL

Location: 17 Mountain Close, EX8 2PJ

Applicant: Mr Kevin Evans

Proposal: Construction of single storey side and front extensions.

Date limit for comments: 26.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR
No objection

Seconded: BB

Planning Application No: 20/2472/FUL

Location: The Dolphin Pre School And Nursery 5 Raddenstile Lane, EX8 2JH

Applicant: Mr Paul Bartlett

Proposal: Demolition of existing office/reception area and lobby to South-West Elevation and construction of ground floor extension to provide new office and Reception and additional classroom room area with outdoor play area over.

Date limit for comments: 03.12.2020

Comments Statutory Consultees:

Environmental Health – Did not anticipate any environmental health concerns.

View of representations:

1x Rep – Objection on the grounds of loss of privacy. Proposed and existing balconies overlook their conservatory and garden. Concerned that the proposed outdoor play area would increase noise levels. Cars were unable to see oncoming vehicles when exiting the school entrance and parents park in the lane to drop off and pick up their children.

ENP Policies: EB2

Decision: Proposed: MR
No objection

Seconded: BB

Note: Councillor F Cullis previously declared an interest.

TOWN

Planning Application No: 20/2369/FUL

Location: Flat 1, 23 Morton Crescent, EX8 1BG

Applicant: Mr & Mrs Allinson

Proposal: Replacement of existing pitched roof to rear extension with roof terrace

Date limit for comments: 25.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW
No objection

Seconded: TD

WITHYCOMBE RALEIGH

Planning Application No: 20/1381/FUL

Location: Briar Patch St Johns Road, EX8 5EG

Applicant: Mr David Owen

Proposal: Construction of two storey front and side extension with balcony,
Covered porch with steps, veranda to front, provision of cladding, and associated
landscaping

Date limit for comments: 03.12.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EN1 (Outside BUAB)

Decision: Proposed: FCu

Seconded: LE

It was noted that the proposal was outside the BUAB where development would only be permitted where it would not harm the distinctive landscape, amenity and environment.

No objection in principle to the proposal subject to the Environment Agency being consulted regarding the culvert as it was understood to old brick and there was a concern that it could collapse under the weight of construction lorries.

Planning Application No: 20/2354/FUL

Location: 4 Park Way, EX8 3QE

Applicant: Daniel Szarowicz

Proposal: Construction of rear dormer window to allow loft conversion

Date limit for comments: 25.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu
No objection

Seconded: LE

ADJOINING PARISH – LYMPSTONE & WOODBURY

Planning Application No: 20/0993/MRES

Location: Goodmores Farm, Hulham Road, EX8 5BA

Applicant: Eagle Investments Ltd

Proposal: Reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 303 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin. The provision of serviced land for mixed-use employment/commercial uses and land for the provision of a primary school.

Amended Plans

Amended layout

Date limit for comments: 30.11.2020

Comments Statutory Consultees:

Town Council - 03.08.2020 – Amended Plans – Objection sustained; concern was raised regarding the CEMP which appear to still include Marley Road as a construction vehicle route to the site. It was felt that the commercial element of the development would be better located to the north of the site. Concern was also raised over pressure on the sewage system.

EDDC Landscape Architect – 19.08.2020 – Housing was considered too dense for the site, did not relate well to its context, likely to provide poor amenity for residents and lead to unacceptable adverse impact on landscape character and existing trees and hedgerow worthy of retention.

No further comment has been received to date regarding the amended plans

Environmental Health – 20.09.2020 – Applicant must provide Environmental Management Plan detailing the way in which environmental impacts will be addressed and incorporated into the design, layout and management of the development. Plan should consider impacts of noise, traffic and light on the local environment and the way in which these will be mitigated. Plan should also include detail of the foul and surface water drainage system, and arrangements for the prevention of pollution of any nearby watercourse. Reason: ensure compliance with LP policy EN15.

No further comment has been received to date regarding the amended plans

Devon County Highways 30.07.2020 – Cycling Provision for this development does not appear to integrate fully throughout the site.

No further comment has been received to date regarding the amended plans

DCC Flood Risk Management

03.07.2020 – Objection, on the grounds of insufficient information submitted to demonstrate all aspects of the surface water drainage have been considered.

No further comment has been received to date regarding the amended plans

View of representations:

Exmouth Community Association – Welcomes removal of access to development from Marley Road. Object to lack of the affordable housing provision.

61 previous objections pertaining to the original application.

ENP Policies: EN5, EN6, GA3

Decision: Proposed: FCa

Seconded: AC

No objection to the amended layout subject to comments from the EDDC Landscape Architect and that the plans complied with Exmouth Neighbourhood Plan policy GA3 regarding footpath and cycle network to ensure connectivity.

Ward Members asked that they were included in any future discussions regarding the CEMP as residents usually contacted Ward members in the first instance.

It was noted that the plans included the provision of 3 pedestrian refuge crossings on Dinan Way. Members were concerned about pedestrian safety given volume of traffic that the new development would generate including the provision of a school on the site. It was felt that a traffic light-controlled crossing was more appropriate.

Members continued to express their frustration at the lack of affordable housing provision that the development was delivering.

P20/170. Items for consideration

None

P20/171. Items for information

(i) Planning Application

20/2246/LBC – The Jubilee Clock Tower, Esplanade

Exmouth Town Council had applied for Listed Building Consent to carry out repairs to the stonework and clock face to prevent water ingress into the clock tower structure and mechanism around and through the clock faces.

(ii) Community Infrastructure Levy Charging Schedule

East Devon District Council had approved the Charging Schedule. The charging rates would begin on Monday 1 February 2021.

P20/172. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/1828/LBC 145 Withycombe Village Road	No objection	Conditional Approval
19/2841/FUL Linksway Nursing Home, 17 Douglas Avenue	No objection	Conditional Approval
20/2204/FUL 81 Moorfield Road	No objection	Conditional Approval
20/2212/FUL 4 Green Close	No objection	Conditional Approval
20/2083/FUL 108 Exeter Road	No objection	Approval
20/1886/FUL 10 Brimpenny Road	No objection	Conditional Approval
20/2207/FUL 3 Bickton Villas	No objection	Conditional Approval
20/2077/FUL 37 Linden Close	No objection	Conditional Approval
20/2088/FUL 194 Withycombe Village Road	No objection	Conditional Approval
20/1823/FUL Flat 2, 19 Albion Hill	No objection	Conditional Approval
20/2117/FUL 15 Arthurs Close	No objection	Approval

The meeting concluded at 19.01

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