

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 1 February 2021

Present:

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

Apologies: None

P21/016. Minutes

The minutes of the meeting held 18 January 2021 were approved.

P21/017. 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:	20/2417/LBC 17 Bicton Street
Councillor	F Caygill
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	20/0116/FUL 8 Salterton Road
Councillor	F Caygill
Pecuniary or personal	Personal
Reason	Customer to applicant's business
Application:	21/0087/FUL & 21/0088/LBC 1 Louisa Terrace
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	20/2794/FUL Scarsdale, 28 Douglas Avenue
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows some of the residents of the flats

P21/018. Urgent business

(i) Advertisement Application No: 20/2409/ADV

Sideshore, Queens Drive

Proposal: 2 no non-illuminated direction signs (C1 & C2); 1 no non-illuminated vehicle entry sign (B) were previously approved at the last meeting.

1 no internally illuminated fascia sign (A); - "Sideshore"

2 no internally illuminated fascia signs (4) - "Edge Watersports"

2 no non-illuminated fascia signs (5) – Hexagonal "Edge Watersports"

1 non illuminated hanging sign (6) – "Edge Watersports"

The above plans were previously refused at the last meeting.

Due to an administrative error at EDDC the drawings for 4 no wall mounted signs for "Hangtime café" had not been published on their website for the Committee's pursual. EDDC required further justification why the signs for the building were not acceptable.

Members considered the additional information and reconsidered the previously refused signs. It was proposed and seconded for approval of the all the signs. It was felt that any further applications for signage could lead to clutter.

Decision: Proposed: JW
Approval

Seconded: BB

P21/019. To determine applications under delegated powers

LITTLEHAM

Planning Application No: 21/0012/TCA

Location: The Garden Flat 3 Trefusis Terrace, EX8 2AX

Applicant: Mr Rees Jenkins

Proposal: Sophora Tetraptera: Removal (felling) of tree because of root

Disturbance and excessive growth; seedling of original tree already prepared for Planting in a more suitable position

Target Date: 15.02.21

Comments Statutory Consultees:

Tree Officer's report - Located in the rear garden of the applicant's property it could be seen from neighbouring properties and with restricted views from the rear of the property on Trefusis Place. No objection was raised to felling the tree, it is growing in a relatively confined location and was not considered to merit a tree preservation order. The applicant had indicated they were willing to replant with the same tree in a more appropriate location which was considered an appropriate compromise.

Recommendation – Approval

View of representations: None

Decision: Proposed: BB

Seconded: DP

Approval in accordance with the Tree Officer's report.

P21/020. To consider the planning applications for consultation set out below.

BRIXINGTON

None

HALSDON

Planning Application No: 21/0071/FUL

Location: 21 Philipps Avenue, EX8 3HZ

Applicant: Mr Robert Lucas

Proposal: Construction of two storey side extension, single storey rear and side extension including roof terrace and dormer window.

Date limit for comments: 05.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No Objection

Planning Application No: 21/0043/FUL

Location: 8 Betjeman Drive, EX8 5ST

Applicant: Mr & Mrs Corr

Proposal: Conversion of the existing garage to provide annexe

Date limit for comments: 03.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection subject to any approval conditioned that the annexe is ancillary to the main dwelling and not sold separately.

Planning Application No: 21/0028/FUL

Location: 17 Bapton Lane, EX8 3JS

Applicant: The Rev Canon Ian Morter

Proposal: Proposed first floor extension to rear dormer (revised scheme to 20/1979/FUL).

Date limit for comments: 04.02.21

Comments Statutory Consultees:

View of representations:

1 x letter – Any consent should be subject to the fanlight window being obscure glazing and the opening restrictor retained thereafter.

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection, subject to conditional approval for the window to be obscure glazing and the opening restricted.

Planning Application No: 21/0148/FUL

Location: 53 Scott Drive, EX8 3LF

Applicant: Mr Matthew Best

Proposal: Construction of raised decking/veranda to rear

Date limit for comments: 12.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

LITTLEHAM

Planning Application No: 21/0116/FUL

Location: 8 Salterton Road, EX8 2BJ

Applicant: Mr Peter Bull

Proposal: Alterations and extensions to loft to facilitate loft conversion.

Date limit for comments: 10.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP
No objection

Seconded: BB

Note: Councillor F Caygill previously declared an interest.

Planning Application No: 21/0103/MFUL

Location: Chestnuts 65 Salterton Road, EX8 2EJ

Applicant: Mr D Crocker

Proposal: Demolition of existing buildings and construction of 9 no. apartments and one dwelling house with associated parking, cycle and bin stores and creation of new vehicular access onto Salterton Road.

Date limit for comments: 12.01.21

Comments Statutory Consultees:

Environmental Health – Recommended any approval granted conditioned that a CEMP must be submitted and approved by LPA prior to any works commencing on site. Construction working hours should be limited to 8am to 6pm Monday Friday and 8am to 1pm on Saturdays. No working Sundays or Bank holidays. No high frequency audible reversing alarms on site. Reason – Protect residential amenity.

DCC Flood Risk Management – objected to application in current form, as it did not conform to policy EN22 Surface run off implication of development, EDDC Local Plan. Applicant therefore required to submit additional information.

View of representations:

1 x Rep – Objected to the number of proposed units. SW elevation right up against Bronte Court boundary with many windows overlooking which would lead to a loss of privacy. The proposed detached house was against allotment boundary. The proposed access, removal of trees and shrubs would result in the loss of the green frontage and would not in be keeping with the rest of the street scene.

ENP Policies: EB2, EN6

Decision: Proposed: MR

Seconded: BB

No objection subject to the application complied with Exmouth Neighbourhood Plan Policy EN6 regarding surface water management and any approval was subject to a CEMP. It was recommended that a banksman was used to control the traffic as the site it was located near a bend in the road.

Planning Application No: 21/0087/FUL

Location: 1 Louisa Terrace, EX8 2AQ

Applicant: John Fowler

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP
No objection

Seconded: BB

Planning Application No: 20/2902/FUL

Location: 33 Douglas Avenue, EX8 2HE

Applicant: Mr. & Mrs. Doug & Jill Nye

Proposal: Construction of two storey rear extension, new dormer window, new Porch and associated platform, new carport to the front and landscaping.

Date limit for comments: 03.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB
No objection

Seconded: DP

Planning Application No: 20/2821/FUL

Location: Devon Cliffs Holiday Park Sandy Bay

Applicant: Haven Leisure Limited

Proposal: Installation of arrivals lodge with associated infrastructure and ancillary landscaping works

Date limit for comments: 05.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB1, EB2

Decision: Proposed: MR
No objection

Seconded: BB

Planning Application No: 20/2794/FUL

Location: Scarsdale 28 Douglas Avenue

Applicant: Scarsdale Flats Management Co Ltd

Proposal: Replace balcony railings to all flats with new stainless steel and glass balustrades; replace metals steps and railings with new steps and balustrades to four lower ground flats

Date limit for comments: 08.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB
No objection

Seconded: DP

Note: Councillor T Dumper previously declared an interest.

TOWN

Planning Application No: 20/2417/LBC

Location: 17 Bicton Street, EX8 2RU

Applicant: Mrs L Hudson

Proposal: Re-slate roof with natural slate on front and rear elevations and re-slate roof on flat roof dormer on rear elevation

Date limit for comments: 02.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: TD

Seconded: JW

No objection subject to the Listed Buildings Officer's report.

Note: Councillor F Caygill previously declared an interest.

Planning Application No: 21/0014/FUL

Location: 44 Ryll Grove, EX8 1TT

Applicant: Mike Thorn

Proposal: Construction of replacement porch and enlargement of parking area.

Date limit for comments: 12.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW
No objection

Seconded: LE

WITHYCOMBE RALEIGH

None

P21/021. Items for consideration**(i) A New Local Plan for East Devon – Issues and options Consultation**

East Devon District Council were consulting on an [Issues and Options report](#), which formed the first stage of preparing the new East Devon Local Plan (2021-2040) and set out differing options and approaches that the plan could take. The report highlighted some of the major planning issues and challenges that they could see for East Devon over the years ahead and some of the potential responses. They were seeking views on the matters they've raised or any additional considerations.

Date limit for comments: 12:00 noon Monday 15 March 2021.

Housing and Employment Land Availability Assessment – Call for Sites

To support local plan production, East Devon District Council were undertaking a call for sites as part of a new Housing and Employment Land Availability Assessment (HELAA). Suggestions for sites or areas of land in East Devon for development could be proposed via their HELAA web page www.eastdevon.gov.uk/callforsites.

Submission need to be received by 12:00 noon on Monday 15 March 2021

Sustainability Appraisal Scoping report

Local Plan production needed to be accompanied by sustainability appraisal. A draft [Sustainability Appraisal Scoping report](#) had been produced for comment.

Date limit for comments by 12:00 noon on Monday 15 March 2021.

Members discussed how the Committee could formulate a response to the consultation. It was agreed to discuss as a Committee at the next meeting and have an extended meeting in order that all the issues were debated in full. The Chair asked members to ensure that they read "[The Issues and Options report](#)" prior to the next meeting.

P21/022. Items for information**(i) Appeal Decision**

Appeal Ref: APP/U1105/D/20/3261076

Appeal By: Mr T Thorn

Application Ref: 20/0946/FUL

Location: 108 Exeter Road

Proposal: Single storey rear extension, dormer window to the rear and front with balcony.

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

P21/023. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/2472/FUL The Dolphin Pre School 5 Raddenstile Lane	No objection	Conditional Approval
20/2574/FUL 17 Grange Avenue	No objection	Conditional Approval
<u>20/2523/FUL</u> 7 Maristow Avenue	Objection	Approval
20/2022/FUL 51 Parade	Approval	Approval
20/2552/FUL Flat 5, Highcliffe 10 Louisa Terrace	No objection	Conditional Approval
20/2679/FUL Chestnuts 65 Salterton Road	No objection	Approval
20/2717/FUL 385 Exeter Road	No objection	Approval
20/1543/FUL Bicton Inn 5 Bicton Street	No objection	Conditional Approval
20/2266/FUL 31 Greenpark Road	No objection	Conditional Approval
<u>20/1381/FUL</u> Briar Patch St Johns Road	No objection	Refusal
20/2216/FUL 1 The Elms 61 Salterton Road	No objection	Approval
20/2586/FUL 17 Hill Drive	No objection	Conditional Approval
20/2606/FUL Flat 2, Woodbury House 83 Salterton Road	No objection	Approval
20/2664/FUL 10 Salterton Court	No objection	Conditional Approval

The meeting concluded at 18:58

Signed..... Date.....

(Chairman)