

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 15 February 2021

Present:

L Elson (Chairman)

B Bailey

F Caygill (FCa)(Left the meeting after P21/28 was discussed)

A Colman

T Dumper

C Nicholas

D Poor

M Rosser

J Whibley (Left the meeting after item P21/028 was discussed)

Apologies: Councillor F Cullis

The Chair, on behalf of the Committee, gave condolences to Councillor F Cullis and his family who had recently suffered a bereavement.

Public Speaking Time

The meeting was adjourned for: -

Graham Hurley spoke against planning application 20/2834/COU, Land Adjacent to Manor Hotel, The Beacon, change of use of area of land adj. Manor Hotel for the siting of tables and chairs until 30 September 2021.

Simon Antonio spoke against planning application 20/2701/FUL, 18 Hartley Road, construction of dwelling.

Note: The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P21/024. Minutes

The minutes of the meeting held 1 February 2021 were approved.

P21/025. 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.

Councillors T Dumper, J Whibley, F Caygill, C Nicholas, D Poor and B Bailey declared an interest in planning application 20/2834/COU, Land adjacent to Manor Hotel, The Beacon.

Application:	21/0082/FUL 15 Rolle Street
Councillor	L Elson & F Caygill
Pecuniary or personal	Person
Reason	Know the applicant
Application:	21/0203/FUL 60, St Johns Road
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows the applicant

P21/026. Urgent business

None

P21/027. To determine applications under delegated powers

HALSDON

Planning Application No: 20/2538/TRE

Location: A La Ronde Summer Lane, EX8 5BD

Applicant: Mr Rob Skinner

Proposal: Cherry 147 x 2 : Fell.

Holly x 2 : Fell.

Oak 1746 : reduce as per Arb Report.

Oak 1750 : Reduce as per Arb Report.

Reason: Appropriate arboricultural management.

Target date: 01.03.21

Comments Statutory Consultees:

Tree Officer's report –

T1746, this was a large mature Oak and on previous inspections a fungi fruiting body identified as fungus Pseudoinonotus had been found. A recent inspection in November 2020 indicated that the decay pocket has increased on the eastern side of the northern buttress and on the eastern side of the tree. The proposed works to reduce the sail area and weight of the crown away from the property "Littlemead" was considered appropriate to reduce the risk of failure. The tree had responded well to previous pruning, resulting in a good amount of epicormic growth. This hopefully indicated that the tree would be able to tolerate further pruning and allow the tree to be retained and managed as a veteran tree in the future.

T1750 was a large mature Oak, approximately 24m in height overhanging the property of "Trebertal" with slight lean away from the property. Pseudoinonotus dryadeus had been identified around the base of the tree during a number of inspections but decay was not thought to be extensive. Good buttress

The two established Cherries (147) were located in north western corner of the grounds of A La Ronde. Both trees were dead, and consent was not required though the proposed work was considered appropriate. Neither of the trees were significant and replanting was considered appropriate to help diversify the age mix of trees and to ensure future tree cover.

Conditional Approval - two replacement trees planted with a minimum of 8 -10cm girth and maintained for a period of five years. The species of the trees, location, size to be agreed in writing by the Local Planning Authority.

View of representations: None

Decision: Proposed: LE Seconded: BB
Conditional Approval in accordance with the Tree Officer's report.

LITTLEHAM

Planning Application No: 21/0168/TRE

Location: Flat 1, Kingsdon Hall, 32 Douglas Avenue, EX8 2HB
Applicant: Mr Bobby Sleightholm
Proposal: G1: Crown raise all trees to give 5.5m clearance over the road and 2.5m clearance over the footpath, 4m clearance over parking spaces, 3m clearance over the bin stores and 2m clearance to outbuilding.
Reason: To increase clearance over road, footpath, parking spaces and bin stores and also to reduce conflict with building.

Target Date: 17.03.21

Comments Statutory Consultees:

Tree Officer's Report - The group of trees were a mixture of mature Beech, Lime and Sycamore. Located along the northern boundary of 32 Douglas Avenue they overhung the road to the north and grounds of the property to the south. The trees were an important feature of the local area and were recently protected in 2017. The works were relatively minimal and would ensure suitable clearance over infrastructure and would not be detrimental to either the health or amenity of the trees.

Recommendation - Approval

View of representations: None

Decision: Proposed: BB Seconded: DP
Approval in accordance with the Tree Officer's report.

P21/028. To consider the planning applications for consultation set out below.

BRIXINGTON

Planning Application No: 21/0257/FUL

Location: 157 St Johns Road, EX8 4EW

Applicant: Mr Peter Mann

Proposal: Raising of roof ridge to provide additional storey

Date limit for comments: 22.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: CN
No objection

Seconded: AC

HALSDON

Planning Application No: 21/0245/FUL

Location: 21 Willow Avenue, EX8 4QS

Applicant: Mr Richard Tucker

Proposal: Demolition of existing conservatory and construction of new ground floor rear extension and covered carport to side elevation.

Date limit for comments: 23.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE
No objection

Seconded: TD

Planning Application No: 21/0286/FUL

Location: 17 Chaucer Rise, EX8 5SY

Applicant: Mr Booth

Proposal: Construction of detached dwelling

Date limit for comments: 24.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: TD

No objection

Planning Application No: 20/2908/FUL

Location: 4 Gipsy Lane, EX8 3HW

Applicant: Sarka Andersonova

Proposal: Single storey rear extension and loft conversion (incl. dormers on front and rear elevations)

Amended plans for consultation.

Removal of dormer window to the front.

Date limit for comments: 22.02.21

Comments Statutory Consultees:

Town Council - 18.01.21 - Split Decision; members had no objection to the proposed single storey rear extension and rear dormers. Members however objected to the proposed front dormers. The site is part of a series of terraced houses in a prominent street opposite the Community College. None of the other buildings have front dormers though some have rooflights. The proposed front dormer was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of the surrounding building styles and ensure a high level of design.

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: TD

No objection, the amended plans mitigated previous concerns.

LITTLEHAM

Planning Application No: 21/0274/FUL

Location: Old Coastguard Cottage, 29A Foxholes Hill, EX8 2DG

Applicant: Mrs Lara Howard

Proposal: Construction of three storey rear extension including roof terrace, balcony to front and new front porch

Date limit for comments: 22.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR

Seconded: BB

No objection subject to the rear roof terrace not causing any overlooking issues for the neighbour.

Planning Application No: 21/0049/FUL

Location: Exmouth Cricket Club, Queens Drive, EX8 2AY

Applicant: Exmouth Cricket Club

Proposal: Construction of first floor viewing area together with alterations to existing window fenestration

Date limit for comments: 22.02.21

Comments Statutory Consultees:

Environmental Health – Did not anticipate any concerns

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP

Seconded: MR

No objection

Planning Application No: 20/2701/FUL

Location: 18 Hartley Road, EX8 2BQ

Applicant: Mr Martin Jackson

Proposal: Construction of dwelling

Date limit for comments: 24.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB

Seconded: DP

Objection; the proposal was considered to be over development and lack appropriate amenity space. The proposal would impact on the immediate neighbours in Gussiford Lane effecting their residential amenity. The proposal was therefore, considered to be contrary to policy D1 (Design and Local distinctiveness) of the Local Plan.

Note: Simon Antonio spoke during the public speaking time.

TOWN

Planning Application No: 21/0082/FUL

Location: 15 Rolle Street, EX8 1HA

Applicant: Mr Phil Hannah

Proposal: Conversion of ground floor to residential, and incorporation of existing First floor flat to create single dwelling house

Date limit for comments: 17.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: TD
No objection

Seconded: JW

Note: Councillor L Elson and F Caygill previously declared an interest.

Planning Application No: 20/2895/FUL

Location: Flat 3, 85 Exeter Road, EX8 1QD

Applicant: Mr M Naile

Proposal: Extension of dormer on western elevation

Date limit for comments: 17.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW
No objection

Seconded: JW

Planning Application No: 20/2834/COU

Location: Land Adjacent To Manor Hotel The Beacon

Applicant: EDDC Streetscene (Nick Christo)

Proposal: Change of use of area of land adj. Manor Hotel for the siting of tables And chairs until 30 September 2021

Date limit for comments: 26.02.21

Comments Statutory Consultees:

Highways – No objection

Environmental Health – did not anticipate any concerns.

View of representations:

9 x Rep – Objection on the grounds that this proposal was in a Conservation area and was used garden amenity space by the resident's that lived opposite.

Residents were concerned about the additional footfall and vehicle traffic this proposal would attract, exacerbating existing parking and traffic issues in the area. Staff would have to cross a road and walk 30 metres up a hill to service the area. Gatherings, particularly in the evenings, would generate noise and the potential for anti-social behaviour. Seagulls would cause environmental health issues and the site could not be easily supervised by the hotel being meters away up a hill. The area overlooked private residences which would cause privacy issues. The site was not suitable as it on a slope and on uneven terrain.

ENP Policies:

Decision: Proposed: JW

Seconded: TD

Objection; members recognised the need to support businesses at this difficult time, however, this should not be to the detriment of residents. This proposal for the siting of tables and chairs in a quiet residential Conservation Area was not considered appropriate. The proposal would set a precedent for other hotels along The Beacon and Louisa Terrance to do the same. The location description was not accurate and missing leading as the land is approximately 30 metres away from the property and therefore not adjacent to the hotel.

Note: Graham Hurley spoke in the public speaking time. Councillors J Whibley, F Caygill, T Dumper, C Nicholas, D Poor and B Bailey previously declared an interest.

WITHYCOMBE RALEIGH

Planning Application No: 21/0275/FUL

Location: 39 Holland Road, EX8 4AY

Applicant: Mr and Mrs Moass

Proposal: Construction of single storey wrap-around extension

Date limit for comments: 22.02.21

Comments Statutory Consultees: None

View of representations: None

Councillor F Cullis - noted that they proposed to move a manhole cover which suggested they were building over a waste pipe and wondered if South West Water should be a consultee? There were no letters of objection from neighbouring properties and the property was in the built-up area so EN1 "proposal for development within the built-up area boundary would generally be supported" supports this application.

Note: Planning West advised that the repositioning of manhole was a matter overseen by Building Control.

ENP Policies: EB2

Decision: Proposed: TD
No objection

Seconded: LE

Planning Application No: 21/0203/FUL

Location: 60 St Johns Road, EX8 4DD
Applicant: Mr Mike Holbrook
Proposal: Retention of boundary fence

Date limit for comments: 18.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Councillor F Cullis – The previous low fence with trees on one side and hedge on the other was far more fitting in the area. The choice of colour, the height and sheer scale of the new fencing all seemed out of place and unfitting of the area. Where the line was drawn between a homeowner's right to do what they wish with their own home and what controls there were over hedges/fences he was unsure and would be happy to take more experienced members advice and opinions on the matter.

Decision: Proposed: TD

Seconded: MR

Objection; it was felt that the fence was out of keeping and detracted from the street scene. It was therefore considered that the application was contrary to policy EB2 of the Exmouth Neighbourhood Plan where development should be mindful of surrounding building styles and design.

Note: Councillor T Dumper previously declared an interest.

Planning Application No: 21/0324/FUL

Location: 23 Colleton Way, EX8 3PT
Applicant: Mr & Mrs Thom Bates
Proposal: Construction of two storey side extension

Date limit for comments: 26.02.21

Comments Statutory Consultees: None

View of representations: None

Councillor F Cullis – No objection

ENP Policies: EB2

Decision: Proposed: TD
No objection

Seconded: LE

P21/029. Items for consideration

- (i) **A New Local Plan for East Devon “Issues and Options” Consultation**
Members considered chapters 1-7, questions 1-16 of the “Issues and Options” Consultation of the emerging Local Plan. It was agreed that the Clerk would compile responses based on members comments and that a draft response to questions 1-16 would be brought back to the next meeting for approval.
- (ii) **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.

The Chair encouraged Members to considered sites in their ward and propose areas as a ward member rather than through the Town Council.

P21/030. Item for information

- (i) **Proposed Telecommunications Installation**
Details of an installation at the mast site in Gore Lane was previously circulated. The proposal was classed as permitted development and did not require any formal consent from the Local Planning Authority.

P21/031. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/2400/FUL 7 Redwood Close	Objection	Refusal
20/2052/VAR 9-10 High Street	No objection	Conditional Approval
20/2752/FUL 12 Gussiford Lane	Objection	Withdrawn
<u>20/2765/FUL</u> 5 Forton Road	No objection	Refusal
20/2883/FUL 64 Capel Lane	No objection	Approval

20/2181/FUL 16 Portland Avenue	No objection	Conditional Approval
20/2704/FUL 58 Madeira Villas	No objection	Approval
<u>20/2771/FUL</u> Flat 7, Woodbury House, 83 Salterton Road	Objection	Approval
20/2369/FUL Flat 1, 23 Morton Crescent	No objection	Conditional Approval
20/2397/FUL 5 Cauleston Close	No objection	Approval
<u>20/2708/FUL</u> 5 Yew Tree Close	Objection	Approval

The meeting concluded at 20:06

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