

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 29 March 2021

Present:

L Elson (Chairman)
B Bailey
F Caygill (CFa)
F Cullis (CFu)
A Colman
T Dumper
S Gazzard (Ex officio)
C Nicholas
M Rosser
B Toye
J Whibley

Observer – Councillor T Woodward

Apologies: Councillor D Poor

Public Speaking Time

The meeting was adjourned for: -

EDDC Councillors M Armstrong and P Millar spoke against planning applications:

20/2894/FUL, 28 Hulham Road, extensions and alterations to bungalow, to create two storey dwelling with car port.

21/0618/FUL – 16 Springfield Avenue, Construction of single storey front extension.

Jane Doswell spoke against planning application 21/0507/FUL, Flat 2 Crossingfields House, 239 Exeter Road, EX8 3LS

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

P21/048. Minutes

The minutes of the meeting held 15 March 2021 were approved.

P21/049. Declarations of pecuniary interests and dispensations

Councillors Whibley and Colman declared a personal interest on account of being a member of East Devon District Council's Planning and further clarified that they 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.

Councillor Whibley also declared a personal interest on account of being Chairman of East Devon District Council's Licensing and Enforcement Committee.

Application:	21/0694/FUL, 24D Morton Crescent
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows the applicant
Application:	21/0568/FUL 123 Langstone Drive
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows the applicant
Application:	21/0731/FUL 5 Victoria Road
Councillor	L Elson and J Whibley
Pecuniary or personal	Personal
Reason	Patients of the practice
Application:	21/0293/TRE 22 Highbury Park
Councillor	B Toye
Pecuniary or personal	Personal
Reason	Knows the applicant

P21/050. Urgent business

(i) Notification of Licensing Hearing

As a result of the representations received regarding the application for Mickey's Beach Bar, the Licensing Sub Committee were holding a hearing on Wednesday 21 April at 09:30am. Consideration was given as to who would attend and represent the Committees concerns.

Resolved: to respond to EDDC's notification of hearing that Councillor B Bailey would attend on Wednesday 21 April and represent Exmouth Planning Committee.

Note: Councillor J Whibley had previously declared an interest.

(ii) EDDC Planning Committee

The planning applications below were due to be determined at East Devon District Council's Planning Committee on Wednesday 7 April, the Committee reports were recommending approval.

21/1799/FUL – 105 Victoria Road

20/2834/COU – Land Adjacent to Manor Hotel

Due to the recommendation being contrary to the Exmouth's Planning Committees comments, members agreed to Councillor Dumper registering to speak at the meeting. Councillor Bailey advised that he had already registered to speak regarding application 20/2834/COU, Land adjacent to Manor Hotel.

Resolved: that Councillor T Dumper would attend and represent the Planning Committee at East Devon District Council's Planning meeting on Wednesday 7 April.

(iii) Street Trading Application Received

Location: Outside Carpet King, Pound Lane, EX8 4NP

Times: Fridays 18:00 to 21:00, Saturdays 15:00 to 21:00, Sundays 12:00 to 16:00

The application is for:

A mobile catering van offering Moroccan Street Food and refreshments.

The applicant had advised that they would dispose of all waste, also managing recycling and any customer waste if any were to be produced. They were obtaining power supply from the premises of Carpet King so no generator would be used. They have advised that they only used eco-friendly containers for food and their business supports local small business and local peoples. Whilst new to the East Devon area they have been an established catering company for 5 years and normally traded at festival's and other events.

Date limit for comments: 09.04.21

Members did not wish to comment.

P21/051. To determine applications under delegated powers

BRIXINGTON

Planning Application No: 21/0336/TRE

Location: 22 Brixington Drive, EX8 4HJ

Applicant: Mr Derek Hayfield

Proposal: T1 Oak: Reduce height of crown by 2 meters from 10 meters to leave a Finished height of 8 meters; reduce crown spread by thinning the regrowth removing the longest branches reduce the spread from 6 metres to 4 metres; remove epicormic shoots from the trunk to maintain a tree appropriate for the garden.

Target Date: 01.04.21

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed:

Seconded:

Application deferred pending Tree Officer's report.

HALSDON

Planning Application No: 21/0293/TRE

Location: 22 Highbury Park, EX8 3EJ

Applicant: Mrs Elain Banncroft

Proposal: Lime - Fell to ground level, reason: see report.

Target Date: 30.03.21

Comments Statutory Consultees:

Tree Officer's report: This lime tree was the only maturing specimen at the north eastern end of Highbury Park. The tree was in good condition, with obvious physiological vigour and sound structural qualities. It had an attractive shape with high amenity value. The applicant's Arboricultural report recommended removal of the tree due to the roots lifting patio slabs and dislodging a minor portion of a small wall surrounding the trees main stem. This wall was two building bricks high. This movement was almost certainly as a result of incremental growth, and the patio and wall were within the immediate proximity of the trees main stem. However, felling was not considered appropriate Arboricultural management. The tree had been sympathetically reduced and thinned multiple times, achieving the desired result. It was currently a high amenity asset and the damage to the patio slabs and minor wall was insignificant with marginal lifting as opposed to damage. There was no evidence that the roots were impacting the garage located to the East.

Recommendation

Refusal

View of representations:

1 x rep – Objection

2 x Support

Decision: Proposed: BT

Seconded: FCa

Approval, contrary to the Tree Officer's recommendation.

The above proposal was not carried; the application was therefore refused in accordance with Tree Officer's report.

Note: Councillor Toye had previously declared an interest.

P21/052. To consider the planning applications for consultation set out below.

BRIXINGTON

Planning Application No: 20/2479/LBC

Location: The Mews Cottage, Knappe Cross, Brixington Lane, EX8 5DL

Applicant: Mr D Rogers

Proposal: Install fire wall from first floor landing into roof space and create 1 no. new loft hatch including adapting roof joists

Comments Statutory Consultees: None

View of representations: None

ENP Policies: None

Comments Statutory Consultees: None

View of representations:

1 x Rep – concerned about loss of privacy.

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection: members were concerned that the window appeared to be unusually set low in the roof space and would overlook the neighbouring property.

Note: Jane Doswell spoke during the public speaking time.

Planning Application No: 21/0545/FUL

Location: 13 Springfield Road, EX8 3JY

Applicant: Mr and Mrs J and M Axon

Proposal: Construction of front and rear dormer windows, single storey rear extension, infill front extension and raised decking. Insertion of new first floor side windows. Change of external materials.

Date limit for comments: 02.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

Planning Application No: 21/0618/FUL

Location: 16 Springfield Road, EX8 3JX

Applicant: Mr M Rotchell

Proposal: Construction of single storey front extension.

Date limit for comments: 30.03.21

Comments Statutory Consultees:

View of representations:

1 x Rep: The attached neighbours were concerned that the proposed extension would be overbearing and affect their visual amenity. They were also concerned about the loss of light in their kitchen. The overall effect would be detrimental to the appearance of both semi-detached properties. The proposal to extend forward of the current build line would be out of keeping with the street scene. Also concerned that the parking spaces would be nearer to the highway.

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection: the proposal to build in front of the current building line would be out of keeping with the street scene and would appear incongruous to the attached property. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood plan which states development should be mindful of surrounding Styles.

Note: EDDC Councillor Armstrong and Millar spoke during the public speaking time.

Planning Application No: 21/0658/FUL

Location: 169 Pound Lane, EX8 3LE

Applicant: Mr & Mrs Sands

Proposal: Construction of single storey extension

Date limit for comments: 31.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: BT

No objection subject to no overlooking issues on the NE elevation.

Planning Application No: 20/2894/FUL

Location: 28 Hulham Road, EX8 3HS

Applicant: Mr N Lapwood

Proposal: Extensions and alterations to bungalow, to create two storey dwelling With car port.

Amended Plans

Amended proposed combined plan and letter received 18/03/2021.

Proposed height reduced from 7.75 to 7.2 metres, extension to SW omitted, obscured glass to 1st floor windows in SW elevation.

Date limit for comments: 09.04.21

Comments Statutory Consultees:

Town Council - 18.01.21 – Objected to the original application on grounds that the proposed scale, increase in massing and height would lead to overlooking eroding the adjoining residential properties' amenity. The proposal was therefore considered to be contrary to East Devon Local Plan policy D1.3 (e).

Councillor M Armstrong – 07.02.21 – Objected to original application on the grounds that of the size and scale would impact on neighbouring properties. The proposal

would be overbearing, cause overshadowing, overlooking loss of light, privacy and amenity.

View of representations:

1 x Rep in respect of the amended plans

10 x Rep in respect of the original application

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection sustained, the amended plans did not mitigate the previous concerns raised.

Note: EDDC Councillor Armstrong and Millar spoke during the public speaking time.

Planning Application No: 21/0777/FUL

Location: 1 Seafield Avenue, EX8 3NJ

Applicant: Mr Timothy Price

Proposal: Construction of first floor extension above existing garage and two storey link side extension.

Date limit for comments: 09.04.21

Comments Statutory Consultees:

SWW – Plan of utilities.

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

LITTLEHAM

Planning Application No: 21/0672/FUL

Location: 33 Foxholes Hill, EX8 2DQ

Applicant: Mr Philip McGuinness

Proposal: Construction of single storey front and rear extensions, dormer windows to front and rear, creation of first floor balconies to front and Juliet balconies to rear (revision of 19/2637/FUL)

Date limit for comments: 07.03.21

Comments Statutory Consultees:

Councillor D Poor - No overlooking issues, slight concern how it would affect the street scene, however other houses were large two storey. He was happy to

go with decision of members either way.

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR
No objection

Seconded: BB

Planning Application No: 21/0680/FUL

Location: 2 Raleigh Road, EX8 2SB

Applicant: Mr Ashley Hough

Proposal: Raising of ridge height to provide first floor accommodation and Additional bedroom in new roof space, construction of single storey porch extension to front, and provision of cladding.

Date limit for comments: 30.04.21

Comments Statutory Consultees:

SWW – Plan of utilities

Councillor D Poor – It would look different to the other houses in the road, but because of its corner location, believed the impact on the street scene would be minimal.

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB
No objection

Seconded: MR

Planning Application No: 21/0684/FUL

Location: 4 Cranford View, EX8 2EH

Applicant: Mr Mark Haden

Proposal: Construction of two storey rear extension including 2 no side facing dormer windows: construction of raised pitched roof to rear part of the existing garage.

Date limit for comments: 01.04.21

Comments Statutory Consultees:

Councillor D Poor – No objection

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB

Seconded: MR

No objection subject no overlooking issues in the NW elevation.

Planning Application No: 21/0560/FUL

Location: 16 Hamilton Road, EX8 2LT

Applicant: Mr David Rust

Proposal: Retention of log cabin

Date limit for comments: 12.04.21

Comments Statutory Consultees:

Councillor D Poor – Noted comments from neighbour, however, believed any occupants would be using facilities in the house. Overall had no objection, though would prefer conditioned to make sure it cannot become permanent building.

Note: Application was not for temporary approval therefore LPA would be unable to condition this.

View of representations:

1 x Rep – concerned cabin will be used for overnight accommodation.

ENP Policies:

Decision: Proposed: BB

Seconded: MR

No objection: subject any approval conditioned that the cabin not used as separate dwelling.

TOWN

Planning Application No: 21/0385/FUL

Location: 18A Rolle Street, EX8 1NJ

Applicant: Mr Harry Goode

Proposal: Change of use from offices (B1) to residential (C3)

Date limit for comments: 05.04.21

Comments Statutory Consultees:

Councillor O Davey – no objection subject to application referring to first and second floor accommodation only.

View of representations: None

ENP Policies:

Decision: Proposed: TD

Seconded: JW

No objection

Planning Application No: 21/0675/FUL

Location: 20 The Beacon, EX8 2AF

Applicant: S Webberley

Proposal: Alterations, reconfiguration and refurbishment of existing dwelling including window and door installation with associated external works. Alterations to rear gates, garage door and the replacement of roof coverings

Date limit for comments: 05.04.21

Comments Statutory Consultees:

View of representations:

1 x Rep

ENP Policies: EB2

Decision: Proposed: TD

Seconded: JW

No objection, subject to the Listed Buildings officer's report. Members acknowledged the representation from the neighbour, however, the Committees interpretation of the plans was that the property was to be converted from maisonettes back to a single dwelling. The proposal did not appear to indicate for the garage building to be converted into a dwelling.

Planning Application No: 21/0676/LBC

Location: 20 The Beacon, EX8 2AF

Applicant: S Webberley

Proposal: Alterations, reconfiguration and refurbishment of existing dwelling including window and door installation with associated external works. Alterations to rear gates, garage door and the replacement of roof coverings

Date limit for comments: 05.04.21

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. Members acknowledged the representation from the neighbour, however, the Committees interpretation of the plans was that the property was to be converted from maisonettes back to a single dwelling. The proposal did not appear to indicate for the garage building to be converted into a dwelling.

Planning Application No: 21/0693/FUL

Location: 46 Camperdown Terrace, EX8 1EQ

Applicant: Mr Lane

Proposal: Construction of single storey extensions, provision of render and cladding.

Date limit for comments: 01.04.21

Comments Statutory Consultees:

Councillor O Davey – appeared to be overdevelopment of a very small site, taking the footprint of the building right to the edge of a very small curtilage. Proposal was in flood zone 3, any further extension to accommodation should be resisted.

View of representations:

3 x Rep – It was the only residential property directly fronting Camperdown Creek. Objected on the grounds that the further expansion would set precedent for future development to take advantage of the waterside location. Increase in occupancy would add additional pressure on local services, especially parking. The proposal was overdevelopment and out of keeping. Concerned about the close proximity to the boundary wall.

ENP Policies: EB2

Decision: Proposed: TD

Seconded: JW

Objection: this proposal for an extension was in a particularly sensitive area, any further additional development would set a precedent for the future.

Planning Application No: 21/0694/FUL

Location: 24D Morton Crescent, EX8 1BG

Applicant: Mr & Mrs Cavill

Proposal: Replacement of existing rear extension pitched roof with flat roof balcony

Date limit for comments: 02.04.21

Comments Statutory Consultees: None

View of representations:

1 x support

ENP Policies: EB2

Decision: Proposed: JW

Seconded: TD

No objection

Note: Councillor Dumper had previously declared an interest.

Planning Application No: 21/0731/FUL

Location: First Floor Flat, 5 Victoria Road, EX8 1DL

Applicant: Victoria Road Practice Ltd

Proposal: Alterations and extensions to access stairway and change of use of first floor flat to a Dental Practice (D1) incorporating loft conversion with rear dormer window.

P21/053. Items for consideration

None

P21/054. Items for information

None

P21/055. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/2452/FUL 2A Jubilee Drive	No objection	Approval
20/2821/FUL Devon Cliffs Holiday Park Sandy Bay	No objection	Conditional Approval
19/2710/FUL Site of Redgate & Land At Tesco, Salterton Road	Objection	Refusal
20/1839/LBC Land at the Former Rolle College	No objection	Conditional Approval
21/0419/FUL 15 Hollymount Close	No objection	Conditional Approval
20/2794/FUL Scarsdale 28 Douglas Avenue	No objection	Approval
20/2895/FUL Flat 3, 85 Exeter Road	No objection	Approval
20/2624/FUL Former Moreton 13 Drakes Avenue	No objection	Conditional Approval
20/2908/FUL 4 Gipsy Lane	No objection	Approval
21/0292/FUL 29 Withycombe Park Drive	No objection	Approval
21/0342/FUL 59 Phillipps Avenue	No objection	Conditional Approval
21/0396/FUL 25 Byron Way	No objection	Conditional Approval
<u>20/2493/FUL</u> <u>Liverton Business Park</u>	Objection	Conditional Approval
21/0257/FUL 157 St Johns Road	No objection	Approval

The meeting concluded at 19:36

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