

Axminster Town Council

Office Hours
Monday, Wednesday, Thursday
10am – 12 noon

Mayor: Cllr Jill Farrow
Locum Clerk: Paul Hayward

www.axminstertowncouncil.gov.uk



THE GUILDHALL
WEST STREET
AXMINSTER
DEVON
EX13 5NX

Tel. 01297 32088

Email: Clerk@axminstertowncouncil.gov.uk

Axminster Town Council

Minutes of the meeting of the Planning Committee

APPROVED at a meeting of the Planning Committee held Monday 7th March 2022.

Held in person at the Guildhall on Monday 21st February 2022 at 7.00 p.m.

Present: Cllrs. Leat (Chair), Brooker (S), Paice and Spurway.

Locum Town Clerk, Paul Hayward.

Also present, Cllr. Burrough (non-voting).

No members of the public. Meeting was audio recorded as per Council policy.

Public Forum session. No members of the public present. Chair closed the Public Forum session at 7.05pm

PLAN 22/033

To note members of committee present:

Attendance at meeting shown above.

Chair proposed that Cllr. Burrough be co-opted onto the Committee to maintain quorum for this meeting, and that an agenda item be tabled for the next meeting to formally invite Cllr. Burrough to join the committee. Seconded by Cllr. Paice. Resolved.

PLAN 22/034i)

To note and, if thought fit, to approve apologies for absence:

Cllr. Mynard (standing authorised absence on health grounds).

Cllr. Farrow (health reasons).

Cllr. Steadman (conflicting engagement).

Absences noted and reasons to be approved.

Proposed by Chair, seconded by Cllr. Brooker (S). Resolved.

PLAN 22/034ii)

To note members of committee not otherwise present and to receive any other apologies for absence:

None

PLAN 22/035

To consider election of a Vice-Chair for this committee:

Due to the absence of several committee members, the Chair suggested that this matter be deferred until the next meeting of the Planning Committee to further consider and approve.

Noted.

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PLAN 22/039 (continued)

To consider planning applications received and to decide upon Council's consultee comment response to the local planning authority, EDDC:

iv) 22/0254/FUL Cranmere, Musbury Road, Axminster. EX13 5JS
Single storey rear extn. Single Storey side extn. Creation rear patio.
Support for application proposed by Chair, seconded by Cllr. Paice. Resolved unan.

v) 22/0258/AGR Great trill Farm, Musbury. EX13 8TU
Erection of agricultural barn.
Support for application proposed by Chair, seconded by Cllr. Brooker (S). Resolved unan.

vi) 22/0261/FUL Heatherdale, Cooks Lane, Axminster. EX13 5SQ
COU of building for annexe and holiday accommodation purposes.
It was proposed by Chair, seconded by Cllr. Brooker (S), that Council did not support the application on the following grounds;
The Town Council regrets that it is unable to support this application as it contravenes the adopted EDDC Local Plan, specifically, Policy E16/D1/Str.3 as the site is far from any amenities of any note other than by motor vehicle. Furthermore, the previous planning consent (17/0864/FUL) to permit the creation of the annexe specifically prohibited the use of the building as holiday accommodation in line with the strategy/policy outlined above nor for any alternative business purpose.
Resolved unanimously.

vii) 22/0262/FUL Stanzita, King Edward Road, Axminster, EX13 5PP
Creation of off-road parking space within front garden.
It was proposed by Chair, seconded by Paice, that Council did not support the application on the following grounds;
The Town Council regrets that it is unable to support this application as there does not appear to be sufficient space between the dwelling and the property boundary (as it meets the public highway) to accommodate a vehicle (and allow it to turn) to negate the need for said vehicle to have to reverse in or out on this busy stretch of A road, with fast-moving, high volumes of traffic. Furthermore, the presence of hedgerows on either side may result in a lack of visibility for emerging vehicles which might cause a safety hazard, both to the vehicle owner and to other road users/pedestrians.
Council would defer any further comment on this application until it has seen and reviewed the DCC Highways officer comment(s).
Resolved unanimously.

Continued overleaf.

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PLAN 22/039 (continued)

To consider planning applications received and to decide upon Council's consultee comment response to the local planning authority, EDDC:

viii) 22/0268/MRES (Adjacent to) West Street Car park, Axminster.

Approval of RES matters (landscaping) pursuant to outline planning consent 18/1681/MOUT (10 no. dwellings with access, parking and bin/cycle store)

It was proposed by Chair, seconded by Paice, that Council did not support the application on the following grounds;

- a) *The plans submitted are nonsensical and are not of a suitable quality nor clarity to properly allow members to consider any measurements on the plans (for example, the vehicle access point on the Landscape Plan appears to less than 3ft wide).*
- b) *The Bin Store proposed is far too small to accommodate the waste output of 10 dwellings and this will inevitably lead to waste being left on doorsteps where it will doubtless cause a pedestrian hazard on this already dangerous stretch of public highway (adjacent to reversing articulated lorries).*
- c) *There is no evidence of cycle storage/parking facilities as proposed.*
- d) *The parking access and spacing appears insufficient for the number of dwellings proposed.*
- e) *There is no detail of fencing around the outer perimeters and this may prove problematic with existing neighbours in West Close/Mitchell Gardens.*
- f) *The proposed landscaping is of such minimal quantity and quality as to be virtually worthless in ecological terms and does not mitigate the loss of trees and other established plants on the former brownfield site.*
- g) *The Council shares the concerns of the EDDC Contamination officer that the previous use of the site has not been properly researched, nor has a Contaminated Land Report been provided by the applicant.*
- h) *For these reasons, the Council objects to the application as submitted.*

Resolved unanimously.

PLAN 22/040

To consider planning applications advised by the Local Planning Authority (East Devon District Council) after the agenda publication and as shown on the supplementary agenda published (if applicable):

Two applications submitted/advised to the Planning Committee at the time the agenda was published which the Chair has indicated should be considered at the next scheduled meeting of the Planning Committee on 7th March.

Continued overleaf.

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PLAN 22/041

To note determinations/decisions on planning applications previously considered:

As listed on agenda.

PLAN 22/042

To consider any planning correspondence:

i) Correspondence had been received from a parishioner regarding sewerage capacity in the town in relation to potential future development. LTC provided an update to the Committee based on responses received from EDDC and SWW directly. Noted.

PLAN 22/043

To consider any planning applications which are scheduled to be discussed at a forthcoming EDDC Planning Committee meeting and to consider whether the Town Council wishes to make further representation at that meeting:

None notified to Council.

PLAN 22/044i)

To consider matters pertaining to the ongoing EDDC Local Plan review:

Nothing further for committee to consider in this regard.

PLAN 22/044ii)

To consider whether the Planning Committee wishes to submit a formal response to the ongoing EDDC “Glover Review” (National Landscapes/AONB’s):

Chair suggested that this matter be considered again at the next Planning Committee meeting and asked LTC to re-circulate all material and background papers to members of the Committee for their perusal and review. Noted.

PLAN 22/045

To consider meeting time/date schedule for future meetings of the Planning Committee:

Committee considered this matter in parallel with a similar discussion at FULL Council. Chair put forward a suggestion that the Committee consider affording delegated authority to the Chair, Vice-Chair and the Council’s Proper Officer for minor applications such as VAR, AGR and smaller FUL applications, after the committee has been consulted via email after notification of the initial application details. There would be a “backstop” position whereby members could limit (or rescind) that delegated authority on occasions where they wished to consider a particular application in committee (or even at FULL Council).

Continued overleaf.

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PLAN 22/045 (continued)

To consider meeting time/date schedule for future meetings of the Planning Committee:

This measure would hopefully enable a reduction in the number of Planning Committee meetings required, especially if urgent planning applications could be considered within the agenda of the monthly FULL Council meeting (subject to agreement of the Council Chair). LTC was asked to provide details/examples of similar delegation schemes at other Smaller Local Authorities and bring the matter before FULL Council on 14/3/2022 to allow a further discussion by all members of the Council. Noted.

PLAN 22/046

To consider whether the Committee wishes to publish all planning application details received for the parish onto the Council's public access website; to show active status and historic determinations/decisions:

It was felt that this would cause an unwelcomed administrative burden to officers at this time and an alternative suggestion was put forward whereby the Chair asked for committee's agreement to direct Locum Town Clerk to include hyperlinks to the EDDC planning portal when creating agendas for future meetings. Agreed. *LTC: Please note.*

PLAN 22/047

To consider any matters considered as urgent by the presiding Chair:

None raised.

With no further business to attend to, the Chair closed the meeting at 8.30pm.

Signed Date: 7th March 2022

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