

AXMINSTER TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

Held at The Guildhall on Monday 13TH March 2017, 6.00 p.m..

PRESENT: Cllr. B.R. Watson (Chairman), Cllr. P.G. Hayward (Vice-chairman), Cllr. C.A.Doherty, Cllr. Mrs. S.L. N. Leat, Cllr. L.A. Rowe, Cllr. Mrs. S.R. Spiller (part) and Cllr. A.L. Young

IN ATTENDANCE: Cllr. D.R.H. Hull.

The Town Clerk (Miss H. Kirkcaldie) and the Deputy Town Clerk (Mrs. Z. Adamson-Drage).

11 members of the public. 1 member of the press.

1. APOLOGIES:

2. MINUTES OF THE PREVIOUS MEETING: these were signed by the Chairman.

3. PUBLIC FORUM: SEVERAL MEMBERS OF THE PUBLIC HAD COME TO VOICE THEIR CONCERNS REGARDING PROPOSALS FOR THE DEVELOPMENT ON THE SITE OF THE PROPERTY KNOWN AS ALLWOOD IN KING EDWARD ROAD.

CLLR. MRS. SPILLER DECLARED A PERSONAL INTEREST AS BEING RELATED TO THE RESIDENT OF A PROPERTY ADJOINING THIS SITE.

CLLR. MRS SPILLER SPEAKING AS A MEMBER OF THE PUBLIC ON BEHALF OF HER RELATIVE RAISED OBJECTIONS ON GROUNDS OF HIGHWAY SAFETY ISSUES, OVER DEVELOPMENT AND IMPACT OF THE PROPOSALS ON NEARBY PROPERTIES BY VIRTUE OF OVERLOOKING AND LOSS OF LIGHT.

A MEMBER OF THE PUBLIC EXPRESSED SURPRISE THAT THE APPLICATION HAD BEEN ACCEPTED BY THE DISTRICT COUNCIL WITHOUT AN ACCOMPANYING ENVIRONMENTAL IMPACT ASSESSMENT.

SEVERAL MEMBERS OF THE PUBLIC DEPLORED THE ABSENCE OF ANY SPECIFIC MEASUREMENTS INDICATING THE HEIGHT OF THE PROPOSED DWELLINGS IN RELATION TO THE EXISTING DWELLINGS ON NEIGHBOURING SITES AND EXPRESSED THE VIEW THAT THE PROPOSALS WOULD MAKE A SIGNIFICANT AND UNACCEPTABLE CHANGE TO THE TOWNSCAPE AT THIS POINT.

OTHER MEMBERS OF THE PUBLIC STATED THAT THEY WERE WORRIED ABOUT HOW RUN OFF FROM THE SITE ONCE DEVELOPED WOULD AFFECT THEIR GARDENS WHICH ALREADY FLOODED WHEN THERE WAS HEAVY RAIN.

A MEMBER OF THE PUBLIC SUGGESTED THAT IT WAS INAPPROPRIATE TO CONSIDER THIS SITE WITHOUT SEEING A MASTER PLAN FOR ANY LONG TERM PROPOSALS FOR THE AXMINSTER CARPETS SITE AS AN ENTITY.

CLLR. MRS. SPILLER LEFT AT THIS POINT

A MEMBER OF THE PUBLIC RAISED THE QUESTION ABOUT STANDARS OF DAYLIGHT FOR PROPERTIES AND MENTIONED THE IMPORTANCE OF PARAMETERS BEING ESTABLISHED IN RELATION TO DEVELOPMENTS.

4. PLANNING APPLICATIONS RECEIVED

17/0236/OUT

Land at Allwood, King Edward Road, Axminster, Devon. EX13 5PW

Outline application for the construction of 8no dwellings with associated parking provision (all matters reserved except for access)

AXMINSTER TOWN COUNCIL OBJECTS TO THIS APPLICATION ON THE FOLLOWING GROUNDS:

1. EIGHT DWELLINGS ON THIS SITE WITH AN ALLOCATION OF ONLY 1 PARKING SPACE PER DWELLING IS GROSS OVER DEVELOPMENT. MOST FAMILIES NOW HAVE AT LEAST TWO (AND, IF ADULT CHILDREN ARE STILL LIVING AT HOME, OFTEN MORE) CARS LET ALONE THE NEED FOR PROVISION FOR PARKING FOR VISITORS. THIS PART OF AXMINSTER ALREADY EXPERIENCES CONSIDERABLE ON-STREET PARKING PROBLEMS BOTH AS A RESULT OF DEMAND FROM RESIDENTS PARKING AND "OVERFLOW" PARKING FROM THOSE WHO CANNOT FIND SPACE AT THE STATION CAR PARK OR ARE NOT PREPARED TO PAY THE CHARGES THERE. THESE PROBLEMS WOULD BE AGGRAVATED BY THE INADEQUATE PARKING PROVISION PROPOSED.
2. THE PROPOSAL TO HAVE THREE PARKING SPACES ACCESSED FROM WOODMEAD ROAD (A PRIVATE ROAD IN POOR CONDITION) ALMOST IMMEDIATELY ROUND A VERY AWKWARD "BLIND" LEFT HAND TURN FROM KING EDWARD ROAD IS NOT ACCEPTABLE IN TERMS OF ROAD SAFETY.
3. THERE IS INADEQUATE ROOM FOR VEHICLES TO MANOEUVRE WITHIN THE SITE. THEREFORE THEY WOULD EITHER HAVE TO MANOEUVRE ON EITHER KING EDWARD ROAD OR WOODMEAD ROAD TO REVERSE ONTO THE SITE IN ORDER TO LEAVE IT FORWARDS OR WOULD HAVE TO REVERSE OUT OF THE SITE INTO THE PATH OF FAST MOVING ON-COMING TRAFFIC. BOTH OF THESE OPTIONS WOULD BE EXTREMELY HAZARDOUS AT THESE LOCATIONS.
4. THE CONSTRUCTION OF THE PROPOSED DWELLINGS WOULD RESULT IN SIGNIFICANT LOSS OF LIGHT FOR SUNNYDENE IN KING EDWARD ROAD AND RAILWAY COTTAGES IN WOODMEAD ROAD AND ALSO RESULT IN THE EXISTING PROPERTIES BEING OVERLOOKED. FOR THIS REASON THE APPLICATION SHOULD SURELY BE ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT.
5. ALTHOUGH THE ACCOMPANYING MAPS DO HAVE A SCALE THIS INFORMATION IS HARD TO PICK OUT AND THE LACK OF CLARITY AS TO THE PROPOSED HEIGHTS OF THE DWELLINGS RELATIVE TO ADJACENT ONES UNSATISFACTORY AND MISLEADING.
6. THE PROPOSALS WOULD RESULT IN A COMPLETE CHANGE IN THE CHARACTER OF THE TOWNSCAPE IN THIS PENINSULA SITE BETWEEN KING EDWARD ROAD AND WOODMEAD ROAD, WHICH IS CHARACTERISED BY LOW RISE, LOW DENSITY BUNGALOW DEVELOPMENT.
7. THE EXISTING PROPERTIES AT RAILWAY COTTAGES EXPERIENCE FLOODING IN THEIR FRONT GARDENS WHENEVER THERE IS HEAVY RAIN AND THIS MAY BE AGGRAVATED BY THE PROPOSED DEVELOPMENT.
8. THIS SITE WOULD APPEAR TO BE PART OF THE MUCH LARGER AXMINSTER CARPETS SITE AND ANY REDEVELOPMENT OF THAT SITE WOULD BENEFIT FROM A " MASTER PLAN" BEING PUT FORWARD RATHER THAN THIS PIECEMEAL, AREA BY AREA APPROACH.

AS AN ADDITIONAL COMMENT, GIVEN THE LOCATION OF THE SITE TO BE DEVELOPED, IT WOULD BE PREFERABLE IF ANY APPLICATION FOR THIS SITE WERE TO TAKE THE FORM OF A FULL APPLICATION SO THAT ALL IMPLICATIONS OF WHAT IS PROPOSED CAN BE CONSIDERED AS AN ACTUAL ENTITY.

11 MEMBERS OF THE PUBLIC LEFT AT THIS POINT.

17/0384/FUL

Cloakham Lawn Sports Centre, Chard Road, Axminster, Devon. EX13 5HW
Replacement Skate Park

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION SUBJECT TO MEASURES BEING PUT IN PLACE TO ENSURE SAFE-GUARDING OF VULNERABLE USERS, PROVISION OF LIGHTING, PROVISION OF PARKING, A MEANS OF SUMMONING THE EMERGENCY SERVICES AND GOOD ACCESS FOR EMERGENCY VEHICLES.

17/0164/FUL

103, 105 & 107 Flax Meadow Lane Axminster, EX13 5FH
Retrospective application for 3 no. raised decking areas to rear and associated steps to garden

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

17/0436/FUL

Firs Folly Crewkerne Road, Axminster EX13 5SX

Construction of garage and access track (revisions to approved application 16/1118/FUL) including changes to route of track, eaves height and area of garage

AXMINSTER TOWN COUNCIL OPPOSED THE ORIGINAL APPLICATION FOR THIS GARAGE ON THE GROUNDS THAT ITS IMPACT ON NEIGHBOURING PROPERTIES WAS UNACCEPTABLE AND THIS REQUEST TO INCREASE THE APPROVED SIZE OF THE STRUCTURE IS ALSO NOT ACCEPTABLE.

17/0332/LBC

Rose Cottage Wyke Axminster EX13 8TN

Removal of cement based pointing and render and the replacement with lime based pointing and render

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

17/0248/FUL AMENDED PLANS AND ADDITIONAL INFORMATION

10, Abbey Close, Axminster, Devon. EX13 5QU

Construction of 2 storey extension to rear with associated balcony and raised rooflight at first floor level.

AXMINSTER TOWN COUNCIL SUPPORTS THESE AMENDMENTS

17/0478/FUL

Furzeleigh Down Farm Shop Land South Of Furzeleigh Down Farm Cooks Lane Axminster EX13 5SQ

Extension to farm shop to provide storage area

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

5. CARAVAN/TREE MATTERS:

17/0386/TRE

Bracken Heath Crewkerne Road Axminster EX13 5SX

T1, Spruce Pine: Crown lifting. T2, Douglas Fir: Crown reduction or Fell. T3, Flowering Cherry; Crown reduction or fell.

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

6. ALTERATIONS ACCEPTED BY E.D.D.C. AS MINOR AMENDMENTS

7. APPEALS SUBMITTED :

8. OTHER APPLICATIONS/MATTERS RECEIVED: Details of any such applications were advertised on the Town Council notice board on the morning of the meeting.

a) APPLICATIONS RECEIVED

None.

b) DECISIONS

Approval

17/0248/FUL

10, Abbey Close, Axminster, Devon. EX13 5QU

Construction of 2 storey extension to rear with associated balcony and raised rooflight at first floor level

c) CORRESPONDENCE

Greater Exeter Strategic Plan Consultation – Issues

9. CORRESPONDENCE RECEIVED:

OTHERS TO E.D.D.C.

Resident's letter re 17/0236

10. DECISIONS RECEIVED

GRANTS OF CONDITIONAL PERMISSION

17/0127/FUL

Fairway, Lyme Road, Axminster, Devon. EX13 5BQ

Construction of replacement porch REFUSALS

16/3063/FUL
12, Cawley Avenue, Axminster, Devon. EX13 5
Side extension

REFUSALS

APPLICATIONS WITHDRAWN

16/2875/HRN
Blackhakes Farm, Castle Hill, Axminster, Devon. EX13 5RL
Removal of 10 no sections of hedgerow amounting to 290 m in length

16/2650/FUL
Mary Knoll, Lyme Street, Axminster, Devon. EX13 5AU
Replacement windows, internal alterations (to include removal of existing and construction of new walls), tanking to external ground floor walls

APPEALS UPHeld
APPEALS DISMISSED

Signed Dated