

AXMINSTER TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

Held at The Guildhall on Monday 11th September 2017, 6.15 p.m..

PRESENT: Cllr. P.G. Hayward (Vice-chairman), Cllr. S.E. Clarke, Cllr. C.A. Doherty, Cllr. L.A. Rowe, Cllr. Mrs. S.R. Spiller and Cllr. A.L. Young.

In attendance: Dist. Cllr. Hull and Cllr. D. Moore.

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

4 members of the public. 0 member of the press.

1. APOLOGIES: Cllr. B.R. Watson (Chairman), Cllr. Mrs. S.L. N. Leat, .

2. MINUTES OF THE MEETINGS HELD ON 10th AND 31ST JULY 2017: these were signed by the Vice-Chairman.

3. PUBLIC FORUM : a member of the public spoke regarding application 17/1963/OUT to point out the problems that would arise from the proposed vehicular exit onto Loup Court in terms of access and egress from the proposed site as a result of parking pressures in the area.

4. PLANNING APPLICATIONS RECEIVED

17/1506/FUL

Little Acre Woodbury Lane Axminster EX13 5TL

Construction of extension to dwelling, and detached three bay garage/store.

IT WAS NOTED THAT THE DISTRICT COUNCIL TREE OFFICER HAD ECHOED THE TOWN COUNCIL'S CONCERNS REGARDING TREES AND ISSUED A TREE PRESERVATION ORDER.

17/1773/FUL

29B Lea Combe Axminster EX13 5LJ

Construction of garden shed and laying of hard standing

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

17/1963/OUT

Land Adjoining Crabbswood Lyme Road Axminster EX13 5BQ

Proposed dwelling and access to highway (outline application with all matters reserved)

AXMINSTER TOWN COUNCIL OPPOSES THIS APPLICATION ON HIGHWAY PROBLEMS BECAUSE THE REGULAR PRESENCE OF ON-STREET PARKED VEHICLES RESTRICTING ACCESS TO/EGRESS FROM THE PROPOSED PARKING SPACE IN THE NORTH-EAST CORNER OF THE SITE. AXMINSTER TOWN COUNCIL WOULD REQUEST THAT THE APPLICATION BE RE-PRESENTED AS A FULL APPLICATION WITH NO ACCESS ONTO LOUP COURT AND CLARIFICATION REGARDING THE ALLOCATION OF PARKING SPACES WITHIN THE SITE AS BETWEEN CRABBSWOOD AND THE PROPOSED NEW DWELLING. COUNCILLORS WERE NOT CONVINCED THAT THE HEIGHT OF THE PROPOSED BUILDING WAS APPROPRIATE FOR THE STREETSCENE ON THE NORTH SIDE OF LYME ROAD AT THIS POINT.

17/1977/OUT

2 Broadway Cottages Axminster EX13 5RN

Outline application for the erection of a dwelling (all matters reserved)

ALTHOUGH ACKNOWLEDGING THAT THE SITE LIES OUTSIDE THE BUILT-UP AREA BOUNDARY, AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION AS THE NEW BUILDING IS OF INNOVATIVE TECHNICAL SPECIFICATIONS AND WILL HAVE LIMITED IMPACT ON THE LANDSCAPE AND BE SUBSERVIENT TO THE ADJACENT BUILDING IN HEIGHT.

17/2010/CPL

1 Abbey Gate Axminster EX13 8TP

Certificate of lawful proposed barbeque lodge.

NO COMMENTS PUT FORWARD AS DECISION ALREADY MADE BY DISTRICT COUNCIL.

17/2057/FUL

9 Morton Way Boxfield Road Axminster EX13 5LE

Construction of two storey rear extension.

AXMINSTER TOWN COUNCIL HAS LITTLE OPTION BUT TO SUPPORT THIS GIVEN THAT ITS VIEWS AND THOSE OF THE WARD MEMBER REGARDING THE VERY SIMILAR APPLICATION 17/1374 WERE OVER-RULED BY DELEGATED OFFICER POWERS. NONE THE LESS THE VIEWS OF THE TOWN COUNCIL REGARDING THE IMPACT OF THIS PROPOSAL ARE THE SAME AS THOSE EXPRESSED REGARDING THE RECENT APPLICATION FOR 8 MORTON WAY.

17/2032/OUT

Hillcrest Farm Bungalow Trinity Hill Road Axminster EX13 5SS

Outline application for a 3 bedroom (rural working) bungalow for a key worker (all matters reserved except for access)

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION SUBJECT TO A CONDITION BEING PUT IN PLACE THAT THE NEW DWELLING SHOULD HAVE AN AGRICULTURAL TIE.

17/2067/FUL

West View Crewkerne Road Axminster EX13 5SX

Alteration to allow for the installation of wheelchair lift.

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

5. CARAVAN/TREE MATTERS: None

6. ALTERATIONS ACCEPTED BY E.D.D.C. AS MINOR AMENDMENTS: None.

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

17/1570/FUL

Heatherleigh Crewkerne Road Axminster EX13 5SX

Retention of 2 no vertical masts in garden (items A & G) and 2 no antenna on roof of dwelling house (items 1 & 2); proposed 1 no lattice tower & mast & antenna (item B); proposed 1 no telescopic vertical mast (item F); removal of 3 no vertical masts (items C, D & E).

AXMINSTER TOWN COUNCIL OPPOSES THIS APPLICATION ON GROUNDS THAT THE PROPOSED MASTS ARE INTRUSIVE AND WILL RESULT IN LOSS OF ENVIRONMENTAL AMENITY FOR BOTH WILDLIFE AND NEIGHBOURS. IT WOULD APPEAR, FROM COMMENTS SUBMITTED BY RESIDENTS IN THE AREA, THAT THE EQUIPMENT AT THIS SITE MAY BE INTERFERING WITH OTHER TELECOMMUNICATIONS.

17/1940/LBC

Rest Harrow Clinic Church Street Axminster EX13 5AQ

External works to include: replacement of 4 no. shutters at ground floor level on front (north) elevation; replace 2 no. windows on side (east) elevation; replace 3 no. windows at first floor on rear (south) elevation; replace 1 no. window at ground floor on rear (south) elevation; replace 1 no. door on rear (south) elevation; replacement guttering; replace corrugated roofing with slate single storey on front (north) elevation. Internal works to include: the installation of 2 no. strengthening beams at ground floor; insertion of damp proof membrane to examination room floor with new floating floor and walls lined and insulated

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION BUT WOULD ASK THAT A PLAN IS PUT IN PLACE TO PROTECT THE MAGNOLIA TREE IMMEDIATELY ADJACENT TO THE PREMISES FROM RISK OF ANY DAMAGE TO ITS LIMBS, TRUNK OR ROOTS DURING THE PROPOSED WORKS.

17/2131/FUL

Ashcroft Tolcis Axminster EX13 7JE

Proposed stables and feed store.

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

17/2094/TRE

Tesco Stores Ltd Shand Park Axminster EX13 5NG

Section fell and lower 5x mature Poplars from the side of the store. and replant 5x Salix Babylonica in the same area.

b) DECISIONS

i) Approval

17/1739/FUL

Rosemount Musbury Road Axminster EX13 5AE

Conversion of ancillary buildings to form annexe

17/1763/FUL

11 Woodbury Way Axminster EX13 5RE

Proposed side extension and conservatory to the rear.

ii) Refusal

17/2010/CPL

1 Abbey Gate Axminster EX13 8TP

Certificate of lawful proposed barbeque lodge.

c) CORRESPONDENCE

D. Rogers – re 17/1963

9. CORRESPONDENCE RECEIVED: None.

E.D.D.C.

10. DECISIONS RECEIVED

GRANTS OF CONDITIONAL PERMISSION

16/2022/RES

42 St Andrews Drive Axminster EX13 5HB

Reserved matters application pursuant to application 15/0048/OUT for the construction of a detached dwelling

17/0724/FUL

Trinity House Victoria Place Axminster EX13 5NQ

Change of use of first and second floors from retail (A1) use to residential (C3) use and conversion to form 4 no. 2 bed flats

17/0768/LBC

Trinity House Victoria Place Axminster EX13 5NQ

Change of use of first and second floors from retail (A1) use to residential (C3) use to conversion to form 4 no. 2 beds flats

17/1400/LBC

Thomas Whitty House Silver Street Axminster EX13 5AH

Re-roofing and internal alterations to include: - Main entrance - replace main entrance flooring and remove and replace temporary screen; Drill hall - removal of temporary subdivision, replace existing floor and doors and construct mezzanine floor at first floor with creation of new door off lift lobby

17/1465/VAR

Nesta Lyme Road Axminster EX13 5BQ

Variation to condition 2 of permission 16/3046/FUL (Proposed erection of dwelling) to allow installation of rear dormer, replacement of garage door with window and installation of canopy over front.

17/1508/CPL

Sesel Charmouth Road Axminster EX13 5SZ

Certificate of lawfulness for siting of mobile home within residential curtilage

17/1618/FUL

Higher Tolcis Tolcis Axminster EX13 7JF

Retention of flue; Installation of roof light to first floor west elevation.

17/1619/LBC

Higher Tolcis Tolcis Axminster EX13 7JF

Installation of 2 no. conservation rooflights in north (rear) and east (side) roof slope elevations and light tunnel in roof slope of single storey rear extension; retention of shower/bath room extractor vents, retention of flue to wood burning stove in studio, replacement of timber clad ceiling in studio with new plasterboard ceiling and replacement of existing external kitchen door with new stable door

17/1629/FUL

2 Beavor Cottage Coles Lane Axminster EX13 5SB

Construction of single and two storey extensions to rear, with open porch to side, and installation of roof lights.

17/1673/FUL

Shiles Farm Axminster EX13 5SE

The creation of a single-storey front entrance extension with green oak porch and the (retrospective) removal of the existing internal chimney breast and the creation of an external chimney

REFUSALS

APPLICATIONS WITHDRAWN

APPEALS UPHELD

APPEALS DISMISSED

Signed Dated