

AXMINSTER TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

Held at The Guildhall on Monday 11<sup>th</sup> March 2019

**PRESENT:** Cllr. B.R. Watson (Chairman), Cllr . P.G. Hayward (Vice-chairman), Cllr. A.E. Bourner, Cllr. S.E. Clarke, Cllr. C.A. Doherty, Cllr. Mrs. S.L. N. Leat and Cllr. L.A. Rowe.

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

Dist. Cllr. Moulding was in attendance.

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

1. APOLOGIES: Cllr. Alderson, Cllr. D.J. Moore and Cllr. Mrs. S.R. Spiller.

2. MINUTES OF PREVIOUS MEETINGS: Minutes of 14<sup>th</sup> January and 28<sup>th</sup> January were signed.

3. PUBLIC FORUM : A member of the public addressed the Committee regarding application 19/0252/FUL. He pointed out that the application was retrospective and the consequence was that a private right of way along a rear access track to the terrace of properties had already been obstructed without due permission.

4. PLANNING APPLICATIONS RECEIVED

19/0181/VAR

Westwater Barn Land North Of Westwater, Westwater, Axminster  
Application for material minor amendment to vary Condition 2 (approved plans) of Planning Permission 18/1444/FUL in order to make changes to proposed dwelling and installation of PV panels to roof of workplace building.

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

19/0054/ADV

Tesco Filling Station The Trafalgar Way Axminster  
Display of 1 no. non illuminated banner

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

18/2794/LBC

Maryknoll Lyme Street Axminster EX13 5AU  
Install flue on north elevation; meter box on east elevation; replace door and side window on east elevation with french doors; replace 3no. windows at first floor; 2no. windows at ground floor; opening up of 2no. fireplaces; create cupboard in kitchen; construct internal walls to create ensuite and shower room; create opening from bedroom no.2 into ensuite; sound proofing in bedroom no.1 and damp proofing in dining room and drawing room.

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

19/0378/FUL

96 Flax Meadow Lane Axminster EX13 5FJ  
Replacement of first floor window with french doors and construction of external staircase

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

19/0252/FUL

25 Willhayes Park Axminster EX13 5QW  
Erection of storage shed and change of use of land to garden

COUNCILLORS ARE AWARE THAT PRIVATE RIGHTS OF WAY ARE NORMALLY HELD TO BE NON-MATERIAL PLANNING CONSIDERATIONS. NOTWITHSTANDING THIS FACT, AXMINSTER TOWN COUNCIL OBJECTS TO THIS APPLICATION BECAUSE IT INVOLVES CHANGE OF USE OF A SECTION OF A COMMUNAL PRIVATE ACCESS TRACK WHICH RUNS TO THE REAR OF THE TERRACE OF HOUSES IN WILLHAYES PARK, OF WHICH NO.25 FORMS A PART, FROM A SHARED ACCESS PATH TO BECOME PART OF A PRIVATE INDIVIDUAL PROPERTY CURTILEGE THEREBY OBSTRUCTING THE COMMUNAL ACCESS. IT WOULD APPEAR FROM THE PLANS SUPPLIED THAT FOR DELIVERY OF LARGER

ITEMS ACCESS FROM THE SOUTH-WESTERN END OF THE PATH IS EASIER THAN FROM THE NORTH-EASTERN END. THUS THE OCCUPANTS OF PROPERTIES AT 26, 27 AND 28 WILLHAYES PARK COULD BE ADVERSELY AFFECTED. IT IS UNDERSTOOD FROM RESIDENTS THAT THE CONFIGURATION OF THE FRONT DOOR ACCESS IS SUCH THAT LARGER ITEMS ARE EASIER TO DELIVER VIA THE REAR OF THE PROPERTIES. AXMINSTER TOWN COUNCIL HAS NO OBJECTION TO THE PROPOSED SHED.

19/0350/OUT

Coombe Orchard Coombefield Lane Axminster  
Construction of a single storey dwelling.

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 : None.

8. OTHER APPLICATIONS/MATTERS RECEIVED:

a) APPLICATIONS

19/0086/ FUL

Hayne Cooks Lane Axminster EX13 5SJ  
Construction of detached garage and annexe

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION SUBJECT TO A CONDITION BEING ATTACHED REQUIRING THAT THE ANNEXE SHOULD NOT BE USED OR DISPOSED OF SEPARATELY FROM THE EXISTING BUNGALOW.

19/0489/FUL

1 Lyme Close Axminster EX13 5BA  
Construction of first floor extension over garage and single storey side/rear extension.

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

b) DECISIONS

Approvals

18/2526/CPE

Moorland Ridge Trinity Hill Road Axminster EX13 5SS

Use of fenced land round Moorland Ridge for garden and general residential use

18/2739/FUL

Axminster Methodist Church Lyme Road Axminster EX13 5AZ

Conversion of former Methodist Church into single private dwelling with associated external landscaping.

19/0177/PDCA

Former RSPCA 1 West Street Axminster EX13 5NX

Prior approval of proposed change of use from shop (Class A1) to restaurant and cafe (Class A3)

19/0272/FUL

16 Prestor Axminster EX13 5BR

Retention of porch to front elevation

c) CORRESPONDENCE - none.

9. CORRESPONDENCE RECEIVED:

CLLR. HAYWARD DREW COUNCILLORS' ATTENTION TO THE CONSULTATION ON THE C.I.L. CHARGING PROCESS.

10. DECISIONS RECEIVED

GRANTS OF CONDITIONAL PERMISSION

GRANTS

18/2769/FUL

Law Chambers Silver Street Axminster EX13 5A

Various works after impact damage: re-roof rear elevation; replace 2no. windows; remove and reinstate all other windows; re-construction of timber staircase; various internal works and

replacement rear wall.  
18/2154/FUL  
Tesco Stores Ltd Shand Park Axminster EX13 5NG  
Change of use of 9 parking spaces to hand car wash and valeting operation including the  
installation of an cabin and erection of a canopy.  
18/2155/ADV  
Tesco Stores Ltd Shand Park Axminster EX13 5NG  
Advertisements of the hand car wash

THERE WERE NO OTHER DECISIONS.

Signed ..... Dated .....

