

AXMINSTER TOWN COUNCIL

MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE

Held at The Guildhall on Monday 11th May 2020 immediately after the Town Council Meeting which started at 7.00 p.m.

This meeting was held Under Regulation 78 of the Coronavirus Act 2020

1. PRESENT: Cllr. Mrs. S.L.N. Leat (Chairman), Cllr. M.N. Adamson-Drage (Vice-chairman), Cllr. C.A. Doherty, Cllr. J.J. Farrow, Cllr. M. Mynard, Cllr. A.L. Young, Miss H. Kirkcaldie, (Town Clerk) Mrs. Z. Adamson-Drage (Deputy Town Clerk) and Mrs. S.Gay (Administrative Assistant).

1 member of the public.

2. APOLOGIES/NOT PRESENT: Cllr. A.E. Bourner, Cllr. M.A. Featherstone, Cllr. C.W.C. Hall, Cllr. D.R.H. Hull, Cllr. D.J. Moore, Cllr. A.G. Sedgewick, Cllr. M.D.G. Spurway and Cllr. J.W. Walden.

3 MINUTES OF PREVIOUS MEETING: the minutes of the meeting held 20th April 2020 having been considered and approved by the Town Council, will be signed by the Chairman.

4. MATTERS ARISING FROM MEETINGS HELD ON 20th APRIL 2020: None.

5. PUBLIC FORUM: A member of the public outlined several concerns regarding application 20/0792. It was pointed out that some of these were civil matters and would not be deemed material planning objections while others would be deemed material objections.

6. APPLICATIONS RECEIVED: The following applications were considered:-

20/0792/FUL

Coach House Musbury Road Axminster EX13 5JR

Conversion of the existing dwelling to 2 no. cottages.

AXMINSTER TOWN COUNCIL IS NOT IN A POSITION TO COMMENT ON THIS APPLICATION AS THERE ARE DISCREPENCIES IN THE INFORMATION PROVIDED WHICH REQUIRE CLARIFICATION, FOR EXAMPLE THE PROVISION OF ON-SITE PARKING IS QUOTED AS 1 IN THE DESIGN AND ACCESS STATEMENT BUT 2 IN SECTION 10 OF THE PLANNING APPLICATION. IT WOULD BE HELPFUL TO HAVE AN INDICATION ON THE BLOCK PLAN AS TO THE POSITION OF THE EXISTING/PROPOSED PARKING SPACES, PARTICULARLY AS IT APPEARS THAT THE DRIVE SERVES SEVERAL PROPERTIES.

20/0844/FUL

Firs Folly Crewkerne Road Axminster EX13 5SX

Construction of garage (retrospective) (Revisions to 17/0436/FUL)

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

20/0818/FUL

Fawnsmoor Farm Lyme Road Axminster EX13 5SW

Conversion of redundant agricultural buildings to market dwelling

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

20/0753/FUL

Former Natwest Bank Victoria Place Axminster EX13 5AB

Demolition of existing single storey rear extension and construction of terrace of 3 no. dwellinghouses

AXMINSTER TOWN COUNCIL OPPOSES THIS APPLICATION WHICH APPEARS TO BE INAPPROPRIATE OVER DEVELOPMENT OF A BACKLAND SITE WHICH IS ACCESSIBLE ONLY BY A NARROW PEDESTRIAN ACCESS. THIS COULD POSE CONSIDERABLE PROBLEMS FOR RESIDENTS AND FIRECREW WERE A FIRE TO BREAK OUT. IN ADDITION, THIS NARROW ACCESS IS, ITSELF, ACCESSED OFF ONE OF THE MAIN PINCH POINTS IN THE TOWN'S MEDIAEVAL ROAD SYSTEM. IT IS HIGHLY LIKELY THAT THE DWELLINGS PROPOSED IN THE CURRENT APPLICATION WOULD BE OVERSHADOWED AND HEMMED AS A RESULT OF ANY DEVELOPMENT OF THE WEBSTER'S GARAGE SITE WHICH IS A KEY SITE IN THE TOWN. THREE – BEDROOM PROPERTIES ARE LIKELY TO ATTRACT 2 CAR OWNERS EACH AND THERE IS NO ONSITE PROVISION FOR CAR PARKING AT ALL. BECAUSE IT IS VERY DIFFICULT TO TRAVEL TO WORK OUTSIDE AXMINSTER USING PUBLIC TRANSPORT, THE

LIKELIHOOD IS THAT THERE WOULD BE FURTHER PRESSURE ON ON-STREET PARKING IN THE TOWN.

20/0770/FUL

Alls Well 3 Sector Lane Axminster EX13 5SD

Construction of single storey side/rear extension; alteration to garage to convert to studio / store; installation of pergola to south elevation

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

20/0883/COU

Hunthay Farm Axminster EX13 5RJ

Change of use of part of existing caravan storage area to permit the siting of 85 storage containers in addition to storage of touring caravans

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

20/0590/FUL

Natwest Victoria Place Axminster EX13 5AB

Demolition of rear extension and change of use and conversion of part of former bank (use class A2) to 1 no. bedroom flat (use class C3)

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

7. APPLICATIONS RECEIVED BETWEEN PUBLICATION OF AGENDA AND TIME OF MEETING

20/0725/FUL

Yarty View Lyme Close Axminster EX13 5BA

Extension of garage on east elevation.

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION.

20/0827/LBC

Thomas Whitty House Silver Street Axminster EX13 5AH

Works to the south west elevation (roadside to Silver Street): replace guttering; replace 1 no. downpipe and re-instate 1 no. downpipe and partial re-pointing

AXMINSTER TOWN COUNCIL SUPPORTS THIS APPLICATION

8. APPEALS

None.

9. CORRESPONDENCE: the following items were noted.

E.D.D.C. – re Newton Poppleford Neighbourhood Plan – deadline for responses extended to 29th May
Re licensing application for Trill Farm.

E.D.D.C. TO OTHERS

OTHERS TO E.D.D.C.

10. DECISIONS

GRANTS OF CONDITIONAL PERMISSION

20/0049/FUL

Higher Tolcis Tolcis Axminster EX13 7JF

Demolition of existing greenhouse and shed and construction of lambing shed

20/0422/ADV

Maycroft Lyme Road Axminster EX13 5BE

Display of 1 no. freestanding advertisement sign with LED illuminated lighting

20/0424/TRE

St Georges Chard Road Axminster EX13 5ED

T1: Douglas Fir – Fell

20/0547/TRE

1 West Close Axminster EX13 5PE

Oak trees - Crown Lift and trim by 1.5m and remove deadwood. Reasons: dangerous limbs, blocking light to gain clearance of new road.

PRIOR APPROVAL NOT REQUIRED

20/0687/GPD

41 Willhayes Park Axminster EX13 5QW

Extension to extend beyond the rear wall of the original dwelling - 7m; maximum height of extension is 4m; height of eaves is 2.3m

WITHDRAWN

20/0407/LBC

United Reformed Church Chard Street Axminster EX13 5EB

Conversion of the former United Reformed Church to form gallery and studio to ground floor with residential accommodation on the first floor including internal and external alterations

20/0406/FUL

United Reformed Church Chard Street Axminster EX13 5EB

Conversion of the former United Reformed Church to form gallery and studio to ground floor with residential accommodation on the first floor including internal and external alterations

NO OTHER DECISIONS WERE RECEIVED

Signed Dated