

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 3rd FEBRUARY 2014 AT 6.00P.M.

PRESENT: Councillors: L Elson (Chairman)

I Brownbill	M Chapman
T Dumper	S Gazzard
A Greenhalgh	B Nash
C Nicholas	B Toye
R Turner	E Wragg

APOLOGIES: Councillors S MacQueen & J Taylor

P14/017. MINUTES

The Minutes of the meeting held on 20th January 2014 were approved and signed as a correct record.

P14/018. MATTERS ARISING

Upper Lovering Working Party

Ward councillors from Lymptstone, Brixington & Halsdon attended the first meeting of the Working Party at which Councillor M Chapman was elected as Chairman. Councillor M Chapman gave feedback to the Committee following this first meeting.

Premier Inn

Councillor S Gazzard raised a concern that the hoardings along Bath Road were now completely covered in Graffiti.

The Chairman advised the Committee that the graffiti was reported by the Town Clerk to Whitbread by email on the 24th January 2014. This email had been acknowledged by Whitbread the same day and they would endeavour to take the necessary action. However to date no action had appeared to be taken.

The Chairman read a statement received from Whitbread following the concerns raised at the last meeting regarding delays in work.

“Firstly, I would like to assure you and the Planning Committee that we are fully committed to this project. We have made a significant capital and reputational investment in the Exmouth site and we will therefore complete the construction to the highest standards and as quickly as we can.

I would like to clarify that our original intention was to start construction on site in January this year, with an estimated completion date of autumn 2014. It has not been our target to complete construction or open the new hotel in the summer, I can confirm our intention is to start work on site during the spring, with an estimated completion date of January/February 2015.

We are keen to include our new and improved room specification into our Exmouth

hotel, in order to ensure the highest quality of development for the town. Unfortunately, this process has caused a slight delay. The process of negotiating with prospective contractors is taking longer than expected. In our experience, it is essential to hire a contractor who is fully prepared and informed to carry out the works to the required standards of safety, quality and within agreed timescales.

With regard to the council's concerns over vandalism of the hoardings, we have arranged for the recently reported graffiti to be removed as a matter of urgency and have since arranged for fortnightly inspections by a local maintenance contractor.

In response to your suggestion of using the site to provide car parking, given our anticipated start date is not far off, it wouldn't seem appropriate to open the site for such use as a legal agreement would be required along with further temporary works. This would no doubt take a few months to complete and could further delay the anticipated start date.

Whitbread always welcomes the opportunity to get involved and engage with the local community. As we approach the completion of the project, our New Openings team would be delighted to meet with your event organisers to explore the various opportunities.

Finally, I would like to assure the committee members and the members of the council that every step is being taken to ensure the project commences as soon as possible and and is completed to the highest standards”

RESOLVED: to write to Whitbread to express the Committees extreme disappointment that to date no action had been taken to remove the graffiti and to seek further clarification on the start date of construction.

P14/019. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman and S Gazzard declared a personal interest in respect of P14/023 Items for Consideration as they sat on the Licensing Sub-Committee at EDDC which would decide on the applications.

P14/020. URGENT BUSINESS

There were no items of urgent business

P14/021. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	13/2769/TRE	21 Drakes Avenue Mr Bowden T2, Oak: Crown Reduction - Reduce height from 15metres to 13.5metres. Reduce crowns radial spread by 1.5metres.		Tree Officer's report – This was a mature native oak growing on the edge of a large tree group but was of individual significance. The proposed works followed subsidence damage to the property and an investigation by the property owner's insurers. The initial Arboricultural report recommended removal of three trees including this one, however following level monitoring it was now considered crown reduction sufficient to stabilise the soil & allow repairs. Recommendation for Approval as the applicant had demonstrated the tree roots had been found to be affecting the foundations and this affect was significantly less than the complete removal of the tree.	APPROVAL in accordance with the Tree Officer's report noting that the tree must not be removed.
LIMIT	24.02.14				

P14/022. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	14/0180/FUL	<u>ADDENDUM</u> 42 Anson Road Mr Taylor Construction of single storey front extension.		None	NO OBJECTION
LIMIT	17.02.14				
PLAN No:	13/2589/OUT	Land To The South Of Elgin Bassetts Gardens Mr Stephen Forster Outline application for the construction of a detached bungalow and formation of vehicle access and driveway (matters of appearance, landscaping, scale and layout reserved) <u>Amended Plans</u> Amendments relate to Additional plan showing indicative street elevations (existing and proposed).		8 x Rep - who objected on the grounds of over development & garden grabbing. The access road was at capacity and vehicular access to the proposed site was on a dangerous junction. There was also concern for drainage/sewerage capacity. Approval of the application would set a precedent for further building within the estate.	OBJECTION on the grounds of:- <ul style="list-style-type: none"> • Overdevelopment • Poor access and parking • Access to site on a dangerous junction • Added pressure on drains and sewage. • Set precedent for future development in the area. Note: Amended Plans gave insufficient information.
LIMIT	06.02.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0132/FUL	20 Redwood Close Mr D Crossman Construction of single storey side extension	South West Water – A plan showing location of public sewer had been provided. Construction over this sewer was not permitted. A sewer diversion would be required at the expense of the applicant. Permission would not be granted for surface water from this site to return to public combined or foul sewerage network. Investigations should be carried out to remove surface water using as a soakaway or a sustainable urban drainage system.	1 x Rep – Objected on the grounds of Overdevelopment. Building on grass leading to flooding of the road. Lack of parking for already large number of cars/skips on property. Lack of vision of traffic due to position of extension & extra parking problems will exacerbate the problem. For the same reasons that it was turned down in the past. Note:- EDDC refused the previous application on the grounds of : <ul style="list-style-type: none"> • Appearing unduly prominent. Intrusive within the streetscene.	OBJECTION on the grounds of:- <ul style="list-style-type: none"> • Overdevelopment • Not in keeping with the streetscene. • SWW report
LIMIT	13.02.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	14/0176/FUL	<u>ADDENDUM</u> 63 Halsdon Avenue Mrs M A Passmore Construction of single storey rear extension and 2no dormer windows to south west and south east elevations.		None	NO OBJECTION
LIMIT	17.02.14				
PLAN No:	14/0126/FUL	25 Rowstone Close Mr A Moore Construction of replacement porch		None	NO OBJECTION
LIMIT	12.02.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	13/2507/FUL	74 Victoria Road Mr A Quin Conversion of bed and breakfast to 6 flats	<p>Environment Agency- No objection</p> <p>Environmental Health The following details should be obtained before the application is determined as alterations may be required to the layout.</p> <ul style="list-style-type: none"> • Extract ventilation for all units • Details of washing/drying facilities -it may be more appropriate to include a communal laundry area. • Proposals for sound insulation. <p>Highways – No Objection but recommended applying a condition for the provision of a sheltered/ secure cycle facility, accommodating a minimum of one cycle per dwelling.</p>	None	<p>OBJECTION on the grounds of:-</p> <ul style="list-style-type: none"> • Lack of amenity • Gross Overdevelopment of the site. • Inadequate parking provision. <p>Endorse Environmental Health comment re: ventilation.</p> <p>Endorse Highways comment re:- cycle storage</p>
LIMIT	06.02.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/0109FUL	4 Queen Street Mr Andrew Dyer Removal of shop front and construction of new ground floor windows and brick wall infill.	Conservation Officer- Although presently unlisted, the property was located within the proposed conservation extension area. Both Tower & Queen Street contained remarkably unaltered 18 th & early 19 th Century Cottages with surviving multi – paned sash windows. The proposal to remove the original shop front would have a detrimental impact on the building & the wider special character and appearance of the street.	None	OBJECTION on the grounds of:- <ul style="list-style-type: none"> • Not in keeping within a proposed Conservation area.
LIMIT	12.02.14				

P14/023. ITEMS FOR CONSIDERATION

1. Licensing Act 2003 – Premises Licence Application (035874)

Premises: Bites, 26 Chapel Street, EX8 1HW

Name of Applicant: LCM Bites Ltd

Ward: Town

PREMISES LICENSE APPLICATION

Premises Open Hours requested Time From Time To

Monday to Sunday 8:00am 6:00pm

Activities - Times requested Time From Time To

J. Supply of alcohol for consumption ON the premises only

Monday to Sunday 8:00am 6:00pm

CONDITIONS OFFERED BY APPLICANT

1. We will ensure that we have responsible and adequately trained staff on the Premises at all times. Only staff over the age of 18 years of age will be allowed to serve alcohol and we will promote the "Look 25" Campaign when checking customers for identification before serving alcohol.

2. We will not leave large amounts of money on the premises whilst the premises is open to the public nor overnight when the premises is closed.

3. We will adopt the "Look 25" Campaign and will not serve customers alcohol who do not have the correct identification or are behaving in a manner consistent with having had too much to drink already.

4. There is an intruder burglar alarm at the property which has 24 hour monitoring and is linked to the Police Station.

5. Alcoholic drinks are to be consumed on the premises only with a meal and will not be available as a takeaway option.

6. All staff will be trained so as not to allow drink to be served to those who appear to have had sufficient or appear to look under 25 years of age and do not ID to prove that they are over 18 years of age.

7. Alcohol to be served with food.

8. Alcohol only to be served with food and to be consumed on the premises.

Last Date for receipt of representations by the Licensing Authority **13th February 2014**

RESOLVED: The Committee had no objection.

Note: Councillors M Chapman and S Gazzard left the room whilst discussion took place as they had previously declared a personal interest.

Councillor E Wragg entered the room as the Councils representative for licensing.

Councillor E Wragg reported to the Committee on her recent discussions with licensing.

The Chairman advised the Committee that an item would be included on the next agenda to discuss conditional approval so that members had a better understanding of how their objections were taken into account.

P14/024. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
13/2167/FUL Manor Lodge 8 Portland Avenue	No Objection	Refusal	11.01.14
13/2202/MFUL Land North of Liverton Farm Salterton Road	Objection	Conditional Approval	11.01.14
13/2351/FUL Foxholes Car Park Queens Drive	No Objection	Conditional Approval	11.01.14
13/2483/FUL Toilets West End Queens Drive	No Objection	Approval	11.01.14
13/2610/FUL Samanthas Night St Andrews Road	No Objection	Conditional Approval	21.01.14
13/2550/FUL 207 Exeter Road	No Objection	Conditional Approval	18.01.14
13/2657/FUL 14 Richmond Road	Objection	Conditional Approval	22.01.14
13/2283FUL 24 Albion Street	Objection	Approval Retrospective	24.01.14
13/2700/FUL Land adjoining Elmleigh Cottage, Elm Lane	Objection	Conditional Approval	24.01.14

Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.

NOTE: It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote (in respect of any of the above matters) was on the basis that the views expressed were preliminary, taking account of the information presently made available to the Town Council. The District Councillors reserved their final views on the applications until they were in full possession of all the relevant arguments for and against.

The meeting closed at 18:58

SIGNED:.....DATED:.....