

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 23rd JUNE 2014 AT 6.00 P.M.

PRESENT: Councillors: S MacQueen (Chairman)
M Chapman T Dumper
L Elson S Gazzard
CNicholas B Taylor
B Toye R Turner

APOLOGIES: Councillors A Greenhalgh & E Wragg

P14/089. MINUTES

The Minutes of the meeting held on 9th June 2014 were approved subject to the name in public speaking time corrected to read Gina Kerler-Lovegrove.

P14/090. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman and S Gazzard declared a personal interest in respect of Items for Consideration, Licensing applications for Q Club and Imperial Recreation Ground, as they sat on the Licensing Sub-Committee at EDDC who would decide on the application.

P14/091. URGENT BUSINESS

Councillor M Chapman thanked the Committee members for their support with tree application, 14/0051/TRE, Knappe Cross (Rear of Ivydale) Brixington Lane, felling of Monterey Pine. She confirmed that an independent tree surgeon had now removed the tree using a crane. A report and photos would be provided by the tree surgeon which gave details of the condition of the tree. Councillor Chapman would be taking the matter further.

P14/092. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Town				
PLAN No:	14/1217/ADV	42 - 44 Chapel Street Mr Ray Murphy 3 No illuminated fascia signs and 2 No illuminated hanging signs	Highways –did not wish to comment	None	Approval subject to the illumination switched off outside of trading hours. Note: The Committee wished clarification of whether the property had permission for cafe usage.
LIMIT	10.07.014				
PLAN No:	14/1274/ADV	1-2 The Strand Coral Racing Ltd Display of 1 no. externally illuminated fascia sign and 1 no. internally illuminated hanging sign	Highways –did not wish to comment	None	Approval subject to the illumination switched off outside of trading hours.
LIMIT	17.07.14				

P14/093. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	14/1388/FUL	27 Chaucer Rise Mr R Carnell Retention of single storey side extension	Highways –did not wish to comment	None	No Objection <u>Noted:</u> This was a retrospective application which had come to light when the application for a 2nd storey had recently been submitted for the same property.
LIMIT	27.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Littleham				
PLAN No:	14/1332/FUL	6 Portland Avenue B Denner Construction of detached chalet bungalow (amendments to application 13/1399/FUL)	Highways –did not wish to comment	1 x Rep – The amendments to the original plan would increase the size and the projection to the South West and would mean that the building would be at close proximity to the neighbouring property. The original application was approved on appeal and was subject to 6 conditions. These amendments undermined condition 3 which stated “no alterations or extensions shall be carried out to the dwelling, hereby permitted, including the roof.	Objection on the grounds that the amendments were against the approval conditions given by the Appeal Inspectorate. Note: There were Environmental concerns about the state of the grounds of 6 Portland Avenue, the front garden was littered with petrol cans, wood piles and paint cans which were deemed a potential fire hazard. The house chimney gives out black smoke and there have been complaints from the neighbours.
LIMIT	24.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Town				
PLAN No:	14/1390/COU	18 Parade Mr & Mrs Pilling Change of use of second floor from storage to kitchen to be used in conjunction with existing A3 (Cafe) use of first floor and A1 (Retail)	Environmental Health recommended that a condition was attached whereby the 2 nd floor kitchen was operated with 1 st floor cafe only. No frying or deep fat frying of food on premises to protect any neighbouring residential properties from odour nuisance.	None	No objection and the Environ - mental Health guidance was endorsed.
LIMIT	27.06.14				
PLAN No:	14/1357/COU	The Famous Ship High Street Howard Properties Lettings Ltd Change of use of part ground floor from public house (A4) to live work unit comprising B1 (a) office.	Highways –did not wish to comment	None	Objection on the grounds of : • The large roof light on the top was out of keeping with a future Conservation Area.
LIMIT	25.06.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1325/FUL	Pier Cafe Pier Head Exmouth Dock Company Retention of replacement cafe and retail unit	Highways –did not wish to comment Environmental Health Report previously circulated to members Environment Agency had no objections	None	No Objection to the retrospective plans. The Committee did not support the Environmental Health conditions, particularly as The Beach Pub nearby had seating outside. The maps provided were extremely out of date and may have had an impression that no other establishments existed within the area. The original application which was approved by EDDC shows outside seating.
LIMIT	03.07.14				Cont.....

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/1325/FUL	Pier Cafe Pier Head Exmouth Dock Company Retention of replacement cafe and retail unit			Cont... Note: The Committee was concerned that there were no dropped kerbs along the kerb that was very high & was not wheelchair accessible. Highways were unable to resolve the problem as the kerb was within the footprint of the cafe and was the responsibility of the applicant. The Committee requested as a goodwill gesture some drop kerbs be installed by the applicant.
LIMIT	03.07.14				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Withycombe Raleigh				
PLAN No:	14/1243/FUL	85 Bradham Lane Mrs Sam Doorman Construction of single storey extension to rear including new retaining wall to garden	Highways –did not wish to comment	None	No Objection
LIMIT	03.07.14				

P14/094. ITEMS FOR CONSIDERATION

- (i) **Licensing Act 2003 – Proposed Variation (036845)**
Premises: Q Club (The), Elm Grove, EX8 1DJ
Name of Applicant: Mr Paul Hendrik and Mrs Kimberley Jean Kortland
Ward: Town

PROPOSED VARIATION

Details of the proposed variation were attached.

Last date for receipt of representations by the Licensing Authority
8 July 2014

RESOLVED: Objection on the grounds of the “prevention of public nuisance” and “the prevention of crime and disorder”. A uniform policy had been agreed of 3.30am within Exmouth on Friday and Saturday, changing this would set a precedent for other establishments within the town. The Committee had no objection to the bottle bar on the ground floor.

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

- (ii) **Licensing Act 2003 – Premises Licence Application**
Premises: Imperial Recreation Ground, The Royal Avenue, EX8 1DG
Name of Applicant: Alex john Warren
Ward: Town

PREMISES LICENCE APPLICATION

Details of the proposed application were attached.

Last date for receipt of representations by the Licensing Authority
2 July 2014

RESOLVED: The Committee agreed in principle to the proposed application on condition:

- **The grounds were suitable. At the present time, the grounds were seen as unsuitable due to the presence of surface glass across the grounds.**
- **The number of Street Marshalls should be increased to a more suitable number in order to patrol the Imperial Recreation Ground itself.**

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

P14/095. ITEMS FOR INFORMATION

(i) Tree Preservation Orders

Land at the Coach House, Bystock, Drive	TPO No: 14/0002/TPO
Land to the South of 10 Cyprus Road	TPO No: 14/0004/TPO
Land at 5 Salterton Road	TPO No: 14/0005/TPO

The above tree preservation orders were confirmed by EDDC Arboricultural Team.

(ii) Town & Country Planning Act 1990 Planning Appeal

Appeal by Mr Adrian Street Appeal Reference APP/U1105/A/14/2219708

Proposal: Construction of two storey extension to create dwelling, repositioning of rear staircase and external alterations to existing building including hipped roofs and weather boarding

Location: 2 Dagmar Road, EX8 2AN

Ward: Littleham

Planning Application Number: 13/2353/FUL

A copy letter was attached from EDDC dated 9th June 2014, which confirmed an appeal was lodged in connection with the above matter. Any representations on the Appeal should have been received by the Planning Inspectorate no later than the 11 July 2014. The Town Council had no objection to the application.

P14/096. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION	DATE OF EDDC DECISION
14/0759/FUL Land rear of 129/131 Exeter Road	No Objection	Approval	03.06.14
14/0109/FUL 4 Queen Street	No Objection	Approval	05.06.14
14/0367/FUL 9 Morton Crescent	No Objection	Refusal	05.06.14
14/0588/FUL 6 Portland Avenue	No Objection	Conditional Approval	05.06.14
14/0833/FUL 24 Littleham Road	No Objection	Conditional Approval	05.06.14
14/0930/FUL Exmouth Rugby Club Imperial Road	No Objection	Conditional Approval	05.06.14
14/0985/FUL 6 Willow Avenue	No Objection	Approval	05.06.14
14/1093/FUL 24A Claremont Grove	No Objection	Approval	05.06.14
14/1120/FUL 60 Douglas Avenue	No Objection	Approval	05.06.14

14/0987/FUL 14/0989/LBC Flat 8 Highcliffe 10 Louisa Terrace	No Objection	Conditional Approval	06.06.14
14/0810/LBC 40 The Strand	No Objection	Conditional Approval	07.06.14
14/1037/FUL 28 Springfield Road	Objection	Approval	10.06.14
14/1195/FUL 97 Ivydale	No Objection	Conditional Approval	10.06.14
14/1156/FUL 100 Salterton Road	No Objection	Conditional Approval	11.06.14
14/1221/FUL 35 Camperdown Terrace	No Objection	Conditional Approval	11.06.14
14/1178/FUL Willow Bank Maer Lane	No Objection	Approval	13.06.14

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 18.49

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