

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 9th MARCH 2015 AT 6.00 P.M.

PRESENT: Councillors: S MacQueen (Chairman)

M Chapman	T Dumper
L Elson	S Gazzard
A Greenhalgh	C Nicholas
B Taylor	B Toye (delayed arrived late)
R Turner	

APOLOGIES: Councillor E Wragg

P15/034. MINUTES

The Minutes of the meeting held on 23rd February 2015 were approved.

P15/035. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors M Chapman and S Gazzard declared a personal interest in respect of Urgent Business, license variation application, Blackmore Theatre and Item 2 for Consideration, license variation application for Fever 7, as they sat on the Licensing Sub-Committee at EDDC who would decide on the application.

Councillor L Elson declared a personal interest in respect of planning application 14/2575/MFUL, Exmouth Community College as her sister was the Chair of Governors.

P15/036. URGENT BUSINESS

PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Premises: Blackmore Theatre (The) 10 Bicton Street, EX8 2RU (Ref No. 038686)

Ward : Littleham

Name of applicant: EXMOUTH PLAYERS DRAMA CLUB

PROPOSED VARIATION

To add licensable activities of Films and anything similar to live & recorded music and performance of dance and to extend the hours of existing regulated entertainment to start at 9am (all activity to be 9am to 11pm).

To extend opening hours to Mon to Sat 9am to midnight & Sunday 9am to 11pm

Last Date for receipt of representations by the Licensing Authority 16 March 2015

RESOLVED: The Committee wished to support the license application.

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

P15/037. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	15/0272/TRE	51 Canterbury Way Mr C Bateman T1, Cedar of Lebanon: Reduce crown to east, north and west to approximately 8 metres radius. Removal of one larger northerly branch approximately 250mm diameter. Prune remaining crown to approximately 8 metres and reshape, maximum diameter of cuts 100mm.		Tree Officer’s report – This was a mature Cedar of Lebanon which was visually significant and made a positive contribution to the amenity of the area. The submitted assessed works provided an accurate assessment of the tree works needed, in particular work on the area of decay and cavity at the base of the tree. Recommendation for approval as the tree had a high amenity value.	Approval in accordance with the Tree Officer’s report.
LIMIT	23.03.15				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Littleham				
PLAN No:	15/0105/TRE	7 Cranford View Mr Hoyle G1: 4 x Lombardy Poplars: - Fell		Tree Officer's report – these 4 trees were in front of the applicant's home and did contribute to the amenity of the area but were a vigorous species typically planted as shelter around orchards. They were last reduced approximately 7 years ago and had now put on twice their height again. Long term tree retention as a group in the front garden of a modern residential dwelling was inappropriate. Recommendation for approval subject to replanting in the same location of a species from a supplied specified list.	Approval in accordance with the Tree Officer's report.
LIMIT	12.03.15				

P15/038. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Brixington				
PLAN No:	15/0466/FUL	2 Old Bystock Drive Mr A Williams Retention of 2m high fence to boundary by Dinan Way		None	No Objection
LIMIT	18.03.15				
Note: Cllr B Toye entered the room					
PLAN No:	15/0477/FUL	Tesco Express Churchill Road Tesco Stores Ltd Proposed new canopy over existing cage area in the east elevation		None	No Objection
LIMIT	23.03.15				
WARD	Halsdon				
PLAN No:	15/0417/FUL	41 Phillipps Avenue Mr Peter Ward Construction of conservatory to rear	Highways did not wish to comment.	None	No Objection
LIMIT	13.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/0461/FUL	53 Philipps Avenue Mr David Hazlewood Single storey side and rear extensions and installation of windows in east and west first floor elevations	Highways did not wish to comment.	None	No Objection
LIMIT	16.03.15				
PLAN No:	14/2575/MFUL	Exmouth Community College Gipsy Lane Mrs Kim Dearsly Demolition of five existing buildings to facilitate the construction of a new 16 classroom teaching block, replacement facilities management buildings and re-configuration of car parking and new boundary wall to Withycombe Village Road. <u>Amended plans for consultation</u> The amendments related to Revised Flood Risk Assessment	Note: Cllr L Elson had previously declared a personal interest. The revised Flood Risk Assessment superseded the original Flood Risk Assessment dated October 2014.	None	No Objection to the amended plans.
LIMIT	10.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/0259/FUL	33 Carter Avenue Mr R Fox Proposed alterations and extensions to facilitate loft conversion <u>Amended plans for consultation.</u> Amended plans showing the replacement of the velux and balcony to the front roof slope with two rooflights	Town Council had no objection to the original application. Highways did not wish to comment.	None	No Objection to the amended plan.
LIMIT	10.03.15				
WARD	Littleham				
PLAN No:	15/0245/FUL	80 Douglas Avenue Mr Tony Franklin Demolition of single storey utility room and erection of two storey side extension.		None	No Objection
LIMIT	17.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/2480/FUL	<u>ADDENDUM</u> 10 Cyprus Road Mr & Mrs Munnings Construction of detached dwelling		None	No Objection as it was agreed that it would fit in with the street scene as there was a small lodge house just along the road between two larger buildings which fitted in well in the same manner as the proposed application
LIMIT	23.03.15				
PLAN No:	15/0205/FUL	<u>ADDENDUM</u> Spindrift Maer Road Mr A Fudge (ATA Estates LLP) Demolition of existing buildings, currently arranged as 4no dwellings and a garage, and construction of 3no houses and vehicular garages, and associated landscaped works <u>Amended plans for consultation.</u> Additional information showing massing study comparative footprints and massing of existing dwelling, permitted extensions and current proposal		None	No Objection to the amended plan
LIMIT	17.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	14/3003/FUL	Land At 4 Portland Avenue Mr R Galler Alterations and extensions to dwelling and conversion to form 2 additional flats including dormer windows in the roof and balconies on rear and north west elevations. Erection of single storey dwelling in the rear garden <u>Amended plans for consultation.</u> Amendments relate to Amended plans indicating removal of balcony on north-west elevation	Town Council had no objection to the original application.	None	No Objection to the amended plan.
LIMIT	16.03.15				
WARD	Town				
PLAN No:	15/0473/FUL	The Heavitree High Street Heavitree Brewery PLC Replacement of kitchen mechanical air intake and extract system		None	No Objection subject to the Environmental Health report.
LIMIT	17.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
PLAN No:	15/0267/FUL	26A Exeter Road Mr Julian Sleeman Conversion of buildings to rear of retail shop to form 3 no. dwellings		1 x letter of support – the conversion would improve the appearance of Meadow Street which lied to the side of the property.	No Objection subject to a provision was made for a refuse/ recycling bins and a cycle store.
LIMIT	16.03.15				
PLAN No:	15/0459/FUL	38 Ryll Grove Mr S Pardoe Construction of single storey rear extension		None	No Objection
LIMIT	18.03.15				
PLAN No:	15/0456/FUL	Co-Op Food Stores 3 - 7 Magnolia Walk Cardtronics UK Ltd, Trading As CASHZONE Installation of ATM in shopfront.		None	No Objection
LIMIT	20.03.15				
PLAN No:	15/0513/LBC	53 Bicton Street Mr & Mrs A Burt Internal works including structural repairs to chimney apex, repairs to rear upper wall and replacement of floorboards		None	No Objection subject to the Conservation Officer's report.
LIMIT	20.03.15				

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Withycombe Raleigh				
PLAN No:	15/0395/FUL	5 Colleton Close Mr J Parnell Proposed two storey side extension to form annexe (re-submission of application 13/1942/FUL)		None	No Objection on the condition that the annexe was not used as a separate dwelling.
LIMIT	18.03.15				
PLAN No:	15/0416/COU	Buildbase Exmouth Home Delivery Centre Salterton Road Miss Claire Booth Change of use of the land to the siting of a catering van		None	No Objection
LIMIT	23.02.15				

P15/039. ITEM FOR CONSIDERATION

(i) To Consider request from Bishops Clyst Parish Council for a Public Debate on Planning in EDDC

Councillor L Elson gave an update on meetings due to be held at EDDC in respect of the draft East Devon Plan. A special EDDC Development Management meeting to be held on 26th March 2015 where members of the public could attend would debate the revised content of the Local Plan prior to its resubmission to the inspectorate. The request raised was felt outside of the Local Plan and members did not support an open debate with Parliamentary candidates. Councillor M Chapman reported that the Marley Action Group also did not support the request as it was a parliamentary challenge.

RESOLVED: To write to Bishops Clyst Parish Council to that effect.

(ii) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003

Premises: Fever 7 (Formally Pulse) , The Parade, EXMOUTH, Devon, EX8 1RS (Ref No. 038643)

Ward: Town

Name of applicant: Bar Fever (Exmouth) Limited

Premises Licence Variation Application to include

To approve alterations to the premises in accordance with the plan submitted.
(Email separately)

To extend the opening hours of the premises on Wednesdays to 10:00am to 3:30am
(Currently 2:30am)

To extend the hours for playing of recorded music (Indoors) on Wednesdays to 10:00am to 3:30am (Currently 2:30am)

To extend the hours for entertainment of a similar description to a performance of live music, recorded music or performance of dance (Indoors) on Wednesdays to 7:00pm to 3:30am (Currently 2:00am)

To extend the hours for the supply of alcohol on the premises on Wednesdays to 10:00am to 3:00am (Currently 2:00am)

Last Date for receipt of representations by the Licensing Authority 25 March 2015

RESOLVED: No Objection as the request for extended hours was in line with other late night premises in Town.

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

P15/040. ITEMS FOR INFORMATION

(i) EDDC Planning Enforcement

Copy letters sent by the EDDC Enforcement officer was attached for information.

Councillor Gazzard gave members an update on 14/2755/FUL, 1A South Street, which had gone to EDDC Development Management Committee on Tuesday 3rd March. The Development Management Committee had voted to approve the application in accordance with the Town Council's recommendations, which was contrary to the EDDC planning officer's recommendation.

RESOLVED: Delegated Powers Charts to be discussed as an agenda item at the next meeting.

EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
14/2353/FUL Owls Cott, St Johns Lodge St Johns Road	No Objection	Conditional Approval
15/0033/LBC Manor Hotel The Beacon	No Objection	Conditional Approval
15/0168/FUL 188 Withycombe Village Road	No Objection	Conditional Approval
14/2358/FUL 14 Cyrus Road	No Objection	Conditional Approval
14/1542/MFUL 34 Douglas Avenue	No Objection	Conditional Approval
15/0200/FUL 4 Swiss Close	No Objection	Conditional Approval

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 18.44

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