

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 7th MARCH 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
B Bailey F Caygill
M Chapman (Ex Officio)
T Hill C Nicholas
J Humphreys B Toye
J Trail

PUBLIC GALLERY: Cllr. B Nash

APOLOGIES: Councillor C Gough & T Dumper.

Note: Apologies were given by Cllr. T Dumper, however he was able to attend for the final part of the meeting, arriving at 18.43 pm.

P16/025. MINUTES

The Minutes of the meeting held on 22nd February 2016 were approved.

P16/026. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillors B Bailey, M Chapman and C Nicholas declared a personal interest in respect of item for consideration, Premises Licence application for Daffodils, as they sat on the licensing sub-committee at EDDC who would decide the application.

Councillors C Nicholas and J Trail declared a personal interest in respect of planning applications, 16/0423/VAR, 16/0409/VAR, 16/0402/FUL AND 16/0404/FUL, Unit 1-3 Ocean, Queens Drive as they knew the applicant.

Councillor J Humphreys declared a personal interest in respect of planning application 15/2822/FUL Flat 6, Trefusis House, 6 Trefusis Terrace as he knew the applicant and item for consideration, 15/2493/FUL, Exmouth Fun Park, Queens Drive as he was a member of the Exmouth Regeneration Programme Board.

Note: The Chairman informed Committee members that some Councillors had received some emails that could be seen as lobbying in respect of item for consideration, Exmouth Fun Park. The Chairman would respond once she had taken advice from EDDC on behalf of the planning committee. At present no further planning applications had been received following the outline application for Queens Drive but members were to bear in mind that members of the planning committee should be wary of predetermined views and pre-empted decisions as this would result in a prejudicial interest for future applications.

P16/027. URGENT BUSINESS

None

P16/028. To consider the Planning Applications for consultation set out below

		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
WARD	Halsdon				
PLAN No:	16/0392/FUL	8 Rowlstone Close Mr J Bradbury Erection of front porch	Highways – Did not wish to comment. Cllr. T Dumper had no objection to the proposal.	None	No Objection
LIMIT	10.03.16				
PLAN No:	16/0470/FUL	16 Littlemead Lane Mr N & Mrs R Khalfallah Single storey rear extension	Cllr. T Dumper had no objection to the proposal.	None	No Objection
LIMIT	17.03.16				

WARD	Littleham				
PLAN No:	16/0423/VAR	Unit 1- 3 Ocean, Queens Drive Callards Retails Ltd Variation of conditions 8 and 9 of 11/1157/MFUL (erection of bowling, leisure, retail, cafe and restaurant uses) to allow delivery by news wholesalers during early morning and to allow trading opening hours between 0600 hours and 2300 hours	Note: Cllr. C Nicholas & J Trail had previously declared a personal interest. Highways – Did not wish to comment Cllr. M Williamson - Had no objection to this application subject to a positive assessment by Environmental Heath regarding noise disturbance to residents.	None	No Objection
LIMIT	11.03.16				
PLAN No:	16/0409/VAR	Unit 1- 3 Ocean, Queens Drive Callards Retails Ltd Variation of condition 15 of 11/1157/MFUL (erection of bowling, leisure, retail and restaurant uses) to allow retail units 1-3 to be occupied as a single unit.	Note: Cllr. C Nicholas & J Trail had previously declared a personal interest. Highway: Did not wish to comment. Cllr. A Greenhalgh & M Williamson - Had no objection to this application.	None	No Objection
LIMIT	10.03.16				

PLAN No:	16/0402/FUL	Unit 1 - 3 Ocean Blue Queens Drive Callands Retails Ltd Installation of 2no air conditioning units on eastern side of building.	Note: Cllr. C Nicholas & J Trail had previously declared a personal interest.	1 x Rep – Objected in general to the proposal for a retail food store as it would lower the tone of the seafront.	No Objection
LIMIT	14.03.16				
PLAN No:	16/0404/FUL	Unit 1 - 3 Ocean Queens Drive Callands Retails Ltd Alterations to shop front and installation of new entrance doors	Note: Cllr. C Nicholas & J Trail had previously declared a personal interest. Highway: gave Standing Advice	None	No Objection
LIMIT	14.03.16				
PLAN No:	16/0323/FUL	79 Foxholes Hill Dr C Edwards Construction of front and rear dormer incorporating juliet balcony and installation of bay window to side elevation	Highway: Did not wish to comment	None	No Objection
LIMIT	14.03.16				

PLAN No:	16/0338/FUL	Flat 23 Montpellier Court Montpellier Road Mr D Downie The enlargement of an existing south facing balcony with fixed glazed screen between existing doors and the replacement of an existing steel balcony with glazing	Highway: Did not wish to comment	None	No Objection
LIMIT	14.03.16				
PLAN No:	15/2822/FUL	Flat 6 Trefusis House 6 Trefusis Terrace Mr Philip Green Alterations and enlargement of dormer windows to south and north elevations <u>Amended plans for consultation.</u> These amendments relate to Amended plans to show revised front dormer design	Note: Cllr J Humphreys had previously declared a personal interest. Town Council 11.01.16 - had no objection to the original application. Conservation – Commented on the original application that the dormers should be reduced in height, preferably retaining their flat roofs, to minimise dominance of the central dormer on the south elevation and not be joined together.	None	No Objection to the amended plans
LIMIT	09.03.16				

PLAN No:	16/0446/FUL	Jarvis Bungalows, Littleham Road EDDC Martin Peyton Extension of car park hardstanding to create additional car parking space	Highway: Did not wish to comment	None	No Objection
LIMIT	17.03.16				
PLAN No:	16/0471/FUL	6 The Crescent Mrs H Clarke Two storey side and single storey front and rear extension		None	No Objection
LIMIT	17.03.16				
PLAN No:	16/0427/FUL	The Dolphin Pre School & Nursery 5 Raddenstile Lane Mr Paul Bartlett Single storey extension with outdoor play area above.		None	No Objection
LIMIT	18.03.16				

PLAN No:	16/0309/RES	<p><u>Addendum Item</u> 39 Cranford Avenue Mr & Mrs N Taylor-Hardman Construction of detached two storey dwelling and garage (approval of matters reserved under application 14/2999/OUT)</p> <p><u>Amended plans for consultation.</u> These amendments relate to Amended plans to change first floor window on western elevation of bedroom 3 to a high level window, and installation of additional window in northern elevation of bedroom 3.</p>	<p>Town Council 22.02.16 – Had no objection to the original application.</p>	None in respect of the amended plans	No Objection to the amended plans
LIMIT	17.03.16				
PLAN No:	16/0432/FUL	<p>22A Littleham Road Mrs Archer Construction of detached garage.</p> <p>(EDDC requested to amend their records to note Littleham and not Withycombe Raleigh as they had previously advised)</p>	<p>Cllr. M Williamson – had no objection subject to officer's assessment and no adverse implication for the neighbours.</p>	None	No Objection
LIMIT	14.03.16				

WARD	Town				
PLAN No:	16/0324/FUL	2-3 Victoria Way Devon Metal Crafts Erection of two storey light industrial unit (use class B1)	Environmental Health had no objection in principle subject to clarification of trading hours, addition of any air conditioning units or times of operating machinery.	None	No Objection subject to Environmental Health's request for clarification
LIMIT	15.03.16				
PLAN No:	16/0344/COU	Manor Cottage Restaurant 5 St Andrews Road Mr Andrew Dyer Change of use of ground floor from Use Class A4 (Drinking Establishment) to 2 no. flats (Use Class C3 - Residential)	Environment Agency gave Standing Advice	None	No Objection subject to the Conservation Officer's report.
LIMIT	15.03.16				
PLAN No:	16/0345/LBC	Manor Cottage Restaurant 5 St Andrews Road Howard Properties Lettings Ltd Mr Andrew Dyer Proposed change of use and residential conversion		None	No Objection subject to the Conservation Officer's report.
LIMIT	16.03.16				

PLAN No:	16/0091/LBC	Spoken 43 The Strand Mr P Nightingale Retention of internal and external works to include replacement floor to ground floor, replacement signage, removal of plaster from pillars and sandblasting	Cllr B Nash The work carried out were essential especially to completely replace the rotting unsafe floor. Other work had improved and preserved the parts of this Grade II listed building and should be approved. Highways - Did not wish to comment	1 x letter of support	Objection on the grounds that the removal of the plaster from the pillars were out of keeping and inappropriate for the Grade II listed building
LIMIT	16.03.16				

C15/029. ITEMS FOR CONSIDERATION

**(i) Planning Application: 15/2493/FUL
Exmouth Fun Park, Queens Drive, EX8 2AY**

Proposal: Infill of 2 no ponds with site-won material from adjacent highway works

Consideration was given to the Town Council's response in respect of the above agenda item for East Devon District Council Development Management Committee meeting on 8 March 2016. Following a vote, it was agreed that the application go forward and the Town Council were fully committed to the delivery of the new facilities on the seafront. A request was made that the children's play area behind the boating lake be made safe and kept open as a public amenity during the construction of the new road. It was proposed and agreed that Cllr. B Bailey would attend and make a representation on behalf of the Town Council.

Note: Cllr J Humphreys had previously declared an interest in respect of the above item. Cllr. T Dumper arrived at 18.43pm after the above item had been discussed.

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

Ref No: 041167

Premises: Daffodils, 9 Magnolia House, Church Street, EX8 1PE

Ward: Town

Name of applicant: Ms Samantha Elizabeth GEORGE and Mr Charles MOORE

Premises Licence Application to include

Premises Open Hours requested

Monday to Sunday

Time From

8:30am

Time To

5:30pm

Activities - Times requested

J. Supply of alcohol for consumption OFF the premises only

Monday to Sunday

Internet Sales Only: Midnight

Midnight

Monday to Sunday

Shop Sales:

8:30am

5:30pm

CONDITIONS OFFERED BY APPLICANT

a) General - all four licensing objectives (b,c,d,e)

All staff will be made fully aware of the Challenge 25 when delivering and selling and will sign the enclosed paperwork after training.

Signage will be clearly displayed on the internet and within the shop detailing age restrictions and the implications of breaking the law.

If customers and recipients of deliveries appear under 25 they will be asked for recognised photographic identification (passport, photo driving license or PASS approved ID). No ID means no delivery or sale.

Telephone/internet sales via the card terminal will have to match the details of the card holder and their full address.

b) The prevention of crime and disorder

As well as the signage and training, the premises will be alarmed at all times when the shop is closed.

Alcohol will be kept in a locked cupboard in the staffed only area.

Alcohol will only be sold in conjunction with flowers and/or plants/planted arrangements.

There will be no consumption of alcohol on the premises.

Challenge 25 principals will be observed at all times.

c) Public safety

No consumption of alcohol on premises.

Training for all existing and new staff will be part of ongoing development and will be updated regularly especially when legislation changes.

We will not allow any member of staff who is under 21 to sell or deliver alcohol as specified on the delivery sheet. (Copy included).

The premises is fully fire compliant.

d) The prevention of public nuisance

Terms and conditions for the sale of alcohol will be displayed in the shop and on the web shop.

Alcohol will not be consumed on the premises.

There will not be any public performances of music, dance, recorded or live music.

e) The protection of children from harm

Alcohol will not be sold or delivered to anyone who appears to be under the age of 25 who cannot provide the required standard of identification. This will be fully explained to all staff as part of the Challenge 25 training.

Age restriction and details of acceptable ID will be clearly displayed on the internet and in the shop.

No alcohol will be consumed on the premises.

Last Date for receipt of representations by the Licensing Authority 24 March 2016

RESOLVED to defer until the next meeting pending clarification regarding Sunday licensing trading and hours and to investigate if other similar businesses in Exmouth had a license for sale of alcohol.

Note: Cllrs. B Bailey, M Chapman and C Nicholas left the room whilst discussions took place as they had previously declared a personal interest.

P16/030. ITEMS FOR INFORMATION

(i) EDDC Planning Session 25 February 2016

Members were given an update from the Chairman following a meeting with EDDC on Parish and Town Councils not receiving plans for applications other than major. An email had been forwarded to members. A trial was agreed to use a screen and projector for major applications at planning meetings leading up to the 1st May before going paperless.

(ii) EDDC Planning Enforcement

Copy letters sent by EDDC Enforcement officer had been previously circulated for information.

(iii) Tree Works Considered An Exception

Copy letters were previously circulated for information.

(iv) Devon Minerals Plan – Submission

The Principal Planning Officer – Minerals & Waste for Devon County Council had written to advise following their pre-submission consultation which ended on 16th November 2015, the Devon Minerals Plan had been submitted to the Secretary of State for Communities and Local Government for the purpose of examination.

The submitted Minerals Plan, together with consultation responses and supporting documents, could be viewed on the Council’s website. The Devon Minerals Plan could also be viewed at County and District Council offices, a Statement of Submission had also been circulated.

An inspector would shortly be appointed to conduct the examination of the Minerals Plan. To assist the inspector and act as the point of contact for examination participants, Mr Robert Young had been appointed as the programme officer, his contact details were available on their website.

(v) Town and Country Planning Act 1990

Appeal by: Mr T Markham

Appeal Ref: APP/U1105/W/15/3138576

Planning Application: 14/2722/FUL

Proposal: Construction of replacement dwelling and garage

Location: 23 Elizabeth Road

An appeal had been made against the decision of EDDC to refuse to grant permission for the above proposed development, a copy letter was circulated for information. The Town Council had no objection to the application.

C16/031. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
15/2778/LBC Eldin House, Fairfield Road	No Objection	Refusal
15/2627/COU 37 Ashleigh Road	No Objection	Conditional Approval

16/0067/FUL 50 Valley Way	No Objection	Conditional Approval
16/0096/FUL 77B St Johns Road	No Objection	Approval
16/0104/FUL Westlands, 25 Douglas Avenue	No Objection	Approval
16/0107/FUL 58 Foxholes Hill	No Objection	Approval
14/3022/MOUT Land at Higher Marley Road	Objection	Refused
16/0041/FUL Bassetts Farm House St Johns Road	Objection	Refused
16/0182/FUL 22 Marpool Hill	No Objection	Approval
16/0295/FUL 28 Belle Vue Road	No Objection	Approval

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

The meeting closed at 19.00

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