

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 25th JULY 2016 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
B Bailey (Observer) F Caygill
M Chapman R Masding
B Nash C Nicholas
B Taylor (Reserve for Withycombe)
J Trail (Ex-Officio)

APOLOGIES: Councillors B de Saram, T Dumper, T Hill

P16/091. MINUTES

The Minutes of the meeting held on 11th July 2016 were approved.

P16/092. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in respect of planning application 16/1658/FUL, The Dolphin School, Raddenstile Lane, as two people she worked with had children who attended the school.

Councillors C Nicholas, M Chapman & B Bailey declared personal interests in respect of items for consideration, licence application for Exmouth County Lodge and Campsite, Maer Lane as they sat on the licensing sub-committee at EDDC who would decide the application.

All Councillors declared a personal interest in 16/1585/FUL, Long Lane House, 1C Cranford Avenue as the applicant was a fellow councillor.

P16/093. URGENT BUSINESS

None.

P16/094. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	<u>16/1382/TRE</u>	16 Valley Way Exmouth EX8 4PD Dodson G1, Ash and Hazel: Crown lift Ash to give 4.5metres clearance, pruning cuts up to 100mm diameter; coppice Hazel.		Tree Officer's report – the trees form part of a much larger woodland that has a high amenity value. The location of the dwellings did not take account of the developing woodland so consequently the gardens of the properties are largely dominated by the maturing woodland edge. Recommendation for Approval as the works would manage the trees growth in the short term given the proximity of adjacent dwellings.	Approved.
LIMIT	08.08.16				
WARD	Town				
PLAN No:	<u>16/1328/ADV</u>	Copyrite,14A Victoria Road, EX8 1DL Mr Benjamin Noyes Installation of replacement non-illuminated fascia sign	Highways- did not wish to comment.		Approved.
LIMIT	09.08.16				

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Withycombe Raleigh				
PLAN No:	<u>16/1383/ADV</u>	The Range (Former B & Q PLC) Liverton Business Park, EX8 2NR CDS Superstores International Ltd Installation of 2 no. internally illuminated fascia signs, 11 no. non illuminated fascia signs and 2 no. non illuminated post sign (retrospective application)	Highways - had no objection. Cllr. B Bailey – had no objection.	Approved with an informative for The Range to remove the sign on the grass verge once their totem sign had been added.	Approved.
LIMIT	09.08.16				

P16/095.To consider the Planning Applications for consultation set out below

		APPLICATIONS FOR DETERMINATION	COMMENTS	STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS	DECISION
WARD	Brixington				
PLAN No:	<u>16/1611/FUL</u>	47 Brixington Lane, EX8 4JG Mr & Mrs Hillman Sub-division of existing dwelling into two dwellings and erection of new porch	Highways- Standing advice.		No objection.
LIMIT	03.08.16				
WARD	Halsdon				
PLAN No:	<u>16/1625/FUL</u>	15 Hollymount Close, EX8 5PQ Mr Tim Wright Replace existing conservatory with new single storey extension	Cllr. J Elson – supported the application.		No objection.
LIMIT	08.08.16				

PLAN No:	<u>16/1581/LBC</u>	A La Ronde, Summer Lane EX8 5BD National Trust (Miss R Fairclough) Installation of Fall Restraint System to provide safe access to gantry	Cllr. J Elson – supported the application.		No objection.
LIMIT	08.08.16				
WARD	Littleham				
PLAN No:	<u>16/1471/DEM</u>	Exmouth Model Railway Queens Drive Mr Hal Barker, EDDC Demolition of single storey entry kiosk, two storey model railway building and single storey toilet block	Cllr M Williamson- Did not cite any material planning grounds on which the application could be refused. Highways- Did not wish to comment.		No objection.
LIMIT	26.07.16				
PLAN No:	<u>16/1658/FUL</u>	The Dolphin Pre School & Nursery 5 Raddenstile Lane, EX8 2JH Mr Paul Bartlett Single storey extension with outdoor play area above		2 x Reps – object as an increase in numbers would increase traffic, parking in the lane and safety of pedestrians. Ad hoc parking could create blockages for refuse and emergency vehicles.	No objection with a request that the parking of cars near the entrance of the school which had led to vehicles being able to pass.
LIMIT	04.08.16				

PLAN No:	<u>16/1585/FUL</u>	Long Lane House 1C Cranford Avenue, EX8 2HP Mr Williamson Construction of first floor over existing double garage to form annexe to existing dwelling (resubmission of planning approval 13/2007/FUL)	Highways- Do not wish to comment		No objection.
LIMIT	26.07.16				
PLAN No:	<u>16/0835/FUL</u>	12 Stevenstone Road, EX8 2EP Mr B Griffiths Construction of detached dwelling. NB: A separate application will now be submitted in respect of the proposed garage extension to the existing dwelling	Highways- Standing advice.	2 x letters of concern – both neighbours did not want to object but wished to point out that the driveway would be in close proximity to their flats and would result in noise, light pollution and fumes, the grey roof tiles were out of keeping with the red tiles in the area and removal of some of the trees may cause subsidence to Pendeen Court. The foul and surface water works could interfere with the ancient bank boundary roots. 1 x letter of support	No objection subject to T12 Copper Beech being protected.
LIMIT	28.07.16				
PLAN No:	<u>16/1524/FUL</u>	3 Villa Maison, 4 Cyprus Road EX8 2DZ Mr M Thompson Construction of boundary fence	Highways- Do not wish to comment.		No objection.
LIMIT	02.08.16				

PLAN No:	<u>16/1664/FUL</u>	Flat 1 Chippenham House 57 Salterton Road, EX8 2EQ Mr M Musgrove Construction of single storey side extension and garage			No objection.
LIMIT	03.08.16				
WARD	Town				
PLAN No:	<u>16/1519/FUL</u>	Flat 3, 110 Exeter Road EX8 1QH Mr Steve Richards Installation of roof lights to facilitate loft conversion, and replacement of existing rear external fire escape staircase	Highways- Did not wish to comment		No objection.
LIMIT	28.07.16				
PLAN No:	<u>16/1412/FUL</u>	Exmouth Town Football Club King George V Ground Southern Road, EX8 3EE Mr R Chamberlain Change of use of part of the indoor/outdoor area to enable use for child care purposes.	Cllr. J Elson – supported the application. Highways- Standing advice.		No objection.
LIMIT	02.08.16				
PLAN No:	<u>16/1434/COU</u>	111 Exeter Road, EX8 1QE Mr Philip Jones Change of use and retention of works to form 8 bedroom larger HMO (House of Multiple Occupation)	Highways- had no objection subject to a bike rack being installed for each unit of occupation.		No objection.
LIMIT	02.08.16				

PLAN No:	<u>16/1564/FUL</u>	The Town Hall, St Andrews Road, EX8 1AW East Devon District Council Mr R Cohen Addition of mechanical ventilation plant, duct work and railings to roof to provide supplementary ventilation to second floor existing office accommodation.	Highways- Did not wish to comment.		No objection subject to no works being carried whilst the building was occupied.
LIMIT	02.08.16				
PLAN No:	<u>16/1680/FUL</u>	38 Danby Terrace, EX8 1QR Mr & Mrs Catton Construction of two storey side extension and single storey rear extension			No objection.
LIMIT	05.08.16				
PLAN No:	<u>15/2588/FUL</u>	Point House, 5 Trinity Road, EX8 1EE Mr S Tucker Sub-division of dwelling to create additional dwelling			No objection.
LIMIT	02.08.16				

WARD	Withycombe Raleigh				
PLAN No:	<u>16/1565/FUL</u>	11A Drakes Avenue, EX8 4AB Mr & Mrs T Smith Construction of dwelling and detached garage	Cllr. B Bailey – supported the application Highways- Standing advice.	1 x Letter of support	No objection.
LIMIT	28.07.16				
PLAN No:	<u>16/1181/FUL</u>	Land Between 12 And 14 Newlands Avenue Exmouth EX8 4AX Mr R Anderson 4mation (SW) Ltd Erection of detached dwelling <u>Amended plans for consultation.</u> Revised plans to show provision of parking space		2 x Rep – object to the amended plans.	No objection.
LIMIT	28.07.16				
PLAN No:	<u>16/1525/FUL</u>	19 Dening Court, EX8 3AR Mr R Hale Converting window into door and window	Highways- Did not wish to comment.		No objection.
LIMIT	04.08.16				

P16/096. ITEMS FOR CONSIDERATION

(i) PREMISES AND CLUB PREMISES LICENCE APPLICATIONS, VARIATIONS AND MINOR VARIATIONS RECEIVED UNDER THE LICENSING ACT 2003 Ref: 042069

Premises: Exmouth Country Lodge and Campsite Maer Lane, EX8 5DB

Ward: Littleham

Name of applicant: Mr Stephen Rollason and Mr Edward John Morgan

Please note that the above application has been re-started and is exactly the same as before apart from the applicants have now offered two further conditions.

Premises Licence Application to include

Premises Open Hours requested

Sunday

Time from	Time to	Monday to
8:00am	1:30am	

Activities - Times requested

Performance of a play (Indoors), B. Exhibition of films (Indoors) G. Performance of dance (Indoors)

Monday to Saturday

Time from	Time to	A.
9:00am	11:00pm	Sunday
9:00am	10:30pm	

E. Performance of live music (Indoors) F. Playing of recorded music (Indoors) Monday to Sunday

9:00am	1:00am
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I. Late night refreshment (Indoors)

Monday to Sunday

11:00pm	1:00am
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J. Supply of alcohol for consumption ON and OFF the premises

Monday to Sunday

10:00am	1:00am
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CONDITIONS OFFERED BY APPLICANT

The DPS will run a full training program to be signed off by all staff that will serve or sell alcohol. Join a pub watch scheme. CCTV will be installed. An incident book must be maintained within which full details of all occurrences of disorder refused alcohol sales at the premises must be recorded. The incident book must be on the premises at all times and must be made available for inspection by the licensing authority and the police. Conduct a fire assessment by the fire brigade. Free drinking water must be made available at all times the premises is open to the public. Join a community safety partnership in the area. Staff will check drinking area. Public will leave bar area quietly. We will be part of the check 21 scheme.

We will control the volume of regulated entertainment taking place at the premises by the installation of a noise limiter which shall be set by and to the satisfaction of an Environmental Health Officer of East Devon District Council.

We will keep all windows and doors closed during periods of regulated entertainment except for entry and regress.

Last Date for receipt of representations by the Licensing Authority 8 August 2016

Note: The Committee wished that a time restriction of 9pm be put on the sale of drinks off the premises so as not to encourage drinking in the area nearby where families were camping.

(ii) DEVON COUNTY COUNCIL STREET CAFÉ LICENCE APPLICATION

Location: Deli On The Strand

Ward: Town

Copy letter and plan attached for consideration.

Consultation End Date: 25 July 2016

Note: Cllr. J Trail declared a personal interest as he knew the applicant.

(iii) DEVON COUNTY COUNCIL STREET CAFÉ LICENCE APPLICATION

Location: Antonio's, 9 The Strand

Ward: Town

Copy letter and plan attached for consideration.

Consultation End Date: 25 July 2016

Note: Cllr. L Elson declared a personal interest as they were a supporter of Hospiscare Exmouth & Lymptone.

(iv) DEVON COUNTY COUNCIL STREET CAFÉ LICENCE APPLICATION

Location: The Place Coffee Shop, The Strand

Ward: Town

Copy letter and plan attached for consideration.

Consultation End Date: 25 July 2016

Note: It was thought that there was insufficient room to accommodate 24 chairs & 6 tables.

P16/097. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at West Checkstone, 2 Douglas Avenue

TPO No: 15/0015/TPO

A decision has been taken by EDDC Arboricultural Team not to confirm the above order. Copy memo attached for your information.

(ii) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION

11 Senate Way, TPO 84/0018

Copy letter attached for your information

(iii) EXEBANK, DANBY HOUSE & MARJORIE MOORE CENTRE, MUDBANK LANE

All Councillors are invited to attend a presentation from the Devon & Cornwall Housing Group on Monday 8th August at 7.15pm regarding their proposal for the above site and to feedback following their public consultation.

P16/098. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
16/1363/FUL 3 Dening Court	No Objection	Approval
16/0970/FUL 1a Trefusis Place	Objection	Approval
16/1023/FUL SWW Reservoir, Gore Lane, Sandy Bay	No Objection	Refusal
16/1098/COU The Grapevine 2 Victoria Road	No Objection	Conditional Approval
16/0520/FUL 130 Withycombe Village Road	No Objection	Approval
16/1030/FUL The Range, Liverton Business Park	No Objection	Conditional Approval
16/0454/FUL Lovering House Hulham Road	No Objection	Conditional Approval
16/1423/FUL 38 Byron Way	No Objection	Conditional Approval
16/1309/FUL 53 Ashleigh Road	No Objection	Approval
16/1388/FUL 29 Springfield Road	No Objection	Approval
16/1019/FUL 74 Elmfield Crescent	Objection	Approval
15/2912/MFUL 22 & 24 Albion Hill	Objection	Withdrawn
16/0874/RES 19 Marpool Crescent	No Objection	Conditional Approval
16/1155/RES Land Adjacent Cranford Sports Club	No Objection	Conditional Approval
16/0153/MFUL The Q Club, Elm Grove	No Objection	Conditional 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 7.17pm.

SIGNED DATED