

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 24 APRIL 2017 AT 7.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
B Bailey (Observer) M Chapman (MC)  
B de Saram (BdS) T Dumper (TD)  
B Nash (BN) R Masding (RM)  
C Nicholas (CN) B Taylor (BT)

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Mr Trevor Adams spoke against planning applications, 17/0651/FUL, 62 Foxholes Hill, detached garage and garden store and 17/0787/FUL, rear ground floor extension and loft conversion. The applicant, Mr James Dibley, spoke in support of his applications for 62 Foxholes Hill.

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**Note:** The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

**APOLOGIES:** Councillor F Caygill

Councillor T Dumper gave members an update on Cllr B Toye's progress health wise and members sent him their best wishes.

**P17/055. MINUTES**

The Minutes of the meeting held on 10 April 2017 were approved.

**P17/056. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillors C Nicholas, B Bailey, B de Saram & M Chapman declared a personal interest in respect of items for consideration, premises and club licensing applications for Exmouth Festival and Tea Pots Café as they sat on the licensing sub-committee at EDDC.

**P17/057. URGENT BUSINESS**

None



**P17/59. To consider the Planning Applications for consultation set out below.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>17/0781/FUL</u>	3 Haley Close, EX8 4PJ <b>Mr T Hanson</b> Creation of off road parking to front  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> gave Standing Advice  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: CN                      Seconded: MC <b>No Objection</b>
<b>LIMIT</b>	01.05.17	
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>17/0853/FUL</u>	3 Bapton Close, EX8 3LG <b>Mr R Metham</b> Ground floor side extension  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: TD                      Seconded: LE <b>No Objection</b>
<b>LIMIT</b>	01.05.17	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/0792/FUL</u>	28 Trinfield Avenue, EX8 3JU <b>Mr Woodman</b> Rear and front dormers, side roof lights, rear extension and front porch  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWES OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: LE                      Seconded: TD <b>Objection on the grounds that the scale and mass of the proposal was out of keeping with the street scene of the nearby properties on that side of the road.</b>
<b>LIMIT</b>	25.04.17	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>17/0787/FUL</u>  <b>Mr Trevor Adams and Mr James Dibley spoke during the public speaking time</b>	62 Foxholes Hill, EX8 2DH <b>Mr James Dibley</b> Rear ground floor extension and loft conversion  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> did not wish to comment.  <b>VIEWES OF REPRESENTATIONS:</b> <b>1 x Rep who spoke in the Public Forum</b>  <b>DECISION:</b> Proposed: BdS                      Seconded: BN <b>Objection on the grounds that the scale and mass of the proposal was out of keeping with character of the street scene.</b>
<b>LIMIT</b>	25.04.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/0651/FUL</u>	62 Foxholes Hill, EX8 2DH <b>Mr James Dibley</b> Detached garage and garden store
	<b>Mr Trevor Adams and Mr James Dibley spoke during the public speaking time</b>	<b><u>Amended plans for consultation</u></b> Re-positioning of garage  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> did not wish to comment.  <b>Town Council</b> objected to the original application on the grounds of loss of amenity and light to No 60. The height of the garage would be above the boundary wall and have an overbearing effect just 1 mtr from their property.  <b>VIEWS OF REPRESENTATIONS:</b> <b>2 x Reps who spoke in the Public Forum plus</b> <b>1 x Rep</b> who objected to the size of the building as it was overdevelopment and out of character with the cul-de-sac and disrupts the gap between properties.  <b>DECISION:</b> Proposed: BdS                      Seconded: BN <b><u>Amended Plans</u></b> <b>Objection still stood as none of the original concerns raised had been addressed.</b>
<b>LIMIT</b>	24.04.17	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/0762/MFUL</u>	<p>1 Sarltdown Road, EX8 2HY</p> <p><b>Ms Jayne Stevens</b></p> <p>Demolition of existing property and construction of new build 10 no. Apartments, with associated parking and amenity space</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>5 x Reps</b> – residents of the flats at Aliston House were concerned at the increased number of windows that will overlook their properties and outside amenity space. The hedge and boundary wall between the properties should be retained as a heritage asset. Bats were present in the area and may be roosting in the roof space of the property. It was the loss of another century old house in the Avenues with 10 households putting pressure on drainage, sewerage and medical care. The driveway was directly opposite the property across the road and should be relocated to avoid accidents. Concerned about the removal of trees and hedges to accommodate the new development.</p> <p><b>DECISION:</b> Proposed: BN                      Seconded: BdS</p> <p>Objection on the grounds that the proposal was considered over development of the site and was not in line with the recommendations made in the Avenues Design Statement. The recommendation in the statement was for the scale of any future development to retain the balance between buildings and greenery and should not cover more 25% of the plot, including garages and parking areas, in order to retain the spaciousness of the site. It also recommends that every attempt should be made to retain the original building as they were pivotal to defining the character of the area, a recent model example had been proposed for 4 Elwyn Road. Concern was also raised that the 4 dormers would be overlooking flats Aliston House. It was not clear from the plans of the landscaping arrangements to fill the gap between H1 &amp; H2 once the existing garage had been removed. Members also questioned the validity of the bat survey as it was understood to have been conducted on a wet day. The Committee recommended that SWW were consulted to establish if the existing sewage system had sufficient capacity to accommodate foul sewage and waste water for 10 additional apartments and the surface water drainage. The Tree Officer to be made aware of the loss of trees on site to make way for the development.</p>
<b>LIMIT</b>	25.04.17	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>17/0748/FUL</u>	Flats 2 & 3, 3 Trefusis Terrace, EX8 2AX <b>Mrs A Pritchard/ Mr J Mundy</b> Replacement PVCu windows and installation of decorative window shutters  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> do not wish to comment.  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BdS                      Seconded: BN <b>No Objection subject to Conservation Officer's report.</b>
<b>LIMIT</b>	26.04.17	
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>17/0830/FUL</u>	21 Imperial Road, EX8 1BY <b>The York Inn</b> Removal of existing window on north elevation and installation of colour coated aluminium double glazed bi-folding doors  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> did not wish to comment.  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: RM                      Seconded: BN <b>No Objection</b>
<b>LIMIT</b>	27.04.17	
<b>PLAN No:</b>	<u>17/0567/LBC</u>	40 The Strand, EX8 1AH <b>Mr M Ozbek</b> Replace 10 no. internal doors with new timber fire doors  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: RM                      Seconded: LE <b>No Objection</b>
<b>LIMIT</b>	02.05.17	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>17/0157/FUL</u>	<p>Bayleaf Cafe Restaurant, 19 The Strand, EX8 1AF Mr J Sanders New awning, and installation of canvas barriers to enclose external tables</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> did not wish to comment.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> None</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: LE <b>No Objection subject to the barriers being taken in at the end of trading hours.</b></p>
<b>LIMIT</b>	26.04.17	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>17/0767/FUL</u>	<p>18 Green Close, EX8 3QD <b>Mrs A Atkinson</b> Proposed single storey and two storey extension to north-east elevation</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> did not wish to comment. <b>SWW</b> gave guidelines.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE <b>No Objection</b></p>
<b>LIMIT</b>	27.04.17	

**P17/060. ITEM FOR CONSIDERATION**

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

**Ref No:** 043768

**Premises:** Imperial Recreation Ground, The Royal Avenue, EX8 1DG

**Ward:** Town

**Name of applicant:** EXMOUTH TOWN COUNCIL

**THIS IS A TIME LIMITED LICENCE FOR THE 25th MAY – 30th MAY 2017**

**Premises Licence Application to include**

<b>Premises Open Hours requested</b>	<b>Time From</b>	<b>Time To</b>
Friday	3:00pm	11:30pm
Saturday to Monday	11:00am	11:30pm

**Activities - Times requested**

**E. Performance of live music (Indoors & Outdoors)**

Friday	3:00pm	11:00pm
Saturday to Monday	11:00am	11:00pm

**F. Playing of recorded music (Indoors & Outdoors)**

Friday	3:00pm	11:00pm
Saturday to Monday	11:00am	11:00pm

**H. Entertainment of a similar description to that falling within E, F, or G (Indoors & Outdoors)**

Friday	3:00pm	11:00pm	Saturday to
Monday	11:00am	11:00pm	

**J. Supply of alcohol for consumption ON the premises only**

Friday	3:00pm	11:00pm
Saturday to Monday	11:00am	11:00pm

**CONDITIONS OFFERED BY APPLICANT**

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

List here steps you will take to promote all four licensing objectives together.

Exmouth Festival was in its 21st year with a good solid reputation as being a well-managed event. The Festival technical group consisted of Police, Fire Service, Ambulance, Highways, St Johns, Security and Festival Stewards along with Arts Manager. The Event Management plan was a working document in which the technical group had been consulted and fed directly to the plan. A full and extensive Event Management plan would be in place alongside risk assessments from all external companies present at the Festival.

b) The prevention of crime and disorder See Event Management plan for details. A local and renowned security company would be overseeing security of the Festival. Crowd safety barriers would be in place. Blue light services would be aware of the event and would have a presence. See Event Management plan for more details.

c) Public safety See Event Management plan for details. All SIA trained security and Festival stewards would have attended a briefing and would work to the agreed EMP. See Event Management plan for more details.

d) The prevention of public nuisance See Event Management plan for details. The Festival technical meeting would have met on several occasions prior to the Festival and agreed on the best to run the Festival. Security and Stewards would work to ensure audiences leave the Festival site in a safe and quiet manner. Careful planning of line-up would ensure audiences vary and disperse fairly quickly. See Event Management plan for more details.

e) The protection of children from harm See Event Management plan for details. All children to be supervised by adults at all time. All Children outreach workers to be CRB checked. No Children to be admitted without adult supervision.

Last Date for receipt of representations by the Licensing Authority 28 April 2017

**Application was noted, the Committee did not wish to comment.**

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

**Ref No:** 043751

**Premises:** Tea Pots Café, Withycombe Village Road, EX8 3AN

**Ward:** Withycombe Raleigh

**Name of applicant:** Mr Anthony Allen KING

**Premises Licence Application to include**

**Premises Open Hours requested**

	<b>Time From</b>	<b>Time To</b>
Monday to Sunday	8:00am	11:30pm

Bank Holiday Friday to Monday	8:00am	1:00am
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Applies to every May, Spring, Easter and August Bank Holiday.

Christmas Eve	8:00am	1:00am
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New Year's Eve	8:00am	11:00pm
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And from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

<b>Activities - Times requested</b>	<b>Time From</b>	<b>Time To</b>
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J. Supply of alcohol for consumption ON and OFF the premises

Monday to Sunday	8:00am	11:00pm
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Bank Holiday Friday to Monday	8:00am	1:00am
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Applies to every May, Spring, Easter and August Bank Holiday.

Christmas Eve	8:00am	1:00am
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New Year's Eve	8:00am	11:00pm
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And from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

**CONDITIONS OFFERED BY APPLICANT**

A crime prevention policy agreed by us and must be in place.

An incident book must be maintained within which full details of all occurrences of disorder and refused alcohol sales at the premises must be recorded.

An incident book must be kept on the premises at all times and must be made available for inspection by us and the police.

The licence holder or people authorised by them must check the premises prior to its opening to the public in order to ensure there are no risks to patrons and that all safety precautions are in place. The licence holder must ensure that staff regularly patrol the premises to supervise the orderly conduct of patrons.

A challenge 21 policy would be put in place and all staff will be trained.

Nobody under the age of 18 would be allowed on the premises after 21:00

Last Date for receipt of representations by the Licensing Authority 25 April 2017

The Committee were concerned that this application appeared to be turning a Café into a pub and questioned if this was appropriate for premises situated on a small parade of shops near and on-route to a busy primary school and the Community College.

**RESOLVED to forward the Committees concerns that approval of this application would turn a Café into a pub and if this was appropriate for premises located on a small parade of shops near and on-route to a busy primary school and the Community College onto Licensing.**

**Note:** Cllrs. B Bailey, B de Saram, C Nicholas and M Chapman left the room whilst the above licensing applications were discussed as they had previously declared a personal interest.

- (iii) EAST DEVON PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT – REPRESENTATION PERIOD 5 APRIL 2017 UNTIL 15 MAY 2017**  
East Devon District Council were inviting representations on its amended Planning Obligations SPD and the accompanying Consultation Statement until 15 May 2017.

Both documents could be viewed online at <http://eastdevon.gov.uk/planning/planning-policy/planning-obligations-supplementary-planning-document-spd/> .

The Chairman advised members that it was interesting to note response from the initial consultation and note the additional information particularly in respect of CIL. It was proposed and agreed should members wish to comment to do so on an individual basis.

## **P17/061. ITEMS FOR INFORMATION**

### **(i) APPEAL AGAINST REFUSAL OF PLANNING APPLICATION**

**Appeal By:** Mr Steve Taylor

**Appeal Ref:** APP/U1105/W/17/3170219

**Proposal:** Construction of detached dwelling with associated garden area.

**Location:** Foxhole, Pound Lane, EX8 4NP

An appeal had been made against the decision of EDDC to refuse to grant permission for the above proposed development, a copy letter was previously circulated for information. The Town Council objected to the application.

**P17/062. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
17/0457/FUL 9 Beacon Place	No Objection	Approval
17/0172/FUL 15 Elizabeth Road	No Objection	Conditional Approval
17/0560/FUL 39 Douglas Avenue	No Objection	Approval
17/0099/MRES Land Off Queens Drive	No Objection	Conditional Approval
17/0208/VAR Land to the Rear of Aram	Objection	Refused
17/0607/FUL 94 Halsdon Avenue	No Objection	Conditional Approval
17/0617/FUL 11 Littlemead Lane	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 20.08**

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