

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN HOLY TRINITY CHURCH, ROLLE ROAD, EXMOUTH ON MONDAY 31th JULY 2017 AT 7.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
M Chapman(MC)
T Dumper (TM)
R Masding (RM)
B Nash (BN)
C Nicholas (CN)
R Scott (RS) reserve for Brixington Ward
B Taylor (BT)

Councillor S Gazzard was present in the public gallery.

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Malcolm Gigg, ARA architect spoke in support of his clients planning application, 16/2848/MFUL, Doyle Centre, Norton Place, EX8 2ND, demolition of building and construction of 10 no dwellings

Note: The application stated above was discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

APOLOGIES: Councillors T Hill, F Caygill and J Trail

P17/100. MINUTES

The minutes of the meeting held on 17 July 2017 were approved.

The Chairman reported back to members that she had contact EDDC planning department regarding application 17/1524/COU, Foxholes Car Park, siting of shipping container for the storage of watersports equipment. EDDC confirmed that the only pre-application advice given was that planning permission would be required but had not given advice as to where the container should be sited.

P17/101. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr L Elson declared a personal interest in respect of planning applications:

17/1344/FUL, Exmouth Community College as her sister Jill Elson was a governor of the college.

17/1550/FUL, 43 Imperial Road, Martyn Lewis, the applicant was known to her as his wife was a trustee of her employers, Exmouth & Lympstone Hospiscare.

16/2848/MFUL, Doyle Centre, Norton Place as her employer, Exmouth & Lympstone Hospiscare, were also a client of the same architect.

Cllrs C Nicholas & M Chapman declared a personal interest in respect of item for consideration, premises licence application for 18 Westward Drive as they sat on the licensing sub-committee at EDDC.

Cllr B Nash declared a personal interest in respect of planning applications:
 17/1604/OUT, 12B Cyprus Road as he knew the applicant Mark Tribble.
 17/1344/FUL, Exmouth Community College as the deputy head was his son in law.

P17/102. URGENT BUSINESS

None

P17/103. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>17/1644/FUL</u>	17 Holly Walk, EX8 5PU Mr P Millington Alterations to front garden to allow for the installation of wheelchair lift. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: MC No Objection
LIMIT	10.08.17	
WARD	Halsdon	
PLAN No:	<u>17/1556/FUL</u>	23 Marpool Hill, EX8 2LJ Mrs C Booth Conversion and extension (raising ridge height) of garage to form dwelling COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 1 x Rep – Concerned that no parking was provided, the existing site was currently used for parking by 23, Marpool Hill. The window facing Oakleigh Rd properties would adversely affect their privacy and overlook gardens in Marpool Hill. The proposal was over development of the road. DECISION: Proposed: TD Seconded: LE No Objection
LIMIT	08.08.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/1344/FUL</u> Note: Cllrs L Elson & B Nash had previously declared an interest.	<p>Exmouth Community College Gipsy Lane, EX8 3AF Exmouth Community College Proposed extension to the existing sports hall to provide PE/wellbeing accommodation</p> <p><u>Amended plans for consultation.</u> Arboricultural report for tree adjacent to sports hall</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 03.07.17- no objection subject to the advice given by Environmental Health that applicant followed EDDC’s Construction Sites Code of Practice.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection to amended plans but still subject to the advice given by Environmental Health.</p>
LIMIT	07.08.17	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>17/1604/OUT</u> Note: Cllr B Nash had previously declared an interest.	<p>12B Cyprus Road, EX8 2DZ Mr Mark Tribble Demolition of existing dwelling and redevelopment of site to provide 3 no. 3 storey houses and 2 no. 1 storey bungalows (outline application with all matters reserved)</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: 3 x Rep – Objected to the over development of the site and of Cyprus Road, concerned about the increase in traffic, parking, overlooking and the loss of privacy. Plus, the additional pressure on the drainage system that already had existing problems. The proposal was not in line with The Avenues Design Statement, in which replacement dwellings should not exceed the ridge height of the existing buildings. The existing house was 7.5 metres and the proposed ridge height for the dwellings was 8.5metres.</p> <p>TARA – Objected as there had already been major development on an adjacent plot with 8 no. detached properties, plus an application to develop 12c with 4 detached houses. If this application was approved for 5 further dwellings the area could see 3 original houses replaced with 17 new homes, massive over development and strain on drainage. The proposal did not conform to the recommendation and design principles of The Avenues Design Statement. Development should not cover more than 25% of the plot to retain the spaciousness of the site, this proposal equated to approximately 50-60%. The proposed plans showed little green space left within the plot. The outline plans gave no indication how the buildings would relate to the streetscape or adjoining properties. The plot was adjacent to the newly established Conservation Area extension. Concerned if vehicles would be able to turn within the small space available.</p> <p>DECISION: Proposed: BN Seconded: RM No Objection</p>
LIMIT	04.08.17	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/1550/FUL</u> Note: Cllr L Elson had previously declared an interest.	43 Imperial Road, EX8 1DQ Mr Martyn Lewis Conversion of building to 2 no. flats and installation of first floor side window COMMENTS STATUTORY CONSULTEES: Cllr T Hill- No Objection VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: BN No Objection
LIMIT	03.08.17	
WARD	Withycombe Raleigh	
PLAN No:	<u>17/1343/FUL</u>	24 Normandy Close, EX8 4PB East Devon District Council Demolition of existing dwelling and construction of 2 dwellings COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 1 Letter – Asked if EDDC would be creating a larger parking area for new tenants. DECISION: Proposed: BT Seconded: LE No Objection
LIMIT	01.08.17	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/2848/MFUL</u> Note: Malcom Gigg spoke during the public speaking time. Cllr L Elson had previously declared an interest.	<p>Doyle Centre Norton Place, EX8 2ND Exmouth Trade Frames Ltd Demolition of building and construction of 10 no dwellings</p> <p><u>Amended plans for consultation.</u> Commercial feasibility report Amended site plan repositioning plots 3 and 4 Additional Highways Statement Email trail with South West Water and Devon Flood Risk Management Team regarding surface water drainage</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council - 09.01.17 - Objected on the grounds that the application was contrary to the adopted Local Plan which designated the land for employment use B1 & D1 and no evidence had been provided for marketing the land for business use in order to support this change of use.</p> <p>VIEWES OF REPRESENTATIONS: 2 x Rep – in respect of the original application. None in respect of the additional information.</p> <p>Exmouth Civic Society – Objected on the grounds that the land was partial employment land and would jeopardise future employment opportunities in the town.</p> <p>DECISION: Proposed: BT Seconded: TD Continued to object on the grounds that to approve this application would be a departure from the approved EDDC Local Plan and set a precedent for future sites. Members felt that the land had not been robustly marketed and it was too easy to conclude that the land should be given over to residential use.</p>
LIMIT	07.08.17	

P17/104. ITEM FOR CONSIDERATION

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

Ref No: 044537

Premises: 18 Westward Drive, EX8 1JD

Ward: Town

Name of applicant: Simon HUGHES

PREMISES LICENCE APPLICATION TO INCLUDE

Activities - Times requested	Time From	Time To
J. Supply of alcohol for consumption OFF the premises only Monday to Sunday	8:00am	11:00pm

CONDITIONS OFFERED BY APPLICANT

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

The business was an online business only and no members of the public would be able to call at the premises to purchase alcohol.

b) The prevention of crime and order

Customers ordering online would be required to enter their date of birth before purchase to prove they are over 18 years of age.

c) Public safety

All parcels would be labelled to advise that it contained alcohol.

Advertising promoting the business would not be displayed at the premises.

The business was an online business only and no members of the public would be able to call at the premises to purchase alcohol.

d) The prevention of public nuisance

Deliveries and collections by vehicles would not take place between the hours of 9.00pm and 7.00 am.

The business was an online business only and no members of the public will be able to call at the premises to purchase alcohol.

e) The protection of children from harm

All parcels would be labelled to advise that it contains alcohol, and on delivery could not be left with anyone under the age of 18 years.

All parcels sent out containing alcohol would be sent out by means of a signed delivery and the person signing to accept delivery must be able to prove their age.

In the event of Third Party couriers being instructed to deliver alcohol on behalf of the licensees the couriers will be instructed not to deliver alcohol to persons under the 18 years of age.

A proof of age policy for sales of alcohol, agreed in writing by the Licensing Authority would be enforced.

A proof of age policy for deliveries of alcohol, agreed in writing by the Licensing Authority would be enforced.

Last Date for receipt of representations by the Licensing Authority 09 August 2017

Members did not wish to comment.

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

P17/105. ITEM FOR INFORMATION

(i) TOWN AND CONTRY PLANNING ACT 1990

APPEAL BY: Mr White

APPEAL REF: APP/U1105/W/17/3177773

APPLICATION: 17/0208/VAR

PROPOSAL: Variation of condition 2 and removal of condition 3 of planning permission 16/1340/VAR, to include the juliet balconies shown on plan number 7335-06 B

LOCATION: Land to rear of Aram, Littlemead Lane, EX8 3BU

Copy letter from EDDC had been previously circulated for information. Exmouth Town Council objected to the application.

P17/106. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/1350/FUL 5 Victoria Gardens	No Objection	Conditional Approval
17/0195/FUL 228 Withycombe Village Road	No Objection	Conditional Approval
17/0794/LBC 16 The Beacon	No Objection	Conditional Approval
17/1056/FUL 46 Meadow View	No Objection	Conditional Approval
17/1222/FUL 173 Pound Lane	No Objection	Approval
17/1453/FUL 33 Trinfield Avenue	No Objection	Conditional Approval
17/1308/FUL 28 Salterton Road	No Objection	Conditional Approval
17/1386/FUL 14 Gussiford Road	No Objection	Approval
17/1454/TEL	No Objection	Approval

Land Adjacent to Salterton Road		
17/1464/FUL 35 Moorfield Road	No Objection	Approval
17/1196/FUL 53 Salterton Road	No Objection	Conditional Approval
16/2511/VAR 14 Cyprus Road	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 19.44

SIGNED:DATED:.....