

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 5 FEBRUARY 2018 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
J Trail (JT) Vice Chair
M Chapman (MC)
T Dumper (TD)
T Hill (TH)
J Humphreys (JH) Reserve for Littleham
R Masding (RM)
C Nicholas (CN)
B Toye (BT)

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Lynne Jones spoke against planning application, 17/3051/FUL, 1 The Broadway, erection of 1 two storey 3-bedroom house with room in roof on the rear garden (Plot 1) and carry out alterations to 1 The Broadway to provide three, 2 storey, 3 bedroom houses with room in roof, Plots 2 to 4. To include car parking for all units. Plot 4 has garage attached for 2 cars with additional parking. Plot 1 to have an integral garage for 1 car. Plots 2 and 3 have external parking space. All plots to provide the ability to drive in and drive out by means of a turning circle. One Weeping Ash tree to be retained and listed.

Nick Hookway, Mrs Membery and Daphne Currier spoke against planning application 17/2944/FUL, land at Queens Drive (East Of Ocean Building) EX8 2AY, temporary use of land, buildings and structures for a twelve month period for the purposes of entertainment, recreation and leisure to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development, additional information for consideration

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

APOLOGIES: Cllrs B Nash & F Caygill

P18/015. MINUTES

The minutes of the meeting held on 22 January 2018 were approved.

P18/016. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor M Chapman and C Nicholas declared a personal interest in respect of item for consideration, premises licence for Savoy Cinema, as they sat on the Licensing Sub Committee at East Devon District Council.

P18/017. URGENT BUSINESS

None.

P18/018. To consider the Planning Applications for consultation set out below.

APPLICATIONS FOR DETERMINATION		
WARD	Halsdon	
PLAN No:	<u>18/0098/FUL</u>	<p>20 Iona Avenue, EX8 3JQ Mr Peter Sheridan Single Storey Rear Extension, and 2 storey extension to front and rear, including loft conversion.</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. J Elson objected to the extensive alterations to the property which made a bungalow into a house by a loft conversion and a single storey extension to the rear. Double doors allow overlooking of number 22. It was overdevelopment and did not match the street scene in that there were bungalows in this section of the road.</p> <p>Highways did not wish to comment.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps – Concerned that the location plans were not up to date and did not reflect previous development and that the replacement garage would overhang the boundary line. The rooflights appeared to be low and overlook surrounding properties. The proposal was out of keeping with the surrounding area and too large for the plot.</p> <p>DECISION: Proposed: TD Seconded: LE Objection on the grounds that the proposal was too large and intensive for the footprint and therefore contrary to Policy D1 of the local plan in terms of its density and height. Concerned that the double doors to bedroom 4 appeared to open out onto a roof area.</p>
LIMIT	07.02.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/3014/LBC</u>	<p>A La Ronde Summer Lane, EX8 5BD Mr James Wallace Installation of liner and stainless steel flue into an existing chimney, including addition of cowl and extractor fan to kitchen</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr. J Elson has no objection</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	07.02.18	
WARD	Littleham	
PLAN No:	<u>18/0113/FUL</u>	<p>Merrist House 14 Douglas Avenue, EX8 2EY Mr & Mrs Crawford Construction of single storey extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No Objection</p>
LIMIT	12.02.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>17/3051/FUL</u> Note: Lynne Jones spoke during the public speaking time.	<p>1 The Broadway, EX8 2NW Mr William Holmes Erection of 1 two storey 3 bedroom house with room in roof on the rear garden (Plot 1) and carry out alterations to 1 The Broadway to provide three in number 2 storey 3 bedroom houses with room in roof, Plots 2 to 4. To include car parking for all units. Plot 4 has garage attached for 2 cars with additional parking. Plot 1 to have an integral garage for 1 car. Plots 2 and 3 have external parking space. All plots to provide the ability to drive in and drive out by means of a turning circle. One Weeping Ash tree to be retained and listed.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps - Proposed dormer windows in raised roof would over-look the bedroom windows of No.2 on the opposite side of the road. Objected under D1, Design and Local Distinctiveness section of the East Devon Local Plan with a particular focus on the effect of the development on the key characteristics both in historic or architectural and the special qualities of the area. The scale, massing, density, height fenestration and materials did not relate well. The amenity of occupiers of adjoining properties and the current open space should be taken into consideration. The next-door property would be overlooked, particularly the garden, having a loss of privacy and the proposal would be overbearing. Concerned that the 2 new additional accesses would be a risk to the flow of traffic and pedestrians.</p> <p>DECISION: Proposed: JH Seconded: LE Objection on the grounds of loss of privacy and overbearing effect to neighbouring properties, particularly no. 3 and contrary to policy D1 (1 & 2) of the local plan. An additional dwelling on the plot would look cramped in appearance and have a harmful effect to the character and appearance of the site and surrounding area.</p>
LIMIT	12.02.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0191/FUL</u>	<p>15 The Broadway, EX8 2NW Mr Peter Barlow Garage with first floor workshop (revised scheme to 17/1899/FUL)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JH Seconded: LE No Objection subject to a condition that the workshop was used for personal use only.</p>
LIMIT	19.02.18	
PLAN No:	<u>17/2944/FUL</u>	<p>ADDENDUM Land At Queens Drive (East Of Ocean Building) EX8 2AY EDDC, Ms Alison Hayward Temporary use of land, buildings and structures for a twelve month period for the purposes of entertainment, recreation and leisure to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development</p> <p><u>Amended plans for consultation.</u> Additional supporting information.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JH Seconded: JT No Objection but members felt that future consultations and proposals needed to be sensitive to the publics feelings regarding the infilling of the ponds. Also, any food outlets should be mindful of the waste generated, in particular drinking vessels, considering the recent media coverage and plastics campaign.</p>
LIMIT	15.02.18	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>17/3058/FUL</u>	<p>Flat 1 18 Morton Crescent, EX8 1BG Mr & Mrs Russell Walden Repositioning of entrance steps and alteration to front guarding of area, replacement window to match existing, removal of rear external casement door and form new window, construction of rear single storey extension to form extended kitchen and dining area, renovation of rear access and garden shed</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – do not wish to comment.</p> <p>Conservation Officer states that the works as proposed would result in no harm to the historic and architectural character and appearance of the surrounding conservation area.</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TH No Objection</p>
LIMIT	09.02.18	
PLAN No:	<u>17/2776/COU</u>	<p>83A Exeter Road, EX8 1QD Mrs R Sage Change of use of flat to hair salon staff room</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWES OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: RM No Objection</p>
LIMIT	12.02.18	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>17/2864/FUL</u>	<p>13 Park Way, EX8 3QG Mrs Margaret Groves Construction of detached dwelling</p> <p>COMMENTS STATUTORY CONSULTEES: Highways did not wish to comment.</p> <p>Cllrs. S Gazzard & B Taylor had no objection to the development but would prefer to see an extra parking space provided for the use of No 13 residents as the current hardstanding would be lost to the new dwelling.</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps – the plot was long and thin and more suited to a bungalow or 2/3 bedroomed house. The parking was currently insufficient for the amount of houses in the cul de sac and the turning circle too small for modern day cars.</p> <p>DECISION: Proposed: BT Seconded: LE No Objection but concurred with Cllrs S Gazzard & B Taylor that it would be preferable for a parking provision made for No. 13 as the existing provision would be lost to the new dwelling.</p>
LIMIT	13.02.18	

P18/019. ITEM FOR CONSIDERATION

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

Ref No: 045700

Premises: Savoy Cinema 7 Rolle Street, EX8 1HP

Ward: Town

Name of applicant: SCOTT CINEMAS SOUTHWEST LTD

PREMISES LICENCE APPLICATION TO INCLUDE

Premises Open Hours requested	Time From	Time To
Monday to Sunday	9:45am	11:40pm

Activities - Times requested	Time From	Time To
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B. Exhibition of films (Indoors)		
Monday to Sunday	10:00am	11:30pm

F. Playing of recorded music (Indoors)

Monday to Sunday	10:00am	11:00pm
J. Supply of alcohol for consumption ON the premises only		
Monday to Sunday	Noon	11:00pm

CONDITIONS OFFERED BY APPLICANT

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

There would be no "off" sales of alcohol and only ticket holding customers would be served. All staff receive induction training and regular up-dates on matters related to licensing conditions, public safety and welfare. There were head-office checks to ensure local compliance. Cinema staff have always to be aware of the age restrictions applicable to some films and likewise to alcohol sales: they received guidance and training to NVQ level in this. The premises would operate a Challenge 25 policy, the only acceptable forms of I.D. would be Passport, a photo driving licence or Government Approved PASS card. The cinema provided a safe, monitored environment for customers which reduced any risk of crime or disorder. Public and staff safety would be addressed by means of a suitable fire detection and alarm system, emergency lighting, firefighting equipment and regular recorded training in all safety matters. Key staff had first-aid qualifications. CCTV would be installed and maintained to the satisfaction of the Licensing Authority. Images would be retained for a minimum of 14 days copies of which would be supplied to the Licensing Authority or Police on request. The CCTV would be operational at all times whilst the premises were trading. If the system was faulty or not working then the Police and East Devon Licensing Service would be informed immediately. Details of the malfunction would be recorded in the premises incident book. Any littering was dealt with throughout the day by the cinema staff.

b) The prevention of crime and disorder:

At all times a suitably trained and qualified manager would be in charge on the premises. Customers are continually monitored by attendant staff and all areas other than the toilets are covered by CCTV visible to the duty manager. All customers were seated and an orderly, safe environment is maintained. Notices requesting that customers exit quietly were displayed by the main doors. Visible counter displays of alcohol would be secured by lockable metal shutters when the sales service was closed and alcohol stocks would be stored in locked store-rooms.

c) Public safety

The cinema had a fire detection and alarm system, emergency lighting and fire-fighting equipment. All plant was regularly checked and records of all routine checking and maintenance and staff training were available at the cinema. The operating company had carried out risk assessments for safety and health matters and these were addressed in the risk assessment and health and safety and environmental health documentation held by the cinema manager. Procedures were in place to ensure that food and drink offered for sale is in fit condition. Staff received special training in dealing with the needs of disabled customers and were also instructed on how to supervise and monitor children in the cinema, particularly those who were not with an adult parent or guardian. Alcoholic drinks would only be served in polycarbonate glasses and customers would not be permitted to take from the counter drinks still in bottles.

d) The prevention of public nuisance

Sound would not be played at volumes high enough to cause a nuisance to neighbours. Any street littering was dealt with throughout the day by cinema staff. Queuing was minimal as, for popular films, most tickets are bought in advance. Any pavement queuing

would be less problematic with the cinema entrance moved away from the rear of the bus shelter No customers would be permitted to take open containers of alcoholic or soft drinks from the premises.

e) The protection of children from harm

Staff receive particular training on how to effectively ensure a safe environment for children. Unaccompanied children were seated away from any adults who are not themselves with children. The age restrictions applicable to 12A, 15 & 18 category films are rigorously applied. Staff would be trained to operate a "challenge 25" policy to ensure that persons under 18 years cannot purchase alcohol and would also be trained to monitor and take action if they suspect a "proxy" purchase of alcohol for a minor No trailer for a category of film higher than that being shown was included in the programme. All poster and other advertising material was approved by the relevant bodies.

Last Date for receipt of representations by the Licensing Authority: 09 February 2018

Members had a preference that drinks should be served in reusable vessels, considering the recent plastics campaign and drinking should not be allowed in the auditorium as it was felt unnecessary.

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.

P18/020. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land to rear of Parkside Drive and Valley Way
TPO No: 17/0150/TPO

Proposal: Land at or adjacent to Brook House, Castle Lane
TPO No: 17/0116/TPO

The above tree preservation orders have been confirmed by EDDC Arboricultural team.

(ii) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION

Copy letters for 74 Valley Way and Fairy Cross, Marley Road were circulated for information.

P18/021 . EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
17/2996/FUL 5 The Copse	No Objection	Approval
17/2582/FUL 188A Exeter Road	No Objection	Conditional Approval
17/2917/FUL 44 Rolle Street	No Objection	Conditional Approval
<u>17/2702/FUL</u> 39 Littleham Road	No Objection	Refusal

17/2286/MFUL Q Club, Elm Grove	No Objection	Conditional Approval
17/2971/FUL 25 Parkside Drive	No Objection	Approval
<u>17/1491/OUT</u> 60 Douglas Avenue	Objection	Conditional Approval
17/2021/FUL Amberwood Nursing Home 231 Exeter Road	No Objection	Conditional Approval
<u>17/1941/FUL</u> Land to Rear of 54 Douglas Avenue	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: 19.14

SIGNED:DATED:.....