

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 26th MARCH 2018 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill (FC)
M Chapman (MC)
T Dumper (TD)
B Nash (BN)
C Nicholas (CN)
B Toye (BT)

APOLOGIES: Councillors R Masding & J Trail

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

Lynne Jones spoke against 17/3051/FUL, 1 The Broadway, Construction of 1 no. dwelling, alterations and extensions to existing dwelling (including raising the ridge height and the installation of dormer windows) to create 3 no. dwellings, widening of existing vehicular accesses onto Salterton Road. Amended plans for consultation tonight are:- Revisions to dormer windows and roof lights for the conversion of the existing dwelling, reduction in footprint of proposed dwelling and changes to elevation.

William Weston and Mike Benjamin, spoke against 16/3036/MFUL, 22 - 24 Albion Hill, EX8 1JS, Mr & Mrs Tompkins & Waller, demolition of 2 no. dwellings and construction of 12 no. apartments Amended plans for consultation tonight are:- Re-positioning proposal, changes to elevations and position of windows, reduction in the number of units from 12 to 10 and amended red-line location plan to include vehicular entrance.

Mrs Membury spoke in respect of the campervan Traffic Order – item (iv) on Items for Consideration.

Daphne Currier spoke against the licence for Site for Temporary Uses Queens Drive - item (ii) on Items for Consideration.

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

P18/034. MINUTES

The minutes of the meeting held on 5th March 2018 were approved.

P18/035. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in applications 18/0339/TRE as the applicant's partner was a work colleague and 16/3036/MFUL as Jacky Haydon was a work colleague.

Councillors M Chapman and C Nicholas declared an interest in Premises Licence for Items for Consideration (i) Manor Gardens & (ii) Temporary Events on Queens Drive as they sat on Licensing Sub Committee at East Devon District Council.

Councillor T Dumper in respect of Premises Licence for Items for Consideration (ii) Temporary Events on Queens Drive as he was an EDDC Councillor and was a member of the Exmouth Regen Board.

P18/036. URGENT BUSINESS

None.

P18/037. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/0271/TRE</u>	<p>South Lodge, St Johns Road, EX8 5EG Mr R Rudkin T1 to T7 Sycamores: Prune branches back to the property boundary where they overhang adjacent property (Oakford) and adjacent public highway (Dinan Way).</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – A visually significant group of trees growing mainly adjacent to the properties on the Southern boundary with Dinan Way. The proposed works seek to remove foliage off the public highway at the request of DCC Highways and vegetation growing over neighbouring property to the west. The works would not significantly impact on the visual amenity and were reasonably justified.</p> <p>Recommendation for approval.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: CN Seconded: MC</p> <p>Approved in accordance with the Tree Officer's report.</p>
LIMIT	09.04.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0289/TRE</u>	<p>16 Brixington Drive, EX8 4HJ Mr Cornell T1, Ash: Crown reduction - Reduce tree height by 2 meters to retain a tree with a finished tree height of 9 meters. Remaining crown to be reduced by thinning out re-growth removing longest re-growth.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's Report – A mature multi stemmed ash, growing in the applicant's rear garden and made a positive contribution to the amenity and character of the area. Historically managed it is a repeat of these works. Recommendation for approval.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: MC Seconded: CN</p>
LIMIT	03.04.18	Approved in accordance with the Tree Officer's report.
PLAN No:	<u>18/0339/TRE</u>	<p>DEFER PENDING TREE OFFICER'S REPORT 33 Evergreen Close, EX8 4RR Mr Eglinton T3, T4 & T5 - Turkey Oaks: Fell trees.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: Seconded:</p>
LIMIT	09.04.18	DEFERRED UNTIL 3RD April 2018
PLAN No:	<u>18/0340/TRE</u>	<p>DEFER PENDING TREE OFFICER'S REPORT 35 Evergreen Close, EX8 4RR Mr J Davies T9, Ash: Fell T14, Turkey Oak: Fell</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: Seconded:</p>
LIMIT	09.04.18	DEFERRED UNTIL 3RD April 2018

P18/038. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>18/0498/FUL</u>	<p>1 Hulham Mews, Marley Road, EX8 4PP Mr And Mrs D Pridham Construction of first floor extension over garage.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: TD Seconded: LE</p> <p>No Objection</p>
LIMIT	22.03.18	
PLAN No:	<u>18/0518/FUL</u>	<p>34 Hill Drive, EX8 4QQ Mr Peter Boorn Construction of single storey side and rear extension, dormer window to front elevation, extension to garage and change roof of garage from flat to pitched.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: FC Seconded: TD</p> <p>No Objection</p>
LIMIT	30.03.18	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>17/3051/FUL</u>	<p>1 The Broadway, EX8 2NW Mr William Holmes Construction of 1 no. dwelling, alterations and extensions to existing dwelling (including raising the ridge height and the installation of dormer windows) to create 3 no. dwellings, widening of existing vehicular accesses onto Salterton Road.</p> <p><u>Amended plans for consultation.</u> Revisions to dormer windows and roof lights for the conversion of the existing dwelling, reduction in footprint of proposed dwelling and changes to elevation.</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – 05.02.18 Objected 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. EDDC Trees – requested further information. Cllr M Williamson – recommended refusal.</p> <p>VIEWS OF REPRESENTATIONS: 7 x Reps – in respect of the original application 2 x Reps – in respect of the amended plans. The amended plans did not mitigate previous objections i.e. overbearing effect to neighbouring properties, particularly no.3, cramming and over development of the site. Still contrary to policy D1 (1,2 &3) and strategy 6.</p> <p>DECISION: Proposed: BN Seconded: FC</p> <p>Objection as previous 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. Added objections - the proposal is overdevelopment of the site and the access/exit onto the main Salterton Rd is dangerous with no turning circle within causing cars to reverse onto a busy main road. Members request a site visit by DMC members to the site.</p>
LIMIT	20.03.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0226/FUL</u>	<p>Foxholes Car Park Queens Drive Exmouth Beach Rescue Retention of existing container and placement of training/observation container above</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: Highways – Do not wish to comment</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No Objection</p>
LIMIT	30.03.18	
PLAN No:	<u>18/0329/FUL</u>	<p>3 Montpellier Road, EX8 1JN Mr & Mrs Neale Construction of side extension and alterations to front porch</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No Objection</p>
LIMIT	30.03.18	
PLAN No:	<u>18/0467/FUL</u>	<p>Flat 2 Clyde Lodge, 3 Cyprus Road, EX8 2DZ Miss Karen Wright Construction of single storey side extension</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No Objection</p>
LIMIT	26.03.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0477/VAR</u>	<p>16 Portland Avenue, EX8 2BS</p> <p>Mr J Low Variation of condition 2 (plans condition) of planning permission 16/1894/FUL (construction of detached dwelling) to vary access and parking arrangements</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Standing advice</p> <p>VIEWS OF REPRESENTATIONS: TARA – strongly objected to this variation to the original plans. This development has already defiled the street scene by the removal of one of a pair of distinctive red and buff coloured brick pillars and leaving a ragged end to the brick wall. The property lies within the extension to the Exmouth Conservation Area. TARA raised the issue with the Conservation Officer on 4th June 2017 and received a standard format acknowledgement soon afterwards but no further correspondence. As of 12th March 2018 the defilement of the external street facing wall remains with the original brick work from the pillar that was removed buried under the driveway.</p> <p>This variation now seeks permission to remove another brick pillar, of an even more distinctive style, with no mention that they plan to reinstate it or the previous one. In fact the plans submitted show that they intend to treat the application in the same way as it shows an outline of a pillar of the south and a cutaway wall to the north.</p> <p>We reiterate, that the property is in the Exmouth Conservation area which TARA fought for many years to have established, but when there is an infringement of the proposal no action would be taken to rectify the situation.</p> <p>TARA asks that not only should this variation be turned down but that action should be taken to have the previous pillar reinstated to bring the street scene back as it was previously.</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No objection subject to trees at proposed entrances to be retained and re-instatement of original pillars.</p>
LIMIT	28.03.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0562/FUL</u>	<p>100A Salterton Road, EX8 2PD Mr And Mrs E Drinkall Retention of conservatory.</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No Objection</p>
LIMIT	02.04.18	
PLAN No:	<u>18/0592/FUL</u>	<p>100A Salterton Road, EX8 2PD Mr & Mrs E G Drinkall Conversion of existing roof space together with formation of rear dormer</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BN Seconded: LE</p> <p>No Objection</p>
LIMIT	02.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/3036/MFUL</u>	<p>22 - 24 Albion Hill, EX8 1JS Mr & Mrs Tompkins & Waller Demolition of 2 no. dwellings and construction of 12 no. Apartments <u>Amended plans for consultation</u> Amended plans re-positioning proposal, changes to elevations and position of windows, reduction in the number of units from 12 to 10 and amended red-line location plan to include vehicular entrance. COMMENTS STATUTORY CONSULTEES: Highways – as the details on the required traffic regulation order are missing in the amended plans so the stance must remain that without suitable and enforceable parking restrictions along Albion Hill, congestion would likely be caused due to the lack of width at the proposed access point. Recommendation for refusal therefore still stands. Parish/Town Council – Jan & April 2017 - objected on the grounds of over development of the site and over bearing. Out of keeping with the streetscene and concern regarding the increase in the volume of traffic. VIEWS OF REPRESENTATIONS: 81 x Reps – in respect of the original application 4 x Reps – in respect of the amended plans. The amended plans do not mitigate previous objection. The proposal would dominate the streetscene, impact on neighbouring properties resulting in the loss of light, issues of overlooking and over bearing. Concerns about contaminated land associated with the demolished gasometer. The increase in traffic that the proposed development would generated and the difficulties of access with parked cars along this stretch of road. The proposed parking restriction would make the situation worse as the current arrangement with the car parked along this stretch works as a traffic calming measure. It is proposed that the car parking area will be free draining and there is concern this could potentially worsen existing flooding issues due to the clay soil in the area.</p> <p>DECISION: Proposed: BN Seconded: TD Object on the grounds of over development of the site and over bearing. Out of keeping with the street scene and a strong concern regarding the increase in the volume of traffic. Concern that the description states 10 units when there has been clarification today via email to neighbours that there are 11 units. Loss of affordable housing contribution. Request by District Councillors for the application to be sent to DMC to request a site visit.</p>
LIMIT	26.03.18	

		APPLICATIONS FOR DETERMINATION
WARD	Withycombe Raleigh	
PLAN No:	<u>18/0312/FUL</u>	15 Avondale Road, EX8 2NQ Mr N Shortland Construction of detached garage with store above COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: BT Seconded: TD Objection on the grounds of overdevelopment of the site and concerns that the building would be used for business use.
LIMIT	26.03.18	

P18/039. ITEMS FOR CONSIDERATION

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

Ref No. 045888

Premises: Manor Gardens, EX8 2AG

Ward: Town

Name of applicant: HOSPITALITY EXMOUTH LIMITED

**THIS IS A TIME LIMITED LICENCE
LIMITED TO THE 5 - 7 MAY 2018 & 27 - 29 JULY 2018 ONLY.**

Premises Licence Application to include

Premises Open Hours requested

Friday

Limited to the 5 May 2018 & 27 July 2018 only.

Saturday & Sunday

Limited to the 6 - 7 May 2018 & 28 - 29 July 2018 only.

Time From	Time To
4:00pm	10:30pm

Time From	Time To
Noon	10:30pm

Activities - Times requested

E. Performance of live music (Indoors & Outdoors)

Friday, Saturday & Sunday

Limited to the 5 - 7 May 2018 & 27 - 29 July 2018 only.

F. Playing of recorded music (Indoors & Outdoors)

Friday, Saturday & Sunday

Limited to the 5 - 7 May 2018 & 27 - 29 July 2018 only.

J. Supply of alcohol for consumption ON the premises only

Friday, Saturday & Sunday

Limited to the 5 - 7 May 2018 & 27 - 29 July 2018 only.

Time From	Time To
Noon	10:00pm

Time From	Time To
Noon	10:00pm

Time From	Time To
4:00pm	10:00pm

CONDITIONS OFFERED BY APPLICANT

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

That we comply with the Event Management Plan agreed with EDDC and the Police A family focused event No liquids to be brought into the gardens

b) The prevention of crime and disorder

Security provided to the satisfaction of the Police within Event Management Plan

c) Public safety

The site will become enclosed so that control of who is allowed in is monitored

d) The prevention of public nuisance

The gardens are public space anyway. We are proposing to section off an area which we have control of and can monitor

e) The protection of children from harm

Policy to deal with children and vulnerable adults is included in the Event Management Plan.

Last Date for receipt of representations by the Licensing Authority 27th March 2018

No objection.

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

Ref No: 045891

Premises: Site for Temporary Uses Queens Drive, EX8 2AY

Ward: Littleham

Name of applicant: EAST DEVON DISTRICT COUNCIL

Premises Licence Application to include

Premises Open Hours requested	Time From	Time To
Monday to Friday & Sunday	9:00am	11:00pm
Saturday	8:30am	11:00pm
Activities - Times requested	Time From	Time To
A. Performance of a play (Indoors & Outdoors)		
Monday to Friday & Sunday	9:00am	10:30pm
Saturday	8:30am	10:30pm
B. Exhibition of films (Indoors & Outdoors)		
Monday to Friday & Sunday	9:00am	11:00pm
Saturday	8:30am	11:00pm
E. Performance of live music (Indoors & Outdoors)		
Monday to Friday & Sunday	9:00am	11:00pm
Saturday	8:30am	11:00pm
F. Playing of recorded music (Indoors & Outdoors)		
Monday to Friday & Sunday	9:00am	11:00pm
Saturday	8:30am	11:00pm
H. Entertainment of a similar description to that falling within E, F, or G (Indoors & Outdoors)		
Monday to Friday & Sunday	9:00am	11:00pm
Saturday	8:30am	11:00pm
J. Supply of alcohol for consumption ON and OFF the premises		
Monday to Friday & Sunday	9:00am	10:30pm
Saturday	8:30am	10:30pm

CONDITIONS OFFERED BY APPLICANT

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

We will be communicating on a regular basis with blue light services. Risk assessments will be in place for each area of the site. Adequate maps and signage will be installed on site. Emergency exits will be agreed by Fire safety officer, signed and lit at night. Staff on

site will aware and trained in emergency procedures. Fire equipment installed (as agreed by a fire safety officer).

b) The prevention of crime and disorder

A4 sized warning notices will be displayed in public areas of the premises and at all entrances advising that CCTV is in operation. The signs located at entrances should be located on the exterior of the building at, and adjacent to, all public access doors. All signs will comply with the requirements of the Data Protection Act 2002. Training records will be retained for at least 12 months and made available for inspection by officers of both the Licensing Authority and the Police.

c) Public safety

The CCTV system must be operational at all times whilst the premises are trading. If the system is faulty or not working then the Police and East Devon Licensing Service must be informed immediately. Details of the malfunction must be recorded in the premises incident book. A4 sized warning notices must be displayed in public areas of the premises and at all entrances advising that CCTV is in operation. The signs located at entrances should be located on the exterior of the building at, and adjacent to, all public access doors. All signs will comply with the requirements of the Data Protection Act 2002. No customer carrying open vessels containing alcohol will be admitted to the premises at any time. No customers will be permitted to take open vessels containing alcohol from the premises.

d) The prevention of public nuisance

The premises will adopt a Challenge 21 policy. The only acceptable forms of ID will be Passport, Photo Driving Licence or Government Approved PASS Card. The licence holder must ensure that all staff receive appropriate training regarding emergency and general safety precautions and procedures. The licence holder must ensure that all staff are aware of their social and legal obligations and their responsibilities regarding the sale of alcohol. 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. The incident book must be kept on the premises at all times and must be made available for inspection by officers of both the Licensing Authority and the police. We will adhere to noise levels set and agreed by Environmental health officer

e) The protection of children from harm

SIA security staff shall be employed at the premises at the discretion of the Designated Premises Supervisor/Holder of the Premises Licence in accordance with their assessment of risk for events at the premises. A written risk assessment shall be prepared. The risk assessment shall be made available for inspection by the authorities on demand

Last Date for receipt of representations by the Licensing Authority 23rd March 2018

No objection subject to the conditions put forward by The Police and Environmental Health forming part of the licence conditions.

(iii) STREET CAFÉ LICENCE

Proposal for: The Warehouse, Exmouth

Consultation End Date: 03 April 2018

Please find attached copy letter and site plan for your information.

No objection. Members wished it to be noted that the disabled parking spaces which faced the tables and chairs were not outlined on the plan so it was unclear as to whether the tables and chairs would encroach on those spaces.

(iv) PROPOSED TRAFFIC ORDERS RELATING TO THE PARKING OF MOTOR CARAVANS IN EXMOUTH

Proposed traffic orders from East Devon District Council and Devon County Council in respect of the parking of campervans in Exmouth are under consultation. The combined proposals are based on recommendations from the Town Council’s Campervan TAFF.

View proposed orders by clicking on the links below:

Devon County Council (Exmouth Seafront) (Prohibition of Motor Caravans & Various Restrictions) Amendment Order : [Advert & Draft order](#)

Date limit for comment 22 March 2018 (Extension to 26 March 2018)

East Devon District Council: <http://eastdevon.gov.uk/consultation-and-surveys/parking-places-order-in-exmouth/>

Date limit for comment 6 April 2018

Support was given to the Traffic Orders relating to the parking of motor caravans in Exmouth.

P18/040. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
<u>17/2970/FUL</u> 27 Exeter Road	No Objection	Refusal
<u>18/0098/FUL</u> 20 Iona Avenue	Objection	Conditional Approval
18/0253/FUL 8 Dunsford Close	No Objection	Approval
17/2948/FUL Beach Gardens	No Objection	Conditional Approval
17/3058/FUL Flat 1, 18 Morton Crescent	No Objection	Conditional Approval
18/0345/FUL 60 Langstone Drive	No Objection	Approval
18/0283/FUL 9 Hartley Road	No Objection	Approval
18/0291/FUL 82 Salterton Road	No Objection	Conditional Approval
<u>17/1539/MFUL</u> Land to the South of Redgate, Salterton Road	Objection	Refusal
<u>18/0191/FUL</u> 15 The Broadway	No Objection	Refusal
18/0255/FUL 15 Danby Terrace	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: 20.15pm.

SIGNED:DATED: