

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON TUESDAY 3 APRIL 2018 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)
F Caygill (FC)
M Chapman (MC)
T Dumper (TD)
T Hill (TH)
R Masding (RM)
B Nash (BN)
C Nicholas (CN)
J Trail (JT)

APOLOGIES: Councillors B Toye & C Channon (DCC)

P18/041. MINUTES

The minutes of the meeting held on 26 March 2018 were approved.

P18/042. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Councillor L Elson declared a personal interest in applications:

- Street Trading application from The Wandering Pig as she was a trustee of the Abbeyfield Society. The siting of the van was in the service lane to the side of the Abbeyfield home which housed vulnerable and elderly people
- 18/0339/FUL as the applicant's wife was a work colleague
- 16/3036/MFUL as one of the objectors for the application was a work colleague
- 18/0610/FUL as the applicant was a trustee of Exmouth & Lympstone Hospiscare

Councillor J Trail declared a personal interest in:

- 16/3036/MFUL as he was a DCC HATOC member so did not wish to vote or speak on the application.
- 18/0610/FUL as the applicant was a personal friend

Councillor C Nicholas declared a personal interest in:

- 18/647/FUL as she knew the objector.

Councillor T Hill declared a personal interest in:

- 18/0715/FUL as he was a friend of the applicant.

All members declared a personal interest in respect of Cllr Steve Gazzard's application for a street trading licence as he was a member of this Council.

Councillors M Chapman and C Nicholas declared an interest in Car Park and Street Trading Licence applications as they sat on Licensing Sub Committee at East Devon District Council.

P18/043. URGENT BUSINESS

(i) EDDC PLANNING TRAINING

EDDC Planning Department had confirmed that they would run an afternoon training session for Town and Parish Council Councillors and officers on **Wednesday 25 April**

between 2pm and 4pm and an evening session on **Thursday 31 May between 6pm and 8pm**. The Chairman asked all members to attend.

(ii) CAR PARK LICENCE

Woodfired Pizza Van

Imperial Rd Exmouth - Thursdays 5pm - 8 pm

The Committee objected to this weekly licence on the grounds that it would take trade away from local businesses and would have a harmful effect on the local economy. The application did not include a location plan of where the van would be sited in the car park. Members felt that a car park was an inappropriate location for this type of business. Concern was raised over public safety and the protection of children with vehicles moving within the car park located next to the sports centre.

(iii) NOTIFICATION OF A STREET TRADING APPLICATIONS RECEIVED

Morris Minor Owners Club - Devon Branch

Exmouth Imperial Recreation Ground

Date: 19th August 2018

The application is for: Charity table stall and catering van

Date Limit for comment: 06.04.18

Members had no objection to this one-day charity event.

Cllr S. Gazzard

Strand Gardens Exmouth

Date: 21st July 2018 - One Day

The application is for: Transplant Awareness Day with up to 55 trading stalls

Date limit for comment: 09.04.18

Members had no objection to this one-day charity event.

Note: Members has previously declared a personal interest.

The Wandering Pig

Top of Bradham Lane

Trading Days: 11am – 2.30pm

The application is for: Wood Fired Pizza Van

Date limit for comment: 09.04.18

Members objected to this application on the grounds of public nuisance and public safety. The proposed site was in the service road next to sheltered housing for elderly and vulnerable adults. The Abbeyfield Society had not been advised or consulted on the application. The proposed location on a busy junction with pedestrian crossings raised concern about road safety.

Little Fish Hut

Exmouth Sea Front, Nr Orcombe Point

Dates: 21st April 2018 from 11am - 5pm – One-day charity event

The application is for: Mobile Catering Van

Date limit for comment: 12.04.18

P18/045. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>18/0610/FUL</u> Note: Cllr L Elson and J Trail had previously declared an interest.	St Cecilia, Marley Road, EX8 5DW Mr And Mrs R Missen Construction of two storey rear extension and front porch. COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment VIEWS OF REPRESENTATIONS: None DECISION: Proposed: MC Seconded: CN Objection on the grounds of insufficient information concerning water runoff in an area prone to problems.
LIMIT	03.04.18	
WARD	Halsdon	
PLAN No:	<u>18/0626/FUL</u>	137 Hulham Road, EX8 4QZ Mrs P. McKenzie Construction of single storey rear extension COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: FC Seconded: TD No Objection
LIMIT	11.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0647/FUL</u> Note: Cllr C Nicholas had previously declared an interest.	66 Hulham Road, EX8 3JZ Mr S Coombes Construction of single storey rear extension, raised patio and hardstanding area to the front. COMMENTS STATUTORY CONSULTEES: Highways – Do not wish to comment VIEWS OF REPRESENTATIONS: 1 x Rep – Object on the grounds of loss of light into their main living room window and on their sun terrace. Concerned about noise during the construction phase and structural damage to party wall between 66 & 68 by the removal of the chimney breast. DECISION: Proposed: TD Seconded: LE Objection on the grounds of the water runoff created by the hardstanding parking area to the front, loss of light to the adjoined property and garden.
LIMIT	06.04.18	
PLAN No:	<u>18/0650/FUL</u>	4 Seafield Avenue, EX8 3NJ Mr Jamie Ellor Raising the ridge to allow for loft conversion and construction of extension to front elevation including new porch (revised scheme to 17/1826/FUL) COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: FC Seconded: TD No Objection
LIMIT	05.04.18	

		APPLICATIONS FOR DETERMINATION
WARD	Littleham	
PLAN No:	<u>18/0335/FUL</u>	<p>3 Claredale Road, EX8 2EE Stephen Smith Demolition of existing garage and construction of single storey replacement</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BN Seconded: LE No Objection</p>
LIMIT	11.04.18	
PLAN No:	<u>18/0526/FUL</u>	<p>10 Barnfield Avenue, EX8 2QE Faith Reynolds Construction of single storey rear extension</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – No objection in principle to the proposal, subject to a condition that prohibited the flat roof being used as a balcony on grounds of loss of privacy, amenity and overlooking.</p> <p>DECISION: Proposed: BN Seconded: LE No Objection subject to flat roof not being used as balcony area.</p>
LIMIT	03.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>16/3036/MFUL</u> Note: Cllr L Elson and J Trail had previously declared an interest.	22 - 24 Albion Hill, EX8 1JS Mr & Mrs Tompkins & Waller Demolition of 2 no. dwellings and construction of 12 no. Apartments AMENDED PROPOSAL DESCRIPTION – NO NEW DOCUMENTS TO VIEW Amended plans re-positioning proposal, changes to elevations and position of windows, reduction in the number of units from 12 to 11, and amended red line location plan to include vehicular entrance. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BN Seconded: LE Objection still stood as before.
LIMIT	09.04.18	
WARD	Town	
PLAN No:	<u>18/0438/FUL</u>	95A Exeter Road, EX8 1QD Mrs Karen Gosling Conversion of first floor flat to dentist in association with ground floor COMMENTS STATUTORY CONSULTEES: Environmental Health – Do not anticipate any environmental health concerns. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: RM Seconded: TH No Objection
LIMIT	03.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0573/LBC</u>	<p>Manor Hotel, The Beacon, EX8 2AG Manor Hotel EX8 Ltd Reinstate ground floor bay window on rear (north east) elevation</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TH Seconded: RM No Objection subject to List Buildings Officer’s report.</p>
LIMIT	12.04.18	
PLAN No:	<u>18/0715/FUL</u>	<p>27 Exeter Road, EX8 1PN Mr Rob Street Change of use and extension to form first floor office (B1 use) and alterations to shopfront</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>COMMENTS STATUTORY CONSULTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: RM Seconded: TH No Objection</p>
LIMIT	13.04.18	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>18/0614/PDJ</u>	<p>33 Exeter Rd, EX8 1PT Miss C Lau Prior approval for change of use from shop (A1) use to D2 (Assembly and Leisure)</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health - The proposal had the potential to impact on nearby residents. For this to be acceptable a condition would be required detailing the noise attenuation levels which needed to be attained. For example: the dance floor would need to be isolated from the structure of the building, the speaker brackets would need to be isolated from the wall or ceiling fixing point using sound absorbing material. The proposed hours of use did not extend beyond 7pm but this needed to be conditioned in order that future occupiers were similarly restricted. Requested applicant provide details of the means of installing and fixing the music speakers and dance floor in order to draft a suitable condition.</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Objected on the grounds of limited parking on a busy main road, noise from the dance studio during office hours would impact on business and customers. Down facing speakers would not make any difference to the transfer of noise.</p> <p>DECISION: Proposed: TH Seconded: RM No Objection subject to Environmental Health conditions.</p>
LIMIT	04.03.18	

APPLICATIONS FOR DETERMINATION		
WARD	Withycombe Raleigh	
PLAN No:	<u>18/0681/FUL</u>	<p>17 Prince Charles Close, EX8 4RG Miss Caroline Dean Construction of detached dwelling and provision of car parking spaces</p> <p>COMMENTS STATUTORY CONSULTTEES: Highways – Did not wish to comment</p> <p>VIEWS OF REPRESENTATIONS: 1 x letter of support</p> <p>DECISION: Proposed: LE Seconded: TD No Objection</p>
LIMIT	10.04.18	
PLAN No:	<u>18/0699/MFUL</u>	<p>The Spice Lounge, Prince of Wales Drive, EX8 4SW Punch Partnerships (PML) Ltd Construction of 10 residential units (comprising of 7 no. 2 bed dwellings, 2 no. 2 bed flats and 1no. 1 bed flat) and associated works including landscaping and car parking (following demolition of existing buildings)</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – Plans did not indicate whether there was any plan to build a wall or fence along the border between the parking area to block light from vehicles at night.</p> <p>DECISION: Proposed: TD Seconded: LE No Objection subject to the letter of objection being considered regarding a wall or fence along the border.</p>
LIMIT	16.04.18	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>18/0288/FUL</u>	10 Parthia Place, EX8 4RN L Thornhill Construction of two storey rear extension <u>Amended plans for consultation.</u> Change of extension roof from flat to pitched. COMMENTS STATUTORY CONSULTEES: Town Council – 19.02.18 – No objection VIEWS OF REPRESENTATIONS: None
LIMIT	04.04.18	DECISION: Proposed: LE Seconded: TD No Objection to amended plans.

P18/046. ITEMS FOR CONSIDERATION

(i) COMMUNITY ASSET NOMINATIONS

To consider of two community asset nominations submitted by the Save Exmouth Seafront Group for:

- Harbour View Café
- Exmouth Fun Park

qualified as assets of community value. Copy nomination forms were circulated for information.

Comments to be received by 20 April 2018.

Item deferred to next meeting 16 April 2018.

(ii) STREET CAFÉ LICENCE

Proposal for: The Sundowners, 15 The Strand

Consultation End Date: 19 April 2018

A copy letter and site plan was circulated for information.

The Planning Committee had no objection to the application.

(iii) CONCERNS RAISED REGARDING THE AVENUES DESIGN STATEMENT

Consideration was given to the response received from EDDC.

Cllr B Nash advised the Committee that at a meeting of Strategic Planning Committee in January 2016, item 212, the Avenue Designed Statement was officially classified as a document supplementary material guidance and therefore were satisfied.

P18/046. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land to the West of, St Johns Road

TPO No: 17/0151/TPO

The above tree preservation order had been confirmed by EDDC Arboricultural team.

(ii) APPEAL DECISION

Appeal Ref: APP/U1105/D/17/3192007

26 Travershes Close, Exmouth

The appeal was **dismissed** on 26th March 2018.

(iii) NOTIFICATION OF APPEAL

Appeal lodged for **12 Stevenstone Rd, Exmouth, EX8 2EP** – Construction of detached dwelling (amended proposal) - representations by **30th April 2018**.

(iv) NOTIFICATION OF APPEAL

Appeal lodged in respect of **89 Hulham Rd, Exmouth, EX8 4RD** – Construction of 2 storey side extension and single storey rear extension.

P18/047. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
18/0357/FUL 81 Parkside Drive	No objection	Approval
17/2944/FUL Land at Queens Drive	No objection	Temporary Approval
18/0281/FUL 23A Drakes Avenue	No objection	Conditional Approval
17/1922/FUL 125 Exeter Road	No objection	Refusal
18/0374/FUL 20 Camperdown Terrace	No objection	Conditional Approval
18/0426/FUL 36 Elmfield Crescent	No objection	Approval
17/2864/FUL 13 Park Way	No objection	Conditional Approval
17/3014/LBC A La Ronde	No objection	Conditional Approval
17/2791/LBC 48 Bicton Street	No objection	Retrospective Approval
18/0201/FUL 186 Salterton Rd	No objection	Conditional Approval
18/0414/FUL 82 Winston Rd	No objection	Conditional Approval

Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.

Cllr F Caygill advised members that at the request of the Chairman he had represented the Committee at a licensing mediation meeting regarding the premises licence application for the Exewake Ltd. The applicant discussed their statement of intent and Cllr F Caygill was satisfied that the members concerns had been address and therefore withdrew the Committees objection to the application.

The meeting closed at: 19.23

SIGNED:DATED:.....