

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 20 AUGUST 2018 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
T Dumper (TD)  
F Caygill (FC)  
M Chapman (MC)  
T Hill (TH)  
J Humphreys (JH)  
R Masding (RM)  
C Nicholas (CN)  
B Taylor (BT)

**APOLOGIES:** Councillors B Nash & B Toye

**P18/115. MINUTES**

The minutes of the meeting held on 6 August 2018 were approved.

**P18/116. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor F Caygill declared a personal interest in respect of planning application 18/1579/FUL, 5 Stevenstone Road as he knew the applicant.

Councillor T Dumper declared a personal interest in respect of planning application 18/1817/LBC and 18/1816/FUL, 3 The Beacon as was a patron of the Manor Hotel.

**P18/117. URGENT BUSINESS**

None

**P18/118. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>18/1551/TRE</u>	<p>22 Highbury Park, EX8 3EJ  <b>Mrs E Bancroft</b>                      Lime: Crown thin by 10%.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b>                      This early mature Common Lime with a height of over 10m grew directly north of the applicant's dwelling and within 3m of the garage. Seen from Highbury gardens it made a positive contribution to the amenity of the area. The foliage on the lower eastern branches touched the roof the garage. Historically the tree had been reduced and lifted, which had resulted in a number of pruning points showing some decay. The proposed works were minor, only removing a small proportion of the trees leaf area by making small pruning cuts throughout the external boundary of the tree crown. The works would not affect the amenity value or health of the tree.</p> <p><b>Recommendation for Approval</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      1 x letter of support</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: LE                      Approved in accordance with the Tree Officer's report.</p>
<b>LIMIT</b>	30.08.18	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>18/1563/TRE</u>	<p>75A Salterton Road, EX8 2EN  <b>Mr Carl Humphries</b>            01, Sweet Gum: Crown lift to a height of 4 metres above ground level.            02, Copper Beech: Crown lift to a height of 5 metres above ground level.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment</p> <p><b>Tree Officer's Report</b>            Both mature significant trees seen from Salterton Road made a positive contribution to the amenity of the area. The Cooper beech was over 14m in height with a crown clearance of approx. 1.5m. The proposed work would balance the eastern aspect with the remainder of the tree. The mature Sweet Gum was over 11m in height with a crown clearance of under 1.5m. The upper crown was distorted, with an unusual spread structure, with multiple leading stems. The crown lifting of these two trees was considered reasonable.</p> <p><b>Recommendation for Approval</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: LE            Approval in accordance with Tree Officer's report.</p>
<b>LIMIT</b>	31.08.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/1485/TRE</u>	<p>Land At Junction Of Maer Vale &amp; Cyprus Road, EX8 2DZ  <b>Mrs B Lowes</b>            Monterey Pine: Remove low branch overhanging Vale Court</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Cllr M Williamson</b> – No Objection and considered the works to be necessary.</p> <p><b>Tree Officer’s Report</b>            A large mature Pine growing in the public space outside the applicant’s property. The tree made a significant contribution to the amenity and character of the surrounding area and was visible from Cyprus Road and Maer Vale. The proposed works were in accordance with pre-application site meeting with residents of Vale Court.</p> <p><b>Recommendation for Approval</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: LE            Approval in accordance with the Tree Officer’s report. Should further decay be found whilst the works were being carried out members requested that the applicant re-consult with EDDC’s Tree Officer to ensure that the tree is safe.</p>
<b>LIMIT</b>	21.08.18	

**P18/119. To consider the Planning Applications for consultation set out below.**

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>18/1813/FUL</u>	<p>39 Ashleigh Road, EX8 2JY  <b>Mr N Hough</b>                      Retention of decking.</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: FC                      Seconded: TD                      No Objection</p>
<b>LIMIT</b>	24.08.18	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>18/1579/FUL</u>  <b>Note:</b> Cllr F Caygill had previously declared an interest.	<p>15 Stevenstone Road, EX8 2EP  <b>Mr Andrew Stott</b>                      Single storey front extension</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: JH                      Seconded: LE                      No Objection</p>
<b>LIMIT</b>	22.08.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/1789/VAR</u>	<p>41 Littleham Road, EX8 2QJ  <b>Edmondson and Liddle</b>            Variation of condition 3 of reserved matters application 17/0347/RES (boundary treatment) to allow variation and increase in height of boundary treatment.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>EDDC Trees – No Objection</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: FC            Objection to the variation as the 1 metre fence is out of keeping with the streetscene &amp; should be reduced to the original condition 3 (0.5m)</p>
<b>LIMIT</b>	04.09.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/1502/FUL</u>	<p><b>ADDENDUM</b></p> <p>34 Cranford Avenue, EX8 2QA  <b>Mr Malcolm Sansom</b>            Use of self-contained ancillary living accommodation as separate dwelling, with associated parking and amenity space</p> <p><b><u>Amended plans for consultation</u></b>            Amendments (16.08.18) relate to Existing and proposed west elevation plans not submitted with original application</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council - Meeting 23.07.18</b> - No Objection subject to the boundary screening between 34 &amp; 34A being enhanced and maintained to protect the amenity of number 34A.  <b>Highways 07.08.18</b> – No Objection though recommends provision of cycle parking space.  <b>Cllr B De Saram - 09.08.18</b> objected to this application because Ward Councillors were of the opinion that a site visit to the property should be made in order to determine "The amenity of occupiers of adjoining residential properties" because it would appear to fail Policy D1 of the Local Plan (2016) specifically in regard to 34a Cranford Avenue.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>15 x Rep</b> (13 of which received since Town Council discussed application)</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: LE            Objection as previous comment regarding the boundary screening between 34 &amp; 34A had not been addressed and would not appear to be in line with Policy D1 3 of the Local Plan.</p>
<b>LIMIT</b>	29.08.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>18/1817/LBC</u>  <b>Note:</b> Cllr T Dumper had previously declared an interest.	3 The Beacon, EX8 2AG <b>Manor Hotel</b> Enlargement of existing timber rear single door to double door to access parking space.  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: RM                      Seconded: TH No Objection subject to the Listed Building Officer's report.
<b>LIMIT</b>	28.08.18	
<b>PLAN No:</b>	<u>18/1816/FUL</u>	3 The Beacon, EX8 2AG <b>Manor Hotel</b> Enlargement of existing timber rear single door to double door to access parking space.  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – Did not wish to comment  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: RM                      Seconded: TH No Objection
<b>LIMIT</b>	27.08.18	



<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>18/1106/LBC</u>	<p>Travershes Cottage, Pound Lane, EX8 4NP  <b>Miss Rosie Sands</b>            Change of use from existing ancillary building into holiday let and new access gates</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>            None</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE            No Objection subject to the Listed Buildings Officer's report.</p>
<b>LIMIT</b>	03.09.18	
<b>PLAN No:</b>	<u>18/1013/FUL</u>	<p>Travershes Cottage, Pound Lane, EX8 4NP  <b>Miss Rosie Sands</b>            Change of use from existing ancillary building into holiday let and new access gates</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>            None</p> <p><b>VIEWS OF REPRESENTATIONS:</b>            None</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE            No Objection</p>
<b>LIMIT</b>	03.09.18	

**P18/120. ITEM FOR CONSIDERATION**

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

Ref No: 047005

Premises: 50 The Strand, EX8 1AL

Ward: Town

Name of applicant: Winehub Devon Ltd

**PREMISES LICENCE APPLICATION TO INCLUDE**

<b>Premises Open Hours requested</b>	<b>Time From</b>	<b>Time To</b>
Monday to Sunday	08:00	22:00

<b>Activities - Times requested</b>	<b>Time From</b>	<b>Time To</b>
<b>J. Supply of alcohol for consumption ON and OFF the premises</b> Monday to Sunday	08:00	21:30

**CONDITIONS OFFERED BY APPLICANT**

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

There would be no sale or supply of alcohol when there was either no designated premises supervisor or person authorised by them present at the premises. The responsible person would ensure that staff did not carry out, arrange or participate in activities for the purpose of encouraging the sale or supply of alcohol for consumption on the premises. The responsible person would ensure there was free water provided on request to customers.

b) The prevention of crime and disorder

No one carrying open bottles would be admitted to the premises at any time. An incident book would be maintained within which full details of all occurrences of disorder and refused alcohol sales at the premises must be recorded.

c) Public safety

Irresponsible drinks promotions would not be permitted, and the standards for the management of responsible drinks promotions including 'happy hours' produced by the British Beer and Pub Association would be complied with. The licence holder or people authorised by them must check the premises before it opens to the public to ensure there were no risks to patrons and that all safety precautions were in place. The licence holder must ensure that all staff were aware of their social and legal obligations and their responsibilities regarding the sale of alcohol. An adequate and appropriate supply of first aid equipment and materials must be available on the premises.

d)The prevention of public nuisance

The licence holder must ensure that staff regularly patrol the premises both indoors and out to supervise the orderly conduct of patrons. Prominent, legible notices requesting people to leave the premises and the area quietly must be displayed at all exits. Where outside areas were provided for the use of patrons facilities for the disposing and collecting of litter will be maintained.

e) The protection of children from harm

A challenge 25 policy must be employed where those individuals who appear to be under the age of 25 attempting to purchase alcohol must be asked for identification. The

only type of ID that would be accepted was PASS accredited ID, passport or photo driving licence. Any restrictions (if applicable) on the admission of children to the premises will be displayed outside the premises.

Last Date for receipt of representations by the Licensing Authority 6 September 2018

**RESOLVED to defer to the next meeting in order to establish if Winehub is to use the premises as a drinking establishment & whether change of use is needed.**

**P18/121. ITEMS FOR INFORMATION**

**(i) TREE PRESERVATION ORDER**

**Proposal:** Exmouth Town Football Club,  
**TPO No:** 18/0085/TPO

A copy of the provisional tree preservation order was previously circulated for information.

**P18/122. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
<u>18/1195/FUL</u> <b>Garages 2-7 Raddenstile Lane</b>	<b>No Objection</b>	<b>Refusal</b>
18/0926/VAR Rolle College Playing Field	No Objection	Conditional Approval
18/1008/LBC A La Ronde, Summer Lane	No Objection	Conditional Approval
18/1340/FUL 44 Valley Way	No Objection	Conditional Approval
18/1184/FUL 36 Egremont Road	No Objection	Conditional Approval
<u>18/1256/FUL</u> <b>18 The Crescent</b>	<b>Objection</b>	<b>Conditional Approval</b>
18/1639/FUL Maer Cross, Maer 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: 18.27**

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