

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON TUESDAY 4 SEPTEMBER 2018 AT 6.00 P.M.**

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

Councillor L Elson asked if members were happy for Councillor F Caygill to chair the meeting whilst she was present as he would be chairing the Planning Committee meeting on 17 September whilst she was on holiday.

Councillor F Caygill conveyed the members best wishes to Cllrs B Nash and B Toye who were currently unwell.

**APOLOGIES:** Councillors J Humphreys, B Nash & B Toye

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

EDDC Cllr M Armstrong spoke against addendum item, planning application 18/1715/FUL, 35 Springfield Road, EX8 3JY, Mr & Mrs Mark Batchelor, Construction of single storey rear and side extension, dormer windows to front and rear and front gable extension.

**Amended plans for consultation.**

Front dormer reduced in size, window added to rear dormer and chimney removed.

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

**P18/123. MINUTES**

The minutes of the meeting held on 20 August 2018 were approved.

**P18/124. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor L Elson declared a person interest in respect of planning application 18/1769/FUL, Rose Lodge Care Home, 2 Isca Road, as her employer supported residents within the care home.

**P18/125. URGENT BUSINESS**

None

**P18/126. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>18/1815/TRE</u>	<p>21 Hereford Close, EX8 5QT  <b>Mr Angela Jones</b>                      T1 - Oak: Crown raise to 4m above ground level</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – A maturing native oak growing on the far western boundary of the owner's garden. The crown of the tree overhung the adjacent public open space and public footpaths and made a positive contribution to the amenity of the area. The proposed works followed pre-application advice from the EDDC Tree Officer and sought to remove low foliage which grew down over the adjacent footpaths.</p> <p><b>Recommendation for APPROVAL</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: MC                      Seconded: CN                      Approval in accordance the Tree Officer's report.</p>
<b>LIMIT</b>	02.10.18	

P18/127. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
<b>PLAN No:</b>	<u>18/1992/FUL</u>	<p>1 Vernon Road, EX8 4JP  <b>Mrs Sally Tacchi</b>            Construction of single storey rear 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: MC                      Seconded: CN            No Objection</p>
<b>LIMIT</b>	14.09.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>18/1715/FUL</u>  <b>Note:</b> EDDC M Armstrong spoke during the public speaking time.	<p><b>ADDENDUM</b>            35 Springfield Road, EX8 3JY  <b>Mr &amp; Mrs Mark Batchelor</b>            Construction of single storey rear and side extension, dormer windows to front and rear and front gable extension.  <u><b>Amended plans for consultation.</b></u>            Front dormer reduced in size, window added to rear dormer and chimney removed.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> – meeting 06.08.18 – No Objection  <b>Cllr J Elson</b> - recommended objection and a site inspection.            The plan did not show a bedroom 3 only 1,2 and 4. Was the office a bedroom? The front elevation of the proposal was out of keeping to the rest of Springfield Road. Many had front and rear dormers but were of the conventional construction. This had 2 roof extensions, one with a small dormer and the other with a vortex design. The rear dormers were the same as others in the road. This seemed to be overdevelopment of the site. It made a substantial house out of a bungalow.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>3 x Reps</b> in respect of the original application, there was concern that the front gable was too large for the size of the bungalow, the design and material was out of keeping with other bungalows and it was overdevelopment of the site.</p> <p><b>DECISION:</b> Proposed: LE                      Seconded: TD            Members wished to retract their previous comment and object to the application in light of the additional information received. The proposal was considered out of keeping and would have a detrimental effect on the streetscene. Concerned that the front dormer was too prominent and overbearing. Members felt the windows overlooking neighbouring properties to be an unacceptable level. The proposal doubled the footprint of the bungalow and therefore deemed to be overdevelopment.</p>
<b>LIMIT</b>	13.09.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>18/1947/FUL</u>	<p>Tide Reach, 4 Raddenstile Lane, EX8 2JH  <b>Mr Hughes</b>  Construction of first floor extension, terrace and extension to lower ground floor. Provision of cladding to all elevations.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> did not wish to comment</p> <p><b>Cllr. M Williamson</b> supported this application. Although it increased the footprint and mass of the dwelling, its contemporary approach gave it clearer and cleaner lines and increased its functionality. It was in a relatively secluded position and should have in his view no impact on adjacent properties.</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: LE                      Seconded: MC  No Objection</p>
<b>LIMIT</b>	11.09.18	
<b>PLAN No:</b>	<u>18/1943/FUL</u>	<p>24 Louisa Place, EX8 2AL  <b>Mr And Mrs D McGrane</b>  Demolition of existing extension and construction of single storey rear extension.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> did not wish to comment</p> <p><b>Cllr. M Williamson</b> supported this application which was a replacement build. It conformed to the usual requirements for a Conservation Area in respect of footprint, materials to be used and colours. Did not see any detriment to neighbouring properties or to the street scene.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: LE                      Seconded: MC  No Objection</p>
<b>LIMIT</b>	07.09.18	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/1769/FUL</u>  <b>Note:</b> Cllr L Elson had previously declared an interest.	<p>Rose Lodge Care Home, 2 Isca Road, EX8 2EZ <b>Mr Peter De Groot</b> Single storey extensions to provide 3 no. additional bedrooms, staff training room and toilets together with lounge extension, relocation of shed, formalisation of parking and new refuse store</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Highways</b> did not wish to comment. <b>Cllr. M Williamson</b> supported this application which extended much needed social care provision and did not, in his view, have a detrimental impact on adjacent residential properties. However, in view of previous problems when the extension was built, strongly recommend that a CEMP be conditioned to include: 1.No parking of contractors' vehicles or workmen's private cars in Long Lane. 2.No deliveries of materials via Long Lane. (Reason: To ensure that Long Lane is accessible at all times for the residents of Aldborough Court and Broad Reach House and for refuse and emergency vehicles.)</p> <p><b>VIEWS OF REPRESENTATIONS:</b> <b>2x Reps</b> – concerned that Long Lane would be shut off to local residents as it was last time they extended the home and that the parking area for nearby Aldborough Court flats will be used as a turning area.</p> <p>The owner of a flat at Croylands Court, 2a Isca Road, was concerned that the plans showed the rear wall of their garage as the boundary line. The correct boundary should show a wedge of land behind their garage in order for them to maintain and repair their garage.</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: LE No Objection subject to any approval granted included a CEMP which contained the conditions recommended by Cllr M Williamson and for Environmental Health to monitor during the construction phase to ensure that it these were complied with, due to historical issues with previous extension built.</p>
<b>LIMIT</b>	06.09.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/1757/LBC</u>	<p>Flat 3, 9 Rolle Road, EX8 2AA  <b>Mrs June Vivien Rosser</b>            Replace 2 no. uPVC dormer windows on front (south west) elevation and 1 no. uPVC semi-circular window on side (south east) elevation and 1 no. uPVC semi-circular on the side (north west) elevation with wooden slim-line double glazed units</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</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: LE            No Objection subject to Listed Building Officer's report.</p>
<b>LIMIT</b>	14.09.18	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/1282/FUL</u>	<p>Regents Gate (Land Adjacent To St Josephs Primary School) Long Causeway  <b>South West Water Ltd</b>            Provision of sustainable urban garden drainage system feature (rain garden)</p> <p><b><u>Amended plans for consultation.</u></b>            Arboricultural report, drainage details shown on plan and footpath realigned</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> on 25<sup>th</sup> June 2018 had no objection and fully supported the scheme</p> <p><b>EDDC Engineers - Dave Cook And Dave Turner</b>            East Devon were supportive of the plans to enhance the public open space adjacent to Regents Gate which would provide additional amenity, whilst also reducing the risk of sewer flooding, and pollution from combined sewer overflows downstream of the site. East Devon would continue to work with South West Water to agree future maintenance of this area to ensure it did not place an unacceptable level of additional demand on their StreetScene team.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>14 x Reps</b> – in respect of the original application</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: LE            No Objection to the amended plans subject to agreement between EDDC and SWW regarding future maintenance of the site in light of concerns from local residents on the up keep of the area. Members requested that they were kept informed of the outcome of the arrangements agreed for future maintenance.</p>
<b>LIMIT</b>	06.09.18	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/0963/FUL</u>	<p><b>ADDENDUM</b>  Flat 4, Portland Court, 1 Portland Avenue,  EX8 2DJ  <b>Mr S Crook</b>  Construction of first floor side and rear extension</p> <p><b><u>Amended plans for consultation.</u></b>  Reduction in mass and height of proposed extension</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Highways</b> – Did not wish to comment  <b>Town Council</b> – 14.05.18 – No Objection  <b>Conservation</b> - Whilst a single storey extension was considered acceptable there were concerns regarding the additional floor. The culminated mass of both the existing projection and the proposed extension, would neither enhance nor preserve the special architectural and historic character and appearance of the conservation area.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – in respect of the original application.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: BT  Members wished to retract their previous comment and object to the amended plans in light of the comments received from the Conservation Officer.</p>
<b>LIMIT</b>	13.09.18	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>18/0742/F UL</u>	<p>Flats 1 &amp; 2, 1 - 2 The Strand, EX8 1AB  <b>L&amp;C Investments Ltd</b>  Replacement of timber windows with UPVC on front and side elevations</p> <p><b><u>Amended plans for consultation.</u></b>  Amended materials to aluminium and amended window design</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> on 25<sup>th</sup> June 2018 had no objection subject to Conservation Officer's report.  <b>Conservation 27.06.18</b> – Considered original proposal unacceptable and recommended the use of slim profile glazing in traditional formed timber framed windows.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  1 letter of support from tenant of one of the flats.</p> <p><b>DECISION:</b> Proposed: RM                      Seconded: TD  Members wished to retract their previous comment and object to the amended plans in light of the comments from the Conservation Officer. The recommendation from the Conservation Officer was for traditional formed timer framed windows.</p>
<b>LIMIT</b>	04.09.18	

APPLICATIONS FOR DETERMINATION		
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>18/1911/FUL</u>	190 Withycombe Village Road, EX8 3BD <b>Mr &amp; Mrs Gooding</b> Proposed new dwelling  <b>COMMENTS STATUTORY CONSULTTEES:</b> <b>Highways</b> – comments to follow  <b>VIEWS OF REPRESENTATIONS:</b> 1 x Rep who objected to the lack of parking provision for No. 190 and the assumption of access over a shared footpath.  <b>DECISION:</b> Proposed: FC                      Seconded: BT Objection on the ground that the proposal was overdevelopment of the site, no mains sewer, insufficient information and the risk of flooding in the area.
<b>LIMIT</b>	10.09.18	

**P18/128. ITEM FOR CONSIDERATION**

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

**DEFERRED ITEM FROM PREVIOUS MEETING**

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 exists. 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

EDDC licensing had responded to questions raised at the previous meeting.

Members resolved that did not wish to comment.

**P18/129. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
18/1691/FUL 77 Scott Drive	No Objection	Conditional Approval
18/1647/FUL Cherrywood, Maer Lane	No Objection	Conditional Approval
18/1646/FUL 4 Halsdon Avenue	No Objection	Conditional Approval
1/1523/FUL 42 Park Road	No Objection	Conditional Approval

18/1467/FUL 315 Exeter Road	No Objection	Approval
18/1609/FUL Hedges, Marley Road	No Objection	Conditional Approval
18/1213/FUL 127 The Marles	No Objection	Approval
18/1499/FUL 3 Freelands Close	No Objection	Approval
<u>18/1203/FUL</u> <b>78 Foxholes Hill</b>	<b>Objection</b>	<b>Conditional Approval</b>
18/1739/FUL 2 Seymour Road	No Objection	Approval
<u>18/1179/FUL</u> <b>24 Hamilton Road</b>	<b>Objection</b>	<b>Approval</b>
18/0699/FUL The Spice Lounge, Prince of Wales Drive	Objection	Withdrawn
<u>17/2790/LBC</u> <b>48 Bicton Street</b>	<b>No Objection</b>	<b>Refusal</b>

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

**The meeting closed at: 18.52**

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