

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 7 JANUARY 2019 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
B Bailey (BB) Observer  
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:** None

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Ann Membery, Nick Hookway and Alec Huett spoke against planning application 18/2842/FUL, Land At Queens Drive (East Of Ocean Buildings), East Devon District Council, temporary use of land, buildings and structures for a thirty six month period for the purposes of entertainment, recreation and leisure.

EDDC Cllr P Skinner spoke in support.

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

**P19/001. MINUTES**

The minutes of the meeting held on 17 December 2018 were approved.

**P19/002. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor L Elson declared a personal interest in tree application 18/2638/TRE, Brandon House, 29 Douglas Avenue as employer Hospiscare cared for residents at the home.

Councillor J Humphreys declared a personal interest in planning application 18/2842/FUL, Land at Queens Drive as he had been a previous member of the Regeneration Board. Councillor T Dumper also declared a personal interest as he was a member of the Regeneration Board and was also a District Councillor.

Councillor B Bailey was attending as an observer but wished to declare an interest as he was a member of EDDC's Development Management Committee so would not vote on any application.

**P19/003. URGENT BUSINESS**

None

**P19/004. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Halsdon</b>	
<b>PLAN No:</b>	<u>18/2615/TRE</u>	<p>1 Phear Avenue, EX8 2JS  <b>Mr David Manning</b>                      T1, Oak: Crown reduction of two lowest limbs on western side of tree.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's Report</b> – This mature prominent native oak was growing near the crest of Marpool Hill and was a significant visual feature on elevated ground seen from some distance away thus making it an important contribution to the amenity of the area. A larger companion tree had to be removed several years ago, consequently this tree formed with a crown bias to the west and had recently shed a main western lateral limb. There were now two lower limbs which appeared over extended in the direction of the footpath &amp; highway. These proposed works were considered necessary to prevent further limb failure. The proposed works would in the short term be detrimental to the amenity of the tree, but long term would hopefully allow the tree to develop a more compact lower crown form.</p> <p><b>Recommendation for Approval</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: FC                      Seconded: LE                      Approval in accordance with the Tree Officer's report.</p>
<b>LIMIT</b>	09.01.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>18/2638/TRE</u>  <b>Note:</b> Cllr L Elson had previously declared an interest.	<p>Brandon House, 29 Douglas Avenue, EX8 2HE <b>Mr Marsh</b> T1, Birch - dismantle and fell</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> <b>Tree Officer's Report</b> – This maturing silver birch on the west end of the properties north boundary had been planted below overhead utilities, therefore the top had historically been removed to clear the lines. As a result, the tree was unattractive and would continue to require topping the future. Birch was a poor species selection for this position. The removal of the tree was considered appropriate subject to its replacement with a much smaller decorative tree species.</p> <p><b>Recommendation for Approval</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: JH                      Seconded: LE Approval in accordance with the Tree Officer's report.</p>
<b>LIMIT</b>	15.01.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>18/2404/ADV</u>	<p>Spoken, 43 The Strand, EX8 1AL  <b>Mr Nightingale</b>            Installation of replacement fascia (illuminated externally) and 1 no. externally illuminated hanging sign  <u><b>Additional Information</b></u>            Details of the location of the hanging sign</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Conservation 12.12.18</b> - The level and detail of the supporting information was poor, including the Heritage Statement. However, the principle of the replacement fascia and signage was acceptable, subject to further clarification. Whilst a timber fascia would be preferable, this was certainly an improvement on the existing situation and the use of a grey background with yellow lettering more appropriate for this prominent corner building, listed Grade II. It was not clear from the plans where the hanging sign on a traditional metal bracket was to be located, but the overall principle of the signage was acceptable. This information should ideally be supplied prior to any decision to avoid the need for conditions.  <b>PROVISIONAL RECOMMENDATION - PROPOSAL</b>  <b>ACCEPTABLE</b> in principle, but details of location of hanging sign required.</p> <p><b>Conservation 7.01.19</b> – Additional information received 17.12.18. The location of the hanging sign was now shown to be to the left-hand side (facing) of the main entrance. However, this should be clearly shown on the 1:50 drawings to show height the exact height and location and relationship to the whole shopfront fascia. No objections in principle.            NB.            1. County Highways it was suggested they were sent any amended plans for comments;</p> <p><b>Environmental Health</b> - did not foresee any Environmental Health Pollution issues with this proposal, therefore had no further comment to make.</p> <p><b>Highways 12.12.18</b> – Did not believe the signs present a visual distraction contrary to highway safety or that the proposed signs will cause a physical obstruction to the adjacent footway &amp; carriageway therefore have no objection.</p> <p><b>Town Council on 10<sup>th</sup> December 2018</b> were minded to approve the application subject to the provision of details of the location of the hanging sign in line with the Conservation Officer's report.</p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: RM                      Seconded: TH            Approval subject to confirmation that the height of the hanging sign was mounted at the required minimum height by DCC Highways.</p>
<b>LIMIT</b>	08.01.19	

P19/005. 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>18/2805/FUL</u>	26 Oakleigh Road, EX8 2LN <b>Mr Alan Gooding</b> Alterations to front garden to create off road parking  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: TD                      Seconded: FC No Objection
<b>LIMIT</b>	09.01.19	
<b>PLAN No:</b>	<u>18/2896/FUL</u>	11A Phillipps Avenue, EX8 3HZ <b>Mr Tim Johns</b> Construction of single and first floor extensions and detached garage  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: FC                      Seconded: TD No Objection
<b>LIMIT</b>	12.01.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>18/2842/FUL</u>  <b>Note:</b> Anne Membury, Nick Hookway, Alec Hewitt & EDDC Cllr P Skinner spoke during the public speaking time.  Cllrs J Humphreys & T Dumper had previously declared an interest.	Land At Queens Drive (East Of Ocean Buildings) <b>East Devon District Council</b> Temporary use of land, buildings and structures for a thirty six month period for the purposes of entertainment, recreation and leisure.  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Cllr M Williamson</b> – Supported the application. Previously approved, the only issue now was the duration of the temporary permission. It was generally hoped that a new scheme for this seafront area would be put forward and approved before the expiry of 3 years but such a period allow time for a scheme to be developed which meets the aspirations of the Exmouth Community and visitors.  <b>VIEWS OF REPRESENTATIONS:</b> <b>3 x Reps</b> – the extension of time would prolong the decision of what would be a permanent attraction. The temporary use was currently not an all year around facility unlike some of the previous attractions. The cost of security and maintenance of the temporary site was falling to the ratepayers of the town. Concern about the risk to users of the temporary attractions once the new road network had been created as they will have to cross on a blind bend.  <b>DECISION:</b> Proposed: JH                      Seconded: RM No objection subject to no “A” boards on the pavement outside the site. The food & drink provision used recyclable containers only. Consideration be given to provision of play areas for older children, more affordable healthy food and facilities for people with disabilities. Noise and pollution from performance area should be monitored.
<b>LIMIT</b>	09.01.19	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>18/2878/FUL</u>	<p>6A Cyprus Road, EX8 2DZ  <b>Mr &amp; Mrs Kearney</b>  Proposed raised deck and access steps at rear of property</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Cllr M Williamson</b> – Supports the application, cannot identify any detriment either to the amenity of neighbours nor the streetscene.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  None</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: LE  No objection</p>
<b>LIMIT</b>	11.01.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/2272/MFUL</u>	<p>Land At Pankhurst Close Trading Estate Pankhurst Close  <b>Taylor Wimpey</b>  Construction of 120 no. dwellings with associated demolition, access, landscaping and infrastructure works</p> <p><b><u>Amended plans for consultation.</u></b>  Amended plans for design changes to drainage ponds, footpath link, open play space, lifetime homes and dispersal of affordable housing</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>Town Council</b> on 29 October 2018 objected on the grounds of the inadequate transport infrastructure at Littleham Cross to support further housing. The proposal did not take into consideration the increase in traffic that the Plumb Park development would generate. Members felt that consideration should be given to merge the road with the Plumb Park development to the ease traffic flow. A demolition crew had already commenced work on a site known to have asbestos, members were concerned that no CEMP was in place at this stage. A robust CEMP was required to control delivery times and the parking of construction workers vehicles whilst they worked on the site, in light of the issues with the Plumb Park development.</p> <p><b>26 November</b> - Members did not object to the amended plan, the Ecology Report but continued to object to the proposed development as previously submitted. Members were concerned to hear from DCC Cllr Christine Channon that DCC Highways had only been given 8 days to comment on the application instead of the usual 21 days consultation period.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>3 Reps</b> objected in respect of the original application.</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: FC  No objection to the amended plans.</p> <p>Cllr L Elson abstained.</p>
<b>LIMIT</b>	02.01.19	





		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>18/2862/FUL</u>	5 Southern Wood, EX8 4EX <b>Mr Scott Parker</b> Proposed single storey front extension.  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BT                      Seconded: TD No objection
<b>LIMIT</b>	09.01.19	
<b>PLAN No:</b>	<u>18/2600/FUL</u>	1 Madagascar Close, EX8 4BJ <b>Mr J Cross</b> Construction of attached dwelling  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BT                      Seconded: LE No objection subject to the planting of a replacement tree in accordance with application 18/0615/TRE.
<b>LIMIT</b>	10.01.19	
<b>PLAN No:</b>	<u>18/2726/FUL</u>	11 Drakes Avenue, EX8 4AB <b>Timberlake</b> Construction of detached dwelling  <b>COMMENTS STATUTORY CONSULTEES:</b>  <b>VIEWS OF REPRESENTATIONS:</b> None  <b>DECISION:</b> Proposed: BT                      Seconded: LE No Objection
<b>LIMIT</b>	13.01.19	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/2203/MFUL</u>	<p><b><u>ADDENDUM</u></b>  Moreton 13 Drakes Avenue, EX8 4AA  <b>Barchester Health Care</b>  Redevelopment of site to provide 75 bed care home (use class C2), parking, landscaping and refuse store</p> <p><b><u>Amended plans for consultation.</u></b>  Revised layout to parking and relocation of bin store</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>EDDC Trees</b> - 17.12.18 - Whilst the proposed location of the building was an improvement with regards to trees, the issue relating to parking spaces remained. Without the relocation of the spaces (or the use of car ports to cover the cars) the application should be refused as it was contrary to our planning policies D1 and D3.  <b>Town Council</b> - Objection on the grounds of overdevelopment of the site and concern regarding the lack of parking provision for visitors and staff. Concern that attending emergency vehicles would not be able to turn within the site.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>5 x Reps</b> in respect of the original application.</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE  Objection sustained as previous concerns regarding the lack of parking provision and the ability of emergency vehicles to turn within the site had not been addressed.</p>
<b>LIMIT</b>	18.01.19	

**P19/006. ITEM FOR CONSIDERATION**

**(i) EAST DEVON AND BLACKDOWN HILLS LANDSCAPE CHARACTER ASSESSMENT**

East Devon District Council had worked with Devon County Council, the Blackdown Hills AONB partnership and the East Devon AONB partnership commissioned Fiona Fyfe Associates to produce a new Landscape Character Assessment and were now consulting on a draft report.

A Landscape Character Assessment was a tool to help understand what the landscape was like today, how it came to be like that, and how it may change in the future. East Devon and the Blackdown Hills contained a rich diversity of landscapes within which people live, work and enjoy free time. The Landscape Character Assessment promoted the conservation and enhancement of these landscapes and their distinctive qualities, whilst accommodating people’s needs and responding to changes and pressures.

It sought to provide an easy to understood and comprehensive framework which would help to shape landscape-based projects across the area. It was not intended to inhibit innovative planning or design but should aid understanding of how and where positive change could take place without losing distinctive landscape character. The draft Landscape Character Assessment could be viewed online.

### **Consultation Details**

The draft Landscape Character Assessment was produced in September 2018 and they were now seeking views on the document before producing a final version in 2019.

The consultation ran from Thursday 6 December 2018 with **a closing time and date of 9.00 am on Monday 4 February 2019.**

The Chairman advised members to comment individually should they wish to do so.

### **(ii) HERITAGE STRATEGY CONSULTATION**

East Devon District Council had produced a Draft Heritage Strategy (2019 – 2031) for the East Devon District. This presented a summary of our heritage, its significance, its management and its benefits, with an action plan for the delivery of recommendations. East Devon were consulting the draft strategy, which could be viewed online. Examples of question to consider in response were also set out on the website. Any comments should quote the question number or the section or theme name where this applies.

The date limit for comments was **5pm on 22 January 2019.**

Consideration would be given to all responses received, documents amended accordingly and submitted to the East Devon District Council Strategic Planning Committee recommending adoption.

The Chairman proposed for the above item to be deferred to the next meeting and asked that Councillor made time to study the heritage section of the Draft Exmouth Neighbourhood Plan. Comments had been made in the past that a list of non-designated buildings and structures in Exmouth, that were not within a Conservation Area or Listed, had not been identified as being of importance or value had not been drawn up. It was also commented that the Conservation Area map on page 67 of the Heritage Strategy provided lacked clarity and needed to be clearer.

### **(iii) STREET CAFÉ LICENCE MASTER FRYER, ROLLE STREET**

The above business has applied for a street café licence from DCC Highways. Please find attached copy letter and plan for consideration.

Date limit for comments 08.01.2019

Members were concerned that the diminished footpath would cause congestion in heavy traffic area both vehicular and pedestrian and therefore a concern for public safety.

### **(iv) NOTIFICATION OF APPEAL HEARINGS**

- **DOYLE CENTRE, NORTON PLACE, EX8 2ND**

Consider whether a member should attend and speak at the above hearing, copy letter attached for information.

- **LAND TO THE SOUTH OF REDGATE, SALTERTON ROAD**

Consider whether a member should attend and speak at the above hearing, copy letter attached for information.

It was proposed that a representative of the Planning Committee should attend and speak at the above hearings. The Chairman would contact members to see who was going to attend.

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

**Ref No.** 047942

**Premises:** Imperial Recreation Ground, The Royal Avenue, EX8 1DG

**Ward:** Town

**Name of applicant:** Exmouth Town Council

THIS IS A TIME LIMITED PREMISES LICENCE OPERATING FROM 24TH MAY 2018  
UNTIL 27TH MAY 2019

**Premises Licence Application to include**

<b>Premises Open Hours requested</b>	<b>Time From</b>	<b>Time To</b>
Friday	15:00	23:00
Saturday to Monday	11:00	23:00

<b>Activities - Times requested</b>	<b>Time From</b>	<b>Time To</b>
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**E. Performance of live music (Indoors & Outdoors)**

Friday	15:00	23:00
Saturday to Monday	11:00	23:00

**F. Playing of recorded music (Indoors & Outdoors)**

Friday	15:00	23:00
Saturday to Monday	11:00	23:00

**J. Supply of alcohol for consumption ON the premises only**

Friday	15:00	22:00
Saturday to Monday	12:00	22:00

**CONDITIONS OFFERED BY APPLICANT**

The licence holder will fully comply throughout the duration of the licence with the Event Management Plan submitted and agreed by EDDC Safety Advisory Group and approved by the Licensing Authority.

Last Date for receipt of representations by the Licensing Authority 15th January 2019

**Members did not wish to comment.**

**P19/007. ITEMS FOR INFORMATION**

**(i) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION  
A LA RONDE, SUMMER LANE, EX8 5BD**

A copy letter was previously circulated for information.

**(ii) NEW TREE PRESERVATION ORDER**

A copy of a new tree preservation order at Tesco, Salterton Road was previously circulated for information.

**(iii) APPEAL NOTIFICATIONS**

**Appeal By:** Mr Harry Tucker

**Application No:** 17/2493/FUL

**Appeal Ref:** APP/U1105/W/18/3216069

**Proposal:** Demolition existing garages and redevelopment of forecourt to 2 new apartments over modified existing parking.

**Location:** Manor Hotel Garages, Beacon Place

An appeal had been made against the decision of EDDC to refuse planning permission for the proposed development, a copy letter was circulated for information.

**(iv) APPEAL DECISION**

**22 & 24 Albion Hill, EX8 1JS**

The above appeal was dismissed on 27.12.18, a copy letter was circulated for information.

**P19/008. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
18/1969/FUL Exe Sailing Club, Shelly Road	No Objection	Conditional Approval
18/2496/FUL Land at Queens Drive	No Objection	Withdrawn
18/2548/FUL 27 Avondale Road	No Objection	Conditional Approval
18/2623/FUL 100 Rosebery Road	No Objection	Conditional Approval
18/2359/FUL M & S Foodhall, Royal Avenue	No Objection	Conditional Approval
18/2117/FUL The Beacon Vaults, Beacon Hill	No Objection	Conditional Approval
18/2393/FUL The Spice Lounge, Prince of Wales Drive	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: 19.14**

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