

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 28 OCTOBER 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chair)
F Caygill (FCa)
A Colman
F Cullis (FCu)
C Nicholas
M Rosser
B Toye

APOLOGIES: Cllrs B Bailey, T Dumper, J Humphreys and J Whibley

P19/157. MINUTES

The minutes of the meeting held on 14 October 2019 were approved.

P19/158. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllr B Toye declared a personal interest in planning application 19/2190/LBC, A La Ronde as he was a National Trust member.

Cllrs Lynne Elson, A Colman, M Rosser and C Nicholas declared a personal interest in planning application 19/2263/FUL, Raleigh Surgery, 33 Pines Road.

P19/159. URGENT BUSINESS

None

P19/161. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>19/2214/FUL</u> ENP – EB2	57 Evergreen Close, EX8 4RR Mr John Farmer Proposed extension to front. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: FCa No objection
LIMIT	29.10.19	
PLAN No:	<u>19/2181/FUL</u> ENP – EB2, EN5 & 6	25 St Johns Road, EX8 4BY Mr & Mrs Tooby Proposed two storey rear extension to property and car port. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: CN Seconded: FCa No objection subject to the agreement by DCC Highways for the new access to the car port. Members were concerned the proposed access was at the entrance to the old Brixington Lane which was used as pedestrian footpath that linked St Johns Road to Forton Road.
LIMIT	01.11.19	

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>19/2258/FUL</u> ENP – EB2	The White House, Courtlands Lane, EX8 3NU Mr & Mrs T Machin Proposed single storey side extension & external steps. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No objection
LIMIT	04.11.19	
PLAN No:	<u>19/2190/LBC</u>	A La Ronde, Summer Lane, EX8 5BD Mrs Rachael Borkowsk Temporary floor to be laid over existing shell gallery floor; temporary removal of existing balustrading and stored on site and subsequent replacement with addition of strengthening; replace existing glazing on 8 no. windows and install smart tint film to the outside face of glass COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: BT No objection subject to the Listed Buildings Officer's report.
LIMIT	31.10.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2179/FUL</u> ENP – EB2	<p>16 Chaucer Rise, EX8 5SY Mr Michael Gliddon Replacing existing near fence with higher fence providing double rear access.</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE SPLIT DECISION No objection to the single gate access. Objection to the double gate access on the grounds that this was contrary to the LP, policy D2.6 “boundary treatments should make a positive contribution to the street scene and integrate with its surroundings and setting”. Approval would set a precedent for future applications, which would have a harmful effect on the street scene of Hulham Road. Questions were raised regarding the shed and whether planning permission was required, it was felt that it impinged on the Street scene due to its prominent position and it was unclear as to its usage.</p>
LIMIT	05.11.19	
PLAN No:	<u>19/2114/FUL</u> ENP – EB2	<p>5 Shackleton Close, EX8 4PR Mr Carl Reeves Construction of dormers to front elevation and detached garage</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE Objection on the grounds that the proposed front dormer and materials were out of keeping with the street scene and therefore contrary to the Exmouth Neighbourhood plan policy EB2 which required development to be mindful of surrounding building styles and design. The Committee queried if the application was retrospective as the front dormer was present when members visited.</p>
LIMIT	08.11.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1964/FUL</u> ENP – EB2	6 Littlemead Lane, EX8 4RE Mr Adrian Lloyd Side extension with integral garage; dormer window to front elevation; rooflight to rear elevation. COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: No objection
LIMIT	04.11.19	
PLAN No:	<u>19/2263/FUL</u> ENP – EE3 & CF1	Raleigh Surgery 33 Pines Road, EX8 5NH Dr Karen Knight Change of use from doctors' surgery to 2 no. dwellings, creation of parking areas, and roof extension to front elevation and installation of rooflights COMMENTS STATUTORY CONSULTTEES: Cllr A Toye – Concerned about the loss of a medical practice as the only one in this part of town. Objects on the grounds of loss of amenity. VIEWS OF REPRESENTATIONS: None DECISION: Proposed: MR Seconded: LE Objection as the proposal was contrary to the Exmouth Neighbourhood plan policy CF1 which states “any development proposal which leads to a reduction in current health and wellbeing facilities will not be supported unless mitigated by improved or increase capacity for the delivery of health and wellbeing services through the development proposal”. No evidence had been submitted to mitigate the loss of the building as a health care provision.
LIMIT	11.11.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2305/FUL</u> ENP – EB2	123 Byron Way, EX8 5SE Mr & Mrs Watson Construction of two storey side extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: BT Seconded: LE No objection
LIMIT	11.11.19	
WARD	Littleham	
PLAN No:	<u>19/2291/FUL</u> ENP – EB2	78 Midway, EX8 2PH Mr & Mrs French Construction of single storey rear extension. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: MR Seconded: LE No objection
LIMIT	07.11.19	
PLAN No:	<u>19/2194/FUL</u> ENP – EB2	Mirasol, Raddenstile Lane, EX8 2JL Dr Jane Crossman Proposed new porch to front elevation COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: MR Seconded: LE No objection
LIMIT	01.11.19	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/1846/FUL</u> ENP – EB2	<p>12C Cyprus Road, EX8 2DZ Mr M Wight Demolition of existing dwelling and construction of 4 no dwellings and car ports/garages</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: 8 x Reps - concerned about damage to trees from the construction traffic and in particular the trees that line the boundary to 12B which may be damaged during ground reduction to accommodate Plot 4. The narrow access road was inadequate for both pedestrians and cars to have access at the same time and the visibility on exiting questionable. The roof height of the buildings was higher than the current bungalow Number 13a Cyprus Road would be overlooked and suffer a loss of privacy as would Kempston House. It was overdevelopment of the site and highly detrimental to the character of the area. The wildlife in the area would be greatly affected by the large piece of their habitat being built on. The application does not adhere to the Avenues Design Statement nor Policy D1 and D3 of EDDC Local Plan. Cllr B De Saram – did not support the application as it was overdevelopment of the site and out of character with the area in terms of Policy D1 of the Local Plan and Policy EB2 of the Exmouth Neighbourhood Plan. Cllr. J Humphreys – did not support the application as it still represented a gross overdevelopment of the site and was not in keeping with the Avenues Design Statement.</p> <p>DECISION: Proposed: MR Seconded: LE Objection on the grounds of over development and contrary to the Avenues Design Statement which stated that development should not cover more than 25% of the plot in order to retain the spaciousness of the site. It was felt that the proposal was a departure from Exmouth’s Neighbourhood plan policy EB2 which stated “development should ensure a high level of design as exemplified in the Avenues Design Statement” and would have a harmful effect to the character of the area.</p>
LIMIT	31.10.19	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>19/2251/FUL</u> ENP – EB2	23 Marpool Hill, EX8 2LJ Ms Claire Booth Conversion of garage to annexe (renewal of 16/1936/FUL) COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: FCu No objection
LIMIT	05.11.19	
PLAN No:	<u>19/2092/FUL</u> ENP – EB2	1 Victoria Road, EX8 1DL Mr Richard Gray Replacement windows (17 No.) COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: MR No objection subject to the Conservation Officer's report as the property was sited in the Town Ward Conservation Area.
LIMIT	01.11.19	
PLAN No:	<u>19/2299/LBC</u>	Manor Hotel, The Beacon, EX8 2AG The Manor Hotel Non-illuminated wall mounted sign on rear (north east) boundary wall COMMENTS STATUTORY CONSULTTEES: VIEWS OF REPRESENTATIONS: None DECISION: Proposed: LE Seconded: FCa No objection subject to the Conservation Officer's report.
LIMIT	12.11.19	

19/162. ITEMS FOR CONSIDERATION

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

Ref No: 049797

Premises: Grove (The) Esplanade, EX8 1BJ

Ward: Town

Name of applicant: Young & Co's Brewery plc

Premises Licence Variation Application to include PROPOSED VARIATION

To vary the layout of the premises in accordance with plans supplied by the applicant:-
Changes:-

1. Ground Floor - Removal of a few screens and 2 screens added near the entrance lobby. Changes/removal of fixed seating.
2. Garden Plan - Current smoking shelter was to be have a Pergola over this. New bar and cellar building within area currently licensed.
3. First Floor - Please note this floor was an historic part of the premises and was currently trading, however for some reason possibly an administratively oversight, the plan of the first floor was not attached to the licence for reasons unknown. The changes were the bar removed, new step platform in doorway and kitchen entrance door re-positioned.

Last Date for receipt of representations by the Licensing Authority 5 November 2019

Members did not wish to comment.

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

Ref No: 049861

Premises: Strand (The) EX8 1AQ

Ward: Town

Name of applicant: Hospitality Events

PLEASE NOTE THIS IS A TIME LIMITED PREMISES LICENCE FROM
31ST DECEMBER 2019 UNTIL 1ST JANUARY 2020

Premises Licence Application to include

Premises Open Hours requested

Tuesday

Time From

18:00

Time To

01:30

Activities - Times requested

E. Performance of live music (Indoors)

Tuesday

Time From

18:00

Time To

01:00

F. Playing of recorded music (Indoors)

Tuesday

18:00

01:00

I. Late night refreshment (Indoors)

Tuesday

23:00

01:00

J. Supply of alcohol for consumption ON the premises only

Tuesday

18:00

01:00

CONDITIONS OFFERED BY APPLICANT:

This event would be managed in accordance with the agreed event management plan (EMP) with all authorities.

Provision of SIA approved door staff with an entry policy not allowing alcohol to be brought into the premises so that control can be applied. 30 minute drinking up time would be implemented.

Control of the area with existing infrastructure that provided a barrier from dangerous individuals and also a physical point where individuals could be removed from. SIA would be coordinated by DPS at all times.

The event would finish at 01:30hrs which was a suitable time to ensure safety of visitors and minimal disturbance to local residents.

Any children would only be accompanied by an adult.

Last Date for receipt of representations by the Licensing Authority 13th November 2019

Members did not wish to comment regarding the Premises Licence application.

Members were not aware of an application being submitted to East Devon District Council to use their land to date. Members were concerned about portaloos being sited near to the bus stop. It was also noted that the event had been advertised as a massive marquee and concern was raised this would take over the Strand preventing the space to be used by the rest of the public and preventing existing businesses from carrying out New Year's Eve activities.

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

Ref No: 049871

Premises: Devon Cliffs Holiday Park – Beach Shack Sandy Bay, EX8 5BT

Ward: Littleham

Name of applicant: Haven Leisure LTD

Premises Licence Minor Variation Application to include

PROPOSED VARIATION

To amend Annexe 2 condition 1 to "The Premises Licence Holder and/or DPS shall carry out a risk assessment in relation to the use of the Beach Shack, taking the operation and layout of the premises and the proposed activity to be carried out into consideration, to determine whether door stewards are required and employ SIA stewards in such numbers and at such times determined by that risk assessment". Agreed with Devon & Cornwall Police

Last Date for receipt of representations by the Licensing Authority 31st October 2019

Members did not wish to comment.

P19/163. ITEMS FOR INFORMATION

(i) TREE PRESERVATION ORDER

Proposal: Land at 192 Hulham Road
TPO No: 19/0096/TPO

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

(ii) APPEAL DECISION

Appeal Ref: APP/U1105/D/19/3229268

Appeal By: Mr Graham Bassett

Application Ref: 19/0419/FUL

Location: 6 Briar Close, EX8 2NL

Proposal: Dormer windows to front and rear to enable loft conversion, construction of car part enclosure.

The above appeal was dismissed.

(iii) APPEAL DECISION

Appeal Ref: APP/U1105/D/19/3230848

Appeal By: Mr Mark Philip

Application Ref: 19/0646/FUL

Location: 59 Mount Pleasant Avenue, EX8 4QR

Proposal: Front and rear hip to gable roof extension with side dormer to form new first floor accommodation and associated works.

The above appeal was dismissed.

P19/164. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1185/LBC & 19/1186/FUL 20 Bicton Street	No objection	Conditional Approval
19/1772/FUL 13 Marpool Hill	No objection	Approval
19/1888/FUL Amberley Courtlands Lane	No objection	Conditional Approval
19/1873/FUL 192 Exeter Road	No objection	Conditional Approval
19/0110/FUL 35 Dening Court	No objection	Conditional Approval
19/1938/FUL Tide Reach, 4 Raddenstile Lane	No objection	Conditional Approval
19/1476/FUL 19 Marcus Road	No objection	Approval
19/1731/FUL 9 Turner Avenue	No objection	Conditional Approval

19/2069/FUL 9 Shakespeare Way	No objection	Conditional Approval
19/2083/FUL 6 Trefusis Place	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: 19.03

SIGNED:DATED:.....