

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 25 NOVEMBER 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chair)
B Bailey
F Caygill
T Dumper
C Nicholas
M Rosser
B Toye
J Whibley

APOLOGIES: Cllrs A Colman and J Humphreys & F Cullis

P19/173. MINUTES

The minutes of the meeting held on 11 November 2019 were approved.

P19/174. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

None

P19/175. URGENT BUSINESS

None

P19/176. To Determine Applications under Delegated Powers.

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--------------------|---|
| WARD | Brixington | |
| PLAN No: | <u>19/2222/TRE</u> | <p>4 Sherwood Drive EX8 4PX Mrs Wood T1 Birch reduce crown height and spread by up to 1 meter</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report - This established Silver Birch was located in the front garden and had previously been reduced. The proposed works were a continuation of current management so no objection was raised. Recommendation Approval</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: CN Seconded: LE Approval in accordance with the Tree Officer's report.</p> |
| LIMIT | 05.12.19 | |

P19/177.To consider the Planning Applications for consultation set out below.

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--------------------|---|
| WARD | Brixington | |
| PLAN No: | <u>19/2407/FUL</u> | <p>38 Cheriswood Avenue EX8 4HG Mr P Whittaker Retrospective application for hardstanding, and retention of fencing.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 1 x Rep – concerned about the water run off from the tarmac which was originally grass. The exit from the driveway is on a fairly steep hill and provides very poor visibility.</p> <p>DECISION: Proposed: FCa Seconded: LE No objection, the concerns raised over the ownership of the private road were noted however it was a civil matter not a planning consideration.</p> |
| LIMIT | 27.11.19 | |
| PLAN No: | <u>19/2102/FUL</u> | <p>Uplands, Bassetts Gardens EX8 4EE Mr Paul Williams Extensions and alterations to create first floor accommodation and construction of porch.</p> <p><u>AMENDED PLANS</u> Reducing rear elevation</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 24.10.19 objected on the grounds that the proposal was out of keeping with other properties in the area which were of a lower height. It was considered that the increase in height would have a harmful effect to the visual setting in the area. The proposal was therefore deemed to be contrary to Policy EB2 of the ENP which states development should be mindful of surrounding building styles and design.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council on 24.10.19 objected on the grounds that the proposal was out of keeping with other properties in the area which were of a lower height. It was considered that the increase in height would have a harmful effect to the visual setting in the area. The proposal was therefore deemed to be contrary to Policy EB2 of the ENP which states development should be mindful of surrounding building styles and design.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 2 x Reps – who objected to the original application.</p> <p>DECISION: Proposed: CN Seconded: FCa No objection to the amended plans.</p> |
| LIMIT | 27.11.19 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|--------------------|---|
| WARD | Halsdon | |
| PLAN No: | <u>19/2345/FUL</u> | <p>4 Rivermead Avenue EX8 3BH Mrs Nicola Antoni Construction of hip to gable extensions to enable single storey extension, addition of dormer window to west side to provide first floor accommodation.; demolish existing garage and replace with single storey extension and garage; use of cladding and render.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p> |
| LIMIT | 29.11.19 | |
| PLAN No: | <u>19/2468/AGR</u> | <p>Land South Of Courtlands Lane Exmouth Mr Bruce Penny Construction of agricultural storage building.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection to the proposed agricultural storage building, however members wished it to be noted that they would not be supportive should a future application be submitted to convert to a residential dwelling.</p> |
| LIMIT | 26.11.19 | |
| PLAN No: | <u>19/2469/FUL</u> | <p>5 Crossingfields Drive EX8 3LP Ms Julie Chance Conversion of existing garage into living accommodation.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p> |
| LIMIT | 05.12.19 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|---------------------|---|
| WARD | Littleham | |
| PLAN No: | <u>19/2373/VAR</u> | <p>Former Rolle College Campus, 1 Douglas Avenue EX8 2AT Mr S Morton (Exeter Deaf Academy) Variation of condition 2 (approved plans) of planning approval 19/0655/VAR (increase in size of multi use games area, landscaping changes and canopy and material alterations to specialist education facility), to allow removal of path and subsequent alterations to landscaping</p> <p>COMMENTS STATUTORY CONSULTEES: South West Water and Contaminated Land Officer have no comments to add.</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: MR Seconded: LE No objection</p> |
| LIMIT | 28.11.19 | |
| PLAN No: | <u>19/2334/MFUL</u> | <p>Land Adjacent To Park Drive Exmouth Taylor Wimpey Exeter Conversion of roof space to Block D (Plots 140-155) approved under application ref. 16/1022/MOUT to provide four additional flats (4 x 2 bed) together with the erection of dormer windows, including reconfiguration of parking and landscaping</p> <p>COMMENTS STATUTORY CONSULTEES: South West Water has no objection. Environmental Health – the provision of an approved sound installation scheme which shall be installed and maintained only in accordance with the details approved by the Local Planning Authority. (Reason -To protect the amenity of future occupiers of the dwellings in accordance with policies D1 (Design and Distinctiveness) and EN14 (Control of Pollution) of the adopted East Devon Local Plan 2013 - 2031.)</p> <p>VIEWS OF REPRESENTATIONS: 3 x Reps – object to extra accommodation being added to the development which will put further pressure on parking and access roads.</p> <p>DECISION: Proposed: MR Seconded: FC Objection, on the grounds that approval would set a precedent for future applications to increase the number of residential units with a cumulative effect to the highway and traffic in the area.</p> |
| LIMIT | 26.11.19 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|-------------------------------------|--|
| PLAN No: | <u>19/2394/FUL</u> ENP – EB2 | Flat 1 Clyde Lodge, 3 Cyprus Road EX8 2DZ Ms J Williams Proposed construction of single storey sun room to front. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: 1 x Rep - The pitched roof of the sun room needs to match the flat slopping roof extension on the other side of the building with matching tiles as otherwise the uniform look of the building as a whole would be spoilt. DECISION: Proposed: MR Seconded: BB Objection on the grounds that the proposal was out of keeping with the design and character of neighbouring properties and would be harmful to the visual setting in the area. The application was therefore considered to conflict with ENP policy EB2 which states development should be mindful of surrounding building styles and design. Members agreed in principle to an extension subject to the proposal being mindful of the surrounding building styles and design. |
| LIMIT | 27.11.19 | |
| WARD | Town | |
| PLAN No: | <u>19/2415/FUL</u> | 7 Bicton Place EX8 2SU Mr Harry Capon Construction of roof over existing car park (revision of 19/1133/FUL) COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: JW Seconded: TD No objection subject the Listed Building Officer's report. |
| LIMIT | 26.11.19 | |

| APPLICATIONS FOR DETERMINATION | | |
|---------------------------------------|--------------------|--|
| PLAN No: | <u>19/2416/LBC</u> | <p>7 Bicton Place EX8 2SU Mr H Capon Construction of roof over existing car park (revision of 19/1134/LBC)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: TD No objection subject the Listed Building Officer's report.</p> |
| LIMIT | 26.11.19 | |
| PLAN No: | <u>19/2417/FUL</u> | <p>6A Bicton Place EX8 2SU Mr D Loveridge Construction of detached garage and re-building of party garden walls between 6A, 6 and 7 (revision of 19/1131/FUL)</p> <p><u>AMENDED PLANS</u> Amendment to position of personal access door</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: TD No objection subject the Listed Building Officer's report.</p> |
| LIMIT | 26.11.19 | |

| | | APPLICATIONS FOR DETERMINATION |
|-----------------|-------------------------------------|--|
| PLAN No: | <u>19/2418/LBC</u> | <p>6A Bicton Place EX8 2SU Mr D Loveridge Construction of detached garage and re-building of party garden walls between 6A, 6 and 7 (revision of 19/1132/LBC)</p> <p><u>AMENDED PLANS</u> Amendment to position of personal access door</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: JW Seconded: TD No objection subject the Listed Building Officer's report.</p> |
| LIMIT | 26.11.19 | |
| PLAN No: | <u>19/2174/PDO</u> ENP – EE3 | <p>51 Parade EX8 1RD Estates Incomes Ltd C/o VDBM Chartered Surveyors Prior approval of proposed change of use of upper floor offices (class B1a) to 4 no. flats (class C3)</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health – the provision of an approved sound installation scheme which shall be installed and maintained only in accordance with the details approved by the Local Planning Authority. (Reason -To protect the amenity of future occupiers of the dwellings in accordance with policies D1 (Design and Distinctiveness) and EN14 (Control of Pollution) of the adopted East Devon Local Plan 2013 - 2031.)</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS:</p> <p>DECISION: Proposed: Seconded: Concern was raised over the erosion of employment land and the cumulative effect this would have. Members requested clarification regarding the EDDC Local Plan policy for change of use of employment land. The application was deferred to Town Ward members to comment once clarification had been received.</p> |
| LIMIT | 03.12.19 | |

P19/178. ITEM FOR CONSIDERATION

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

APPLICATION WITHDRAWN

Due to an error by the applicant this application has not been advertised in the local newspaper within the prescribed timescales. Therefore, the application has now restarted.

The final date for representations is now **10/12/2019**.

Please note that the applicant has also amended the timings for the provision of recorded music. These have been altered slightly and are now in line with the alcohol timings set out within the application (**now shown in red below**).

Ref No: 049903

Premises: 1912, 2 Rolle Street, EX8 1HE

Ward: Town

Name of applicant: Bar 1912 Limited

Premises Licence Application to include

Premises Open Hours requested

| | Time From | Time To |
|--------------------|------------------|----------------|
| Monday to Thursday | 10:00 | 00:00 |
| Friday & Saturday | 10:00 | 01:45 |
| Sunday | 10:00 | 00:00 |

Activities - Times requested

| | Time From | Time To |
|--|------------------|----------------|
| F. Playing of recorded music (Indoors) | | |
| Monday to Thursday | 09:30 | 00:00 |
| Friday & Saturday | 09:30 | 02:00 |
| Sunday | 09:30 | 23:00 |

J. Supply of alcohol for consumption ON and OFF the premises

| | | |
|--------------------|-------|-------|
| Monday to Thursday | 10:00 | 23:30 |
| Friday & Saturday | 10:00 | 01:30 |
| Sunday | 10:00 | 23:30 |

CONDITIONS OFFERED BY APPLICANT

- In general, the bar will be operated to high standards in all aspects. The very nature of the bar, the product of offer, the aesthetics, the staff and the atmosphere we intend to purvey, will set the standard of operation. The DPS and staff will ensure that all aspects of the license and licensing objectives are adhered to. The owner and DPS understand their responsibility in ensuring public safety and upholding law and order.
- CCTV installed and maintained throughout the premises. The CCTV will have the capability to download images and footage to hard drive, USB or DVD. Signage will be on display.
- 2 x SIA licensed Door Supervisors employed and clearly visible on Friday and Saturday evenings 20:00 until close (and throughout the week where necessary, eg. for a special event).
- A zero tolerance policy will be adopted for the use of drugs and weapons in the premises. The Door Supervisor will search anyone (on CCTV) if they are suspected of carrying, concealing or using weapons or drugs. A record will be kept of all searches and seized items.

- Bar staff will be trained in drug awareness and the licensing objectives. Records of staff training will be kept and maintained at the premises and will be made available for inspection by Police and Licensing Authority.
- Anyone carrying open or sealed bottles or glasses into the premises will be refused entry.
- No cheap drink promotions or drinking games
- Free drinking water on request
- Capacity will be monitored by the DPS and especially during busier times by the Door Supervisor by use of a clicker and head count. Ejection and rejection logs will be kept.
- Glassware will be collected on a regular basis and breakages or spillages will be dealt with immediately.
- The entrance and exit will be adequately lit to ensure customer safety when entering and exiting.
- An accident book and first aid kit will be maintained on the premises.
- Outside area of the building to be maintained to a high standard
- We will join any night time economy initiative active in Exmouth (eg. licensing meetings)
- Staff will check the premises prior to opening to ensure there are no risks to customers and that all safety precautions are in place.
- Electrical equipment on the premises will be PAT tested and a certificate obtained.
- Customers will be made aware of closing time with a gradual change in music and lighting.
- Signage and staff will encourage customers to leave the premises in a quiet and respectful manner.
- Staff training will include how to deal with and refuse further alcohol to customers who appear intoxicated and will adopt a duty of care of how to treat and deal with those customers (offer of water, assistance with a taxi home) Staff will regularly patrol the premises both indoors and outdoors to supervise the orderly conduct of customers, anyone acting inappropriately or disrespectfully will be asked to leave.
- Challenge 25 will be in operation
- Children allowed on the premises up to 19.00 if accompanied by an adult. Clear signage will display this.

Last Date for receipt of representations by the Licensing Authority 10th December 2019

It was noted that other premises in the area had a closing time of 01.30.

19/179. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

| APPLICATION | EXMOUTH TOWN COUNCIL VIEW | EDDC DECISION |
|---|---------------------------|----------------------|
| 18/1769/FUL Rose Lodge 2 Isca Road | No Objection | Conditional Approval |
| 19/2194/FUL Mirasol Raddenstile Lane | No Objection | Approval |
| 19/1986/FUL Marley Glade Higher Marley Road | No Objection | Approval |
| 19/2135/FUL 4A Foxholes Hill | No Objection | Approval |
| 19/2019/VAR 8 Henrietta Place | No Objection | Conditional Approval |

| | | |
|---|------------------|-------------------------|
| 19/2168/ADV McDonalds Liverton Business Park | No Objection | Conditional Approval |
| 19/2218/TRE 3 St Malo Close | Refusal | Refusal |
| 19/2221/TRE Flat 4 Woodbury House 83 Salterton Road | Approval | Conditional Approval |
| 19/2112/TCA 10A Douglas Avenue | Approval | Approval |
| 19/2314/TRE 21 Highbury Park | Withdrawn | Withdrawn |

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

On behalf of the Planning Committee the Chair thanked Sue Cody for her work on the planning committee and wished her well for her retirement.

The meeting closed at: 18.58.

SIGNED:DATED:.....