

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 6 JANUARY 2020 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chair)  
B Bailey  
F Caygill (FCa)  
F Cullis (FCu)  
C Nicholas  
T Dumper  
J Humphreys (Arrived 18.19)  
M Rosser  
B Toye  
J Whibley

**APOLOGIES:** Cllr A Colman

**P20/001. MINUTES**

The minutes of the meeting held on 16 December 2019 were approved.

**P20/002. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

None.

**P20/003. URGENT BUSINESS**

None

**P20/004. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>19/2130/ADV</u>	<p>Manor Hotel, The Beacon, EX8 2AG  <b>Mrs Andrea Tucker</b>                      Non-illuminated wall mounted sign on north east elevation</p> <p><b><u>Additional Information</u></b>                      Comments from the Conservation Officer</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Conservation</b> - The proposed sign by reason of its excessive size, rear location, unsympathetic material and permanent method of fixing detract from the significance of the grade II listed building, with less than substantial harm to its significance as a heritage asset, but with no public benefits. As a consequence, the proposal would conflict with the statutory duty set out in section 16 of Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure that the building and its setting is preserved, and is contrary to the provisions of Policy EN9 (Development Affecting a Designated Heritage Asset) of the adopted East Devon Local Plan 2013 - 2031 and guidance contained in the National Planning Policy Framework (2019).”</p> <p><b>VIEWS OF REPRESENTATIONS:</b>                      None</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: JW                      Refused in accordance with the recommendation from the Conservation Officer.</p>
<b>LIMIT</b>		

**P20/005. To consider the Planning Applications for consultation set out below.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/1201/FUL</u>	<p>7 Merrion Avenue, EX8 2HX  <b>Mr &amp; Mrs Russell</b>            Construction of garage with first floor annexe; installation of 3no. canopies to main house</p> <p><b><u>Amended Plan</u></b>            Revised plans</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council</b> – 24.06.19 – Objection, proposal was not in keeping with the local area and conflicted with EB2 of the ENP.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – in respect of the original application. Overdevelopment of the site, size and height would over shadow their property (No. 43). Make future maintenance and repairs to rear elevation of the building difficult. Height of garage excessive.</p> <p>Proposed: MR                      Seconded: FCa            Objection to the amended plans, proposal lost on vote.</p> <p><b>DECISION:</b>            No Objection to amended plans.</p>
<b>LIMIT</b>	06.01.20	
<b>PLAN No:</b>	<u>19/2679/CPE</u>	<p>12 Littleham Road  <b>Eagleson</b>            Certificate of lawfulness to establish the use of the premises as a hot food takeaway (use class A5) – see attached letter.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWES OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed:                      Seconded:            Members had no information that could support or contradict the evidence submitted.</p>
<b>LIMIT</b>	08.01.20	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/1113/FUL</u>	<p><b>ADDENDUM</b>  Sheerwater Maer Lane, EX8 2DD  <b>Mr S Gittoes-Davies</b>  Construction of detached dwelling and new vehicular access.</p> <p><b><u>Amended plans for consultation.</u></b>  Amended location of garage and submission of tree report</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>EDDC Trees</b> - 23 Sep 2019 - had concerns over this proposed development, although could not gain access to the site concerns are-  - No tree survey/TOPP/AMS  - Proposed garage within RPA of neighbouring tree with suspected ground level changes  - The landscaping to the rear shows a severe change of levels with neighbouring trees to the north  - The proximity of tree crowns and the dwelling will put considerable pressure on the future pruning and reduction of these trees  <b>Town Council</b> – 08.07.19 – Objection on the grounds that the proposal would encroach and be visually intrusive to the designated Maer Valley Park and therefore of contrary to policy EN2 of the Exmouth Neighbourhood Plan. Concern was also raised over the amount of vegetation that would be removed.</p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: MR                      Seconded: BB  Objection sustained, the amended plans did not mitigate previous concerns raised. Comments had not been received from the EDDC Tree officer following the submission of the applicants Arboricultural report.</p>
<b>LIMIT</b>	16.01.20	



would be kept on the premises at all times and would be made available for inspection by us and the police.

Irresponsible drinks promotions would not be permitted.

The licence holder would ensure that all staff receive appropriate training about emergency and general safety precautions and procedures.

The licence holder would ensure that all staff are aware of their social and legal obligations and their responsibilities regarding the sale of alcohol.

All parcels would be labelled to advise that it contains alcohol.

The licence holder, or persons authorised by them, would control the volume of regulated entertainment taking place at the premises.

Deliveries and collections by vehicles would not take place between the hours of 11:00pm and 7:00am.

All parcels would be labelled to advise that it contains alcohol, and on delivery would not be left with anyone under the age of 18 years.

All parcels sent out containing alcohol would be sent out by means of a "signed delivery" and the person signing to accept delivery must be able to prove their age.

In the event of Third-Party Couriers being instructed to deliver alcohol on behalf of the Licensees, the Couriers will be instructed not to deliver alcohol to persons under the 18 years of age.

A proof of age policy for sales of alcohol, agreed in writing by the Licensing Authority would be enforced.

A proof of age policy for deliveries of alcohol, agreed in writing by the Licensing Authority would be enforced.

Last Date for receipt of representations by the Licensing Authority 9 January 2020

Members did not wish to comment as the information as scant in detail. Requested licensing provided more detail in future.

**(ii) OTTERTON REGULATION 16 CONSULTATION**

The Otterton Neighbourhood Plan had now been submitted to East Devon District Council, in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

The Plan, and supporting information, was available to view on their website.

The consultation ran to 22nd January 2020.

Members did not wish to comment.

### **(iii) PAYPHONES CONSULTATION**

East Devon District Council had been consulted by BT on proposals for the removal of a total of 11 public payphones across the district (6 in Exmouth). Notices had been posted advising users of BT's intentions. Copy of the consultation materials from BT was previously circulated.

Consultation ran to end of January 2020.

Enquiries about the adoption of a phone box could be made to BT directly using the contact details in the attached consultation.

Item deferred to Full Council.

### **P20/007. ITEMS FOR INFORMATION**

#### **(i) TREE PRESERVATION ORDER**

**Proposal:** Land at 11 Drakes Avenue

**TPO No:** 19/0109/TPO

**Proposal:** Land to the North of Badger Down, Marley Drive

**TPO No:** 19/0108/TPO

**Proposal:** Land at 2 Sharps Court

**TPO No:** 19/0107/TPO

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

#### **(ii) EAST DEVON CIL EXAMINATION**

Further to representations submitted to East Devon District Council's Community Infrastructure Levy Draft Charging Schedule (DCS), Mr Jameson Bridgwater PGDIPL MRTPI had been appointed to conduct an independent examination to assess whether the DCS meets the requirements of the Planning Act 2008 and relevant CIL regulations, as amended, in respect of legal compliance and viability.

Ian Kemp would be the Programme Officer for the Examination and in that capacity would be responsible for assisting the Examiner with the administrative and procedural aspects of the process. He was the primary point of contact for any queries in relation to the Examination.

A Hearing was due to take place on Tuesday 18th February 2020, commencing at 10am within the Axe and Tale Rooms of East Devon District Council Offices, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.

A programme for the session which outlined the issues due for discussion was previously circulated. Representors wishing to participate in the hearing discussions should let Ian Kemp know by 4th February 2020. The Hearing would be a public meeting so anyone was welcome to attend and observe the discussions should they wish to do so.

Briefing Notes had been prepared which explained many of the administrative and procedural aspects of the process, these were also circulated for your information.

**P20/008. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
<b><u>19/1545/COU</u> 63 Exeter Road</b>	<b>Objection</b>	<b>Conditional Approval</b>
19/1453/FUL Land Adjacent 24 Normandy Close	Objection	Refusal
19/2330/FUL Cranford Care Home 15 Cranford Avenue	No objection	Approval
19/2469/FUL 5 Crossingfields Drive	No objection	Approval
19/1124/FUL St Johns Lodge, St Johns Road	No objection	Conditional Approval
19/2164/FUL 8 Mount Pleasant Court	No objection	Approval
<b><u>19/2383/FUL</u> 17 Hill Drive</b>	<b>No objection</b>	<b>Refusal</b>
19/2407/FUL 38 Cheriswood Avenue	No objection	Conditional Approval
<b><u>19/2546/FUL</u> 9 Point Terrace</b>	<b>Objection</b>	<b>Approval</b>
19/2299/LBC Manor Hotel, The Beacon	No objection	Refusal
19/2550/FUL 21 Brackendale	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: 18.35**

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