

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 2 MARCH 2020 AT 6.00 P.M.

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

APOLOGIES: Cllr J Humphreys

P20/032. MINUTES

The minutes of the meeting held on 17 February 2020 were approved.

P20/033. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS

Cllrs J Whibley and T Dumper declared a personal interest in advertising consent application 19/2627/ADV, Exmouth Town Football Club.

Cllr A Colman declared a personal interest in planning application 20/0319/FUL, Flat 1, 33 St Andrews Road.

P20/034. URGENT BUSINESS

None

P20/035. To Determine Applications under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>19/2627/ADV</u> Note: Cllrs J Whibley and T Dumper previously declared an interest.	<p>Exmouth Town Football Club, King George V Ground, Southern Road, EX8 3EE Exmouth Town Football Club Retention of 6 no. fascia signs</p> <p>Deferred item from previous meeting pending comments from DCC Highways.</p> <p>COMMENTS STATUTORY CONSULTTEES: DCC Highways - The signs were situated on the edge of the premises which backed onto Marine Way, it was not felt the signs presented an unacceptable level of visual distraction. Additionally, Southern Road access was on the outer concave of Marine Way and so the visibility was good here and the signs did not sit within that visibility envelope. Therefore, the County Highway Authority had no objection to this planning application.</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: JW Seconded: TD Approval</p>
LIMIT	04.03.20	

P20/036. To consider the Planning Applications for consultation set out below.

		APPLICATIONS FOR DETERMINATION
WARD	Halsdon	
PLAN No:	<u>20/0340/FUL</u>	<p>46 Anson Road, EX8 4NY Mr & Mrs Stannard Replacement of existing conservatory with single storey rear extension and changes to front elevation fenestration</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	10.03.20	
PLAN No:	<u>20/0267/FUL</u>	<p>7 Barrowdale Close, EX8 5PN Ms Claire Matthews Construction of a single storey extension</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	03.03.20	
PLAN No:	<u>20/0214/FUL</u>	<p>39 Brittany Road, EX8 5SG Mr Smith Construction of dormer window to rear.</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	04.03.20	

APPLICATIONS FOR DETERMINATION		
WARD	Littleham	
PLAN No:	<u>20/0341/FUL</u>	<p>32 Foxholes Hill, EX8 2DQ Mrs Heather Bailey Conversion of an existing covered area into a hall, utility room and a study and the addition of weatherboard cladding to the external elevations and installation of rooflight</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BB Seconded: MR No objection</p>
LIMIT	12.03.20	
PLAN No:	<u>20/0324/VAR</u>	<p>Queen's Drive Space, Queens Drive Mr Aiden Johnson-Hugill Variation of condition 2 (approved plans), planning permission 18/0376/MFUL (watersports centre, cafe, restaurant and retail) to allow addition of glass canopy with retractable walls and roof over first floor terrace, fenestration changes, changes to parking arrangements and the addition of 2 no. electric car charging points.</p> <p>COMMENTS STATUTORY CONSULTEES: SWW – No objection Contaminated Land Officer – No concerns anticipated.</p> <p>VIEWS OF REPRESENTATIONS: 1 x letter in support</p> <p>DECISION: Proposed: BB Seconded: FCu No objection</p>
LIMIT	10.03.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0286/FUL</u>	<p>Merrist House, 14 Douglas Avenue, EX8 2EY Mr & Mrs Crawford Construction of single storey extension (revised scheme to 18/0113/FUL)</p> <p>COMMENTS STATUTORY CONSULTTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: BB Seconded: FCa No objection</p>
LIMIT	04.03.20	
PLAN No:	<u>19/2334/FUL</u>	<p>Land Adjacent To Park Drive Taylor Wimpey 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) including the provision of two affordable units, together with the erection of dormer windows, including reconfiguration of parking and landscaping</p> <p>COMMENTS STATUTORY CONSULTTEES: Town Council - 25.11.19 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. Environmental Health – Recommended conditional approval for a sound insulation scheme. SWW – No objection DCC Highways – No objection DCC Flood Risk Management – No objection</p> <p>VIEWS OF REPRESENTATIONS: 3 x Rep - in respect of the original application</p> <p>DECISION: Proposed: MR Seconded: BB Objection sustained as previously commented.</p>
LIMIT	03.03.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0263/FUL</u>	<p>40 Rolle Street, EX8 2SH Mr David Cockman Part change of use of existing A1 retail unit to form 1 no. C3 residential unit, including construction of first floor extension and roof garden; subdivision of existing A1 retail unit to form 2 no. A1 retail units, and installation of new shop front; and 1 no. B1 rear ground floor office</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: 3 x Rep – No objections raised concerning the subdivision of the retail units. Objections raised concerned the proposed additional floor to the rear extension. The extension was felt to be over development of the site, out of keeping, and have poor access on to a narrow pavement and would result in overlooking, loss of light and privacy to neighbouring properties. There was no provision for car parking or bike storage. Other objections raised were in respect of building regulation matters.</p> <p>DECISION: Proposed: TD Seconded: JW Objection, the revised scheme did not mitigate previous concerns regarding the addition of a first-floor extension. The increase in height, bulk and mass would alter the character and street scene viewed from Little Bicton Street. It was felt that the proposal still represented overdevelopment of the site and would have a negative impact on the setting and wider Conservation area. Concern was also raised that the proposal would result in overlooking, loss of light and privacy to the neighbouring properties.</p>
LIMIT	10.03.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2815/FUL</u>	<p>20 The Beacon, EX8 2AF Mrs Susan Webberley Alterations to an existing dormer window and erection of 2 no. steel staircases</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: JW Objection, members were concerned over the replacement galvanised steel staircase and the potential harm to the setting of the conservation area.</p>
LIMIT	03.03.20	
PLAN No:	<u>19/2816/LBC</u>	<p>20 The Beacon, EX8 2AF Mrs Susan Webberley Internal alterations to allow reconfiguration of masionettes; replacement of 2 no. rear timber staircases with a pair of steel staircases; windows replacement and alterations to an existing dormer window, alterations to rear gates and replacement of roof coverings</p> <p>COMMENTS STATUTORY CONSULTEES:</p> <p>VIEWS OF REPRESENTATIONS: None</p> <p>DECISION: Proposed: TD Seconded: JW Objection, members were concerned over the replacement of the timber staircase with a galvanised steel staircase and the potential harm to the setting of the conservation area.</p>
LIMIT	03.03.20	

P20/037. ITEM FOR CONSIDERATION

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

Ref No. 050541

Premises: River Exe Cafe (Shop) Unit 1, The Point, Pierhead, EX8 1FE

Ward: Town

Name of applicant: River Exe Cafe Limited

Premises Licence Application to include

Premises Open Hours requested

Monday to Sunday

Time From

09:00

Time To

19:00

Activities - Times requested

Time From

Time To J. Supply of alcohol for consumption OFF the premises only

Monday to Sunday

09:00

19:00

CONDITIONS OFFERED BY APPLICANT

The space was a small office space together with a larger storage area for river exe Cafe. The office area which would be accessed by members of the general public in order to purchase alcohol was separated from the main store by a partition wall. The general public could access the office area only through an access door to the side of the building.

There was a risk assessment and health and safety folder for the Unit 1 office space which would cover all areas of risks. The information given would provide the details of how the business meets the licensing objectives.

The sale of alcohol would be made from the office space during opening hours. The alcohol would be sold as gifts or private consumption and not consumed on the premises itself.

A refusals policy would be in place to ensure responsible retailing (policing and crime act 2009) and practises would be in place to ensure that staff check the id of anyone wishing to purchase alcohol if they appear und the age of 18.

A refusals policy would be put in place as well as an age-related scheme and notices; challenge 25. Anyone over 18 but looked under 25 would be asked to supply acceptable id if wishing to purchase alcohol. This id must include their photograph, their date of birth and a holographic mark.

The under 25 Poster designed by the retail of alcohol standards group would be visible in the area.

This will include staff training to ensure the scheme was effective and all staff were aware of their responsibilities under the licensing act 2003 as well as the mandatory code. An element of staff training would also include the information regarding offences relating to the sale of alcohol to those under 18 or an individual trying to purchase for somebody under 18. Signage can further enhance this to prevent crime and disorder.

A refusals register would be kept on the premises and monitored by management. Other aspects of staff training would include refusal to sale of alcohol to those who

appear intoxicated. If there were members of the community that the management were aware of that should not be served alcohol and appear on police schemes or like these would be communicated to staff. There would be no offered promotions to encourage crime and disorder.

Nobody would drink on the premises therefore door supervisors and CCTV would not be felt necessary at this time.

A fire risk assessment was usual practise for the building and would be up to date. Fire extinguishers were serviced annually by a registered person and form part of a monthly check carried out as good practice (workplace inspection checklist). There would be a full first aid kit available on the premises if required along with the materials and chemicals to clean any spillages. As part of the annual training cycle staff were taught how to deal with and report any incidents or accidents and this included members of the public entering the premises.

Prevention of public nuisance would be limited by the necessary actions to avoid noise escape through windows and doors if the building was busy. Deliveries would be scheduled during the daytimes and made via the external door away from the residential area. Staff (under the leadership of management) would ensure that customers did not become a source of noise nuisance when entering the building to purchase alcohol. Training would be given in this aspect.

Notices would be erected, where necessary, to ask customers to leave quietly and to be respectful of being in a residential area. A strong relationship with local residents already existed but this will continue once the license was in place to ensure they are comfortable with the arrangements and a fluid means of communications was in place if problems or Issues were to arise.

All sales of alcohol would be within the building itself to limit noise disturbance.

Litter bins were already available as part of our good practise and although not needed as alcohol will only be sold not consumed, they would be in a position of access to all in case of need.

Nearest car parks could be provided to customers wishing to visit the premises to purchase alcohol. This being at the rear of the property. This would avoid unnecessary traffic to the front of the building.

Alcohol would not be sold to a child or a member of the public who appears underage and was unable to show photo id including a photograph, date of birth and holographic sign. Staff would be trained in this area and the importance highlighted; no unaccompanied child to be in the possession of alcohol, the sale of alcohol to a person aged under 18 or the sale of alcohol to an individual over 18 for a minor.

A full health and safety folder would contain risk assessment, guidance to inform staff and to keep children protected from harm.

Last Date for receipt of representations by the Licensing Authority 16th March 2020

P20/038. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
19/1571/FUL 62-64 New Street	Objection	Refusal
19/2691/FUL 48 Phillipps Avenue	Objection	Refusal
19/2415/FUL 7 Bicton Place	No objection	Refusal
19/2416/LBC 7 Bicton Place	No objection	Conditional Approval
19/2665/FUL 30 Willow Avenue	No objection	Approval
19/2692/FUL 48 Phillipps Avenue	No objection	Approval
20/0048/FUL 3 Kinglake Rise	No objection	Approval
19/2654/FUL Holy Trinity Church Rolle Street	No objection	Conditional Approval
19/2702/FUL 58 Springfield Road	No objection	Conditional Approval
19/2639/FUL 19 Lime Grove	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: 18.42

SIGNED:DATED:.....