

**PLANNING COMMITTEE**  
**(HELD AS A VIRTUAL MEETING)**

Monday 27 April 2020

Present:-

Councillor Lyons (Chair)  
Councillors Williams, Bialyk, Branston, Foale, Ghusain, Harvey, Mrs Henson, Mitchell, M, Morse, Sheldon, Sutton and Sparkes

Also Present

Director (BA), Principal Project Manager (Development) (MD), Principal Project Manager (Development) (PJ), Project Manager (Planning), Project Officer (KF), Democratic Services Officer (MD) and Democratic Services Officer (HB)

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**MINUTES**

The minutes of the meeting held on 16 March 2020 were taken as read, approved for signing by the Chair as correct at the earliest possible convenience.

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**DECLARATIONS OF INTEREST**

Councillor Morse declared an interest and did not participate in the meeting during consideration of Min. No. 34 below.

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**PLANNING APPLICATION NO. 20/0194/ECC - THE NIGHT SHELTER, MAGDALEN STREET, EXETER**

Councillor Morse declared an interest because of her involvement as a Portfolio Holder and did not participate in the meeting during consideration of this item.

The Project Manager (GM) presented the application for the amendment to reference 18/1031/ECC to include all year round Night Shelter and Community Facility (Sui Generis) for homeless people.

Mrs O'Farrell spoke against the application. She raised the following points:-

- hope the vulnerable and traumatised who are now being housed will not be put back on the streets when Lockdown is over, however the shelter should be a good neighbour;
- the management scheme for the winter night shelter is not being followed and issues are likely to proliferate to a year-round problem. Anti-social behaviour and noise is continuous throughout winter with customers congregating at the entrance before opening hours as well as late arrivals denied access who end up sleeping rough outside;
- Police are called out once or twice a week and only for cases where disputes escalate and the staff are unable to deal with them;
- in Spring and Summer the noise and anti-social behaviour will make the lives of residents miserable when seeking to use their gardens etc.;
- CCTV both outside and inside the property is required, window treatments should block out internal activity and the terrace on the first floor should remain unused; and

- as the management scheme has not protected the local community, the application should not be allowed. Residents have put up with anti-social behaviour on the understanding that it is temporary but should not be expected to deal with these issues throughout the year when they will be amplified in the Spring and Summer

Members supported the application and recognised the issues raised by the public speaker. Members therefore stressed that the management plan should be strictly adhered to.

The recommendation was for approval, subject to the conditions as set out in the report.

The recommendation was moved and seconded.

At this point in the meeting, as a result of a nationwide outage of Virgin Media broadband which had interrupted the live streamed coverage via Facebook, it was moved and seconded to adjourn the meeting for this and the remaining items on the agenda (Min. No. 35 below refers) to be considered at a re-convened meeting of this Committee to be held on Monday 4 May 2020 at 5.30pm.

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#### **ADJOURNMENT OF MEETING**

As a result of the nationwide outage, the following items would be considered at a re-convened meeting of this Committee to be held on Monday 4 May 2020 at 5.30pm.

Planning Application No 19/0962/FUL - Land off Pulling Road, Pinhoe  
Planning Application No 19/1767/FUL - Quay Gardens, Monmouth Avenue, Topsham  
Planning Application No. 20/0013/FUL – 37 Argyll Road, Exeter  
List of Decisions Made and Withdrawn Applications  
Appeals Report

(The meeting commenced at 5.45 pm and closed at 6.40 pm)

Chair