

PLANNING COMMITTEE

Monday 27 April 2015

Present:

Councillor Bialyk (Chair)
Councillors Spackman, Choules, Denham, Edwards, Lyons, Newby, Raybould, Sutton,
Williams and Winterbottom

Apologies:

Councillors Mitchell and Mottram

Also Present:

Assistant Director City Development, Senior Area Planning Officer and Democratic Services
Officer (Committees) (HB)

29

DECLARATIONS OF INTEREST

No declarations of interest were made by Members.

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PLANNING APPLICATION NO. 15/0185/03 - LAND TO THE REAR OF CRAWFORD HOTEL, ALPHINGTON ROAD, EXETER

The Assistant Director City Development reported that the application for proposed development of four dwellings (three terrace units and one detached) had been deferred for discussions with the City Council regarding the possibility of access from Retail Park Close.

31

PLANNING APPLICATION NO. 14/2083/03 - LAND SOUTH OF EXETER ROAD, TOPSHAM

The Assistant Director City Development reported in respect of the application for the erection of Class A1 foodstore (1,635 sq m gross) with associated access, car parking and landscaping, and other associated works that the Council had engaged GVA to advice on the retail implications of the proposal. In light of developing proposals for retail provision at Seabrook Gardens, GVA had subsequently stated that further information was now required on the proposal for this local centre and the timing of its delivery in order to further assess the short and long term impact on retail provision in the area with regard to both the above application and planning permissions granted for a local centre at the Newcourt development.

Members were circulated with an update sheet - attached to minutes.

RESOLVED that planning permission for the erection of Class A1 foodstore (1,635 sq m gross) with associated access, car parking and landscaping, and other associated works be **DEFERRED** for further information.

PLANNING APPLICATION NO. 15/0125/03 - CATHERINE SQUARE, CATHERINE STREET, EXETER

The Assistant Director City Development presented the application for redevelopment of Catherine Square with a glass pavilion cafe bar and external seating area.

Members were circulated with an update sheet - attached to minutes.

Mr Gardener spoke in support of the application. He raised the following points:-

- an independent businessman from Exeter seeking to build on Exeter's recent economic success and further develop this business in the heart of the City to bring additional life to the area;
- have successfully traded on site over the last three years during which time there have been no complaints and no noise problems. The philosophy of the business is to maintain and enhance this reputation and to contribute to improving the square, continue good relations with neighbours and further build the business; and
- application is backed by 27 letters of support and over 500 customer signatures to a petition in support of the expansion.

In response to Members queries, he advised that a further seven staff will be taken on and hours increased for existing staff and that food would be prepared on site and served within the glassed area.

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

RESOLVED that planning permission for the re-development of Catherine Square with a glass pavilion cafe bar and external seating area be **APPROVED** subject to the following conditions:-

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 3 February 2015 (*dwg. no's: SK02; 03; 04; 05; 06; 07; 08; 09*), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3) Notwithstanding condition no (2), no work shall commence on site under this permission until details of the following have been submitted to and approved in writing by the Local Planning Authority and the following shall thereafter be provided in accordance with such details:
 1. full details of external metal cladding including colour, finish and fixing.
 2. full details of folding glazed panels including manifestations for visibility
 3. full details of the internal flooring, including colour and finish
 4. full details of plant including types, purpose, design, material and finish.
 5. full details of the glazed roof lights**Reason:** Insufficient information has been submitted with the application and in the interests of visual amenity.
- 4) Construction/demolition work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of amenity of the neighbourhood.

- 5) The cafe/bar hereby approved shall comply with the following opening hours. Monday to Wednesday 0800-1600, Thursday to Saturday 0800-2300, Sunday 1000-1500. The external seating shall not be used by customers or staff between the hours of 2300 and 0800. The premises shall not operate between the hours of 0000 and 0800.
Reason: In the interests of neighbourhood amenity

The applicant be advised to contact the Commercial Section of Environmental Health Services (01392 265148) in order to ensure that the following items will comply with all relevant British Standards, Regulations and guidance:-

- Food safety issues - design and layout of the kitchens including fixtures, fittings, storage and ventilation.
- Adequate provision of WCs.

33 **LIST OF DECISIONS MADE AND WITHDRAWN APPLICATIONS**

The report of the Assistant Director City Development was submitted.

RESOLVED that the report be noted.

34 **APPEALS REPORT**

The schedule of appeal decisions and appeals lodged was submitted.

RESOLVED that the report be noted.

35 **SITE INSPECTION PARTY**

RESOLVED that the next Site Inspection Party will be held on Tuesday 19 May at 9.30 a.m. The Councillors attending will be advised prior to the visit.

36 **COUNCILLOR JOHN WINTERBOTTOM**

The Chair reported that this would be the last Planning Committee meeting for Councillor Winterbottom who was standing down at the May elections. He and Committee Members paid tribute to Councillor Winterbottom for his hard work for the Council as well as his service as a Member of this Committee.

(The meeting commenced at 5.30 pm and closed at 6.01 pm)

Chair