

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 28 September 2020

Present:

L Elson (Chairman)
F Caygill (FCa)
F Cullis (FCu)
T Dumper
C Nicholas
D Poor
M Rosser
B Toye
J Whibley

Apologies: None

P20/133. Minutes

The minutes of the meeting held on 14 September 2020 were approved.

P20/134. Declarations of pecuniary interests and dispensations

Councillor Whibley declared a personal interest on account of being a member of East Devon District Council's Planning Committee and Chairman of its Licencing and Enforcement Committee and further clarified that he would give full consideration to any applications by taking into account all relevant evidence and representations when they are considered by the District Council's Planning Committee in due course.

Application:	20/1782/TRE 108, The Marles
Councillor	F Caygill
Pecuniary or personal	Personal
Reason	Knew applicant
Application:	20/1497/FUL 18, Victoria Road
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Applicant was a colleague

P20/135. Urgent business

None

P20/136. To consider the planning applications for consultation set out below.

BRIXINGTON

[Planning Application No: 20/1782/TRE](#)

Location: 108 The Marles, EX8 4NU

Applicant: Mr Neil McDonald

Proposal: Hedge Oak: Crown lift to height of no more than 6 metres from garden side (up to the start of the main tree crown); remove epicormics growth from the main trunk.

Target Date: 13.10.2020

Comments Statutory Consultees:

Tree Officer's report – The tree was located on a raised bank to the south of the applicant's property. The house sat low down beneath the tree, giving the impression the tree dominates the relatively small garden. Previous works had resulted in a dense crown forming. The proposed works followed a pre-site visit and involved the removal of the lower growth to allow the sun to reach under the crown of the tree to reduce shading of the property. The work was minimal and would not be detrimental to either the health or amenity of the tree.

Recommendation – Conditional Approval – crown lift no more than 6m in height from ground level (garden side) and 4m (open space side). No cuts larger than 65mm. Remove all epicormic growth.

View of representations: None

Decision: Proposed: CN

Seconded: FCa

Approval in accordance with the Tree Officer's report

Note: Councillor F Caygill previously declared a personal interest.

HALSDON

[Planning Application No: 20/1770/TRE](#)

Location: 17 Highbury Park, EX8 3EJ

Applicant: Mr Robert Black

Proposal: Oak (T2) Reduce low branches growing over fence to southeast by no more than 3.5m.

Oak (T3) Reduce upper crown growing to the southeast by no more than 2.5m.

No wounds larger than 65mm to be made.

Reason- To maintain the trees to a suitable size for the location. Delaying the works will ultimately lead to more invasive works which will be more detrimental to the health of the trees.

Target date: 13.10.2020

Comments Statutory Consultees:

View of representations: None

ENP Policies:

Decision: Proposed:
Application deferred

Seconded:

[Planning Application No: 20/1769/TRE](#)

Location: 21 Highbury Park, EX8 3EJ

Applicant: Mr Robert Black

Proposal: T(1) - Monterey Pine. Crown reduce 4 limbs which extend out from the main crown growing to the south by no more than 2.5m as per photograph.

Reason: Appropriate management.

Target Date: 13.10.2020

Comments Statutory Consultees:

Tree Officer's report – This semi mature Monterey Pine appeared to be in good condition and free from pests or diseases. Retained as part of the original development characterised by large trees. Due to the close proximity to the houses this had led in some cases pressure for the trees to be pruned due to the need for the trees to be managed to an appropriate size. Located on neighbouring land, the lower crown slightly overhangs the applicant's property. The proposed works were very minor and involved pruning 4 branches. By undertaking work now, it would allow this section of the crown to be maintained to a suitable size and would only create small pruning wounds. The tree had the potential to get very large and the tree would continue to grow over the applicant's property which would eventually lead to far more significant works which would be more detrimental to the health of the tree.

Recommendation – Approval

View of representations: None

ENP Policies:

Decision: Proposed: BT

Seconded: LE

Approval in accordance with the Tree Officer's report subject to confirmation that the owner of the tree had been informed.

P20/137. To consider the planning applications for consultation set out below.

BRIXINGTON

[Planning Application No: 20/1886/FUL](#)

Location: 10 Brimpenney Road, EX8 4NH

Applicant: Mr and Mrs Scott Jordan

Proposal: Two storey side extension with rooms in roof and external alterations.

Date limit for comments: 12.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa
No objection

Seconded: CN

HALSDON

[Planning Application No: 20/1869/FUL](#)

Location: 16 Anson Road, EX8 4NY

Applicant: Mr S Quick

Proposal: Extension of pitched roof over existing flat roof

Date limit for comments: 07.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT
No objection

Seconded: LE

LITTLEHAM

[Planning Application No: 20/1917/FUL](#)

Location: 1 Lower Knoll Douglas Avenue, EX8 2JE

Applicant: Mr Stephen Crisp

Proposal: Alterations to front elevation to allow garage conversion

Date limit for comments: 06.10.20

Comments Statutory Consultees: None

View of representations: None

ENP Policies:

Decision: Proposed: MR
No objection

Seconded: DP

[Planning Application No: 20/1838/MFUL](#)

Location: Land At The Former Rolle College, EX8 2BL

Applicant: Acorn Property Group

Proposal: Demolition of existing buildings and the residential development of 39 New homes in a mix of 10 no. dwellings and 25 apartments and the conversion and refurbishment of Eldin House to create 4 apartments, together with vehicle and pedestrian accesses, landscaping and associated infrastructure

Date limit for comments: 09.10.2020

Comments Statutory Consultees:

SWW – No objection to surface water being managed in accordance with submitted FRA.

Contaminated Land Officer – recommended phased contaminated land condition CT3 applied to any approval.

Environmental Health – Recommended conditional approval to protect residential amenity during construction process which required a CEMP to be submitted prior to any works commencing on site.

Housing Strategy Officer – Applicant proposed to pay a commuted sum towards the provision of affordable housing.

Cllr B de Saram – supported application, proposal conformed to strategies 48 and 49 and policy EN10 of the LP. Buildings sat comfortably with the site in relation to surrounding buildings and ensured trees were retained and not impacted by the development which was in keeping with policies D1 and D3.

View of representations:

4 x Rep: Objection on the grounds that the proposed 5 storey apartment block would have an adverse visual impact on the neighbourhood and alter the character of Douglas Avenue. Any construction higher than the roofline of Eldin would be out of proportion. The size and density of the apartment block was not in keeping with the buildings in the area. 39 new dwellings would generate more traffic. Concerned about the absence of affordable housing. Any approval should be conditioned that vehicle access on to Fairfield Road should be solely for the Eldin Building.

1x comment: Biodiversity report should indicate exact number of bird boxes/integral bird bricks and their orientation. Application documents should include a Landscape and Ecological Management plan and a Construction Environment Plan.

ENP Policies: EB2, H2 (Housing strategy officer comments refers)

Decision: Proposed:

Seconded:

MR proposed objection, seconded by DP but this was overturned when put to vote.

Subsequently no objection to the application subject to comments and recommendations from the Exmouth Wildlife Group were considered. It was noted that the proposal was contrary to Exmouth Neighbourhood Plan policy H2 and members expressed frustration that development rarely delivered the minimum affordable units.

[Planning Application No: 20/1839/LBC](#)

Location: Land At The Former Rolle College, EX8 2BL

Applicant: Acorn Property Group

Proposal: Conversion and refurbishment of Eldin House into four self-contained flats

Date limit for comments: 09.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2, H2 (Housing strategy officer comments refers)

Decision: Proposed: MR

Seconded: DP

No objection subject to Listed Buildings Officer's report.

TOWN

[Planning Application No: 20/1497/FUL](#)

Location: 18 Victoria Road, EX8 1DL

Applicant: Mrs Sasha Turner

Proposal: Demolition of garage and erection of one-bedroom dwelling.

Amended plans for consultation

Amendments to the design of the proposed building.

Date limit for comments: 29.09.2020

Comments Statutory Consultees:

Town Council – 03.08.2020 - Objection on the grounds of over development of the site and visually intrusive and out of character with the street scene. The application was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2.

Environment Agency – No objection

Cllr O Davey – Pleased to see amended plans no longer block the window of neighbouring flat. Still felt the proposal was an attempt to shoehorn a dwelling into an inappropriate space and the increase in height of the existing garage would have an unacceptable effect on the neighbouring amenity.

View of representations:

1 x Rep in respect of amended plans. Still unacceptable, over development of plot, too high and out of context roof design and shape, overbearing and an encroachment in the area.

5 x Rep in respect of original application.

ENP Policies: EB2

Decision: Proposed: TD Seconded: JW
Objection sustained, amended plans did not mitigate previous concerns raised.

Note: Councillor L Elson previously declared a personal interest.

Planning Application 20/1823/FUL

Location: Flat 2, 19 Albion Hill, EX8 1JS

Applicant: Mr Keith Jenns

Proposal: Proposed rear balcony

Date limit for comments: 06.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW

Seconded: TD

No objection

Planning Application No: 20/1884/FUL

Location: 18 Marpool Hill, EX8 1TD

Applicant: Mr Chris Bond

Proposal: Proposed ground floor rear extension

Date limit for comments: 29.09.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies:

Decision: Proposed: TD

Seconded: JW

No objection

Planning Application No: 20/1052/FUL

Location: 42 Lawn Road, EX8 1QJ

Applicant: Mr Ed Russell

Proposal: Change of use of 5 bed house in multiple occupation and a 1 bed self-contained apartment into 4 no. self-contained apartments and installation of new external staircase.

Amended Plans

Amended Plans
Re-positioning of external stairs and access door to flat 4 from the party wall of 40
Lawn Road.

Date limit for comments: 13.10.2020

Comments Statutory Consultees:

Devon Highways – 30.06.20 – No objection

Town Council 22.06.2020 - Objection, whilst members recognised the need for affordable housing, but were concerned that the proposed access to the first floor flat would affect the amenity and privacy of the neighbouring property.

View of representations:

1 x Rep in respect of original application

ENP Policies:

Decision: Proposed: JW

Seconded: LE

Objection sustained on the same grounds as before. Members were not entirely clear what amendments had been made to the staircase.

WITHYCOMBE RALEIGH

[Planning Application No: 20/1651/LBC](#)

Location: Boldbrook Cottage 145 Withycombe Village Road, EX8 3AG

Applicant: Mr Chris Cockman

Proposal: Replacement windows: 2no. windows on ground floor and 3no. windows on first floor front elevation; 2no. on ground floor and 1no. on first floor side elevation; 1no. window on first floor rear elevation. Re-rendering 3 elevations and re-render front, rear and side elevations

Date limit for comments: 07.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: LE

No objection subject to the Listed Building Officer's report.

[Planning Application No: 20/1828/LBC](#)

[Planning Application No: 20/1827/FUL](#)

Location: Boldbrook Cottage, 145 Withycombe Village Road, EX8 3AG

Applicant: Mr Chris Cockman

Proposal: First floor extension over existing rear extension to include french doors with Juliette balcony and 3no. rooflight; insert 1no. window on side elevation at ground floor and new internal staircase.

Date limit for comments: 13.10.2020

- Public safety
- The prevention of public nuisance
- The protection of children from harm

Activities regulated under the Licensing Act 2003 included:

- The sale of alcohol
- The supply of alcohol by or on behalf of a club, or to the order of a member of the club
- The provision of regulated entertainment
- The provision of late-night refreshment

Date limit for comments 1 November 2020.

Deferred to planning meeting 26 October to give members time to peruse the policy. Councillor J Whibley advised members to contact the Licensing Manager, Steve Saunders if they needed any clarification.

P20/139. Items for information

(i) Changes to the Planning System – Implemented

The Government had recently implemented a number of changes to the planning system. Changes made so far were:

- The Business & Planning Act 2020
- Changes to the Use Class Order July 2020
- Changes to Permitted Development Rights June/July 2020

Briefing notes, which gave an overview, were previously circulated.

P20/140. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/1629/FUL 56 Marpool Hill	No objection	Approval
20/1457/FUL 31 Ashleigh Road	No objection	Conditional Approval
20/1664/FUL 104 Foxholes Hill	No objection	Conditional Approval
<u>20/0842/FUL</u> Land adjacent to The Meeting, Maer Lane	Objection	Conditional Approval
20/0994/FUL Main Cottage, Old Bystock Drive	No objection	Approval

20/1229/FUL 131 Salterton Road	No objection	Approval
20/1598/FUL BT, South Street	No objection	Approval
20/1689/FUL 1 st Floor Flat, 5 Victoria Road	No objection	Approval
<u>20/1248/FUL</u> 8 Essington Close	Objection	Approval
20/1756/FUL 24 Hulham Road	No objection	Conditional Approval
<u>19/2334/FUL</u> Land adjacent to Park Drive	Objection	Conditional Approval
<u>20/0946/FUL</u> 108 Exeter Road	Conditional Approval	Refusal

The meeting concluded at 19:10

Signed..... Date.....
(Chairman)