

# EXMOUTH TOWN COUNCIL

## Planning Committee

### Virtual Meeting held on 26 October 2020

#### Present:

L Elson (Chairman)  
B Bailey  
F Caygill (FCa)  
F Cullis (FCu)  
A Colman  
T Dumper  
C Nicholas  
M Rosser (Joined 18.27)  
B Toye  
J Whibley

#### Non Planning Committee Members present from 19:00

E Beech  
P Stott  
J Whipps

Apologies: Councillors D Poor & S Gazzard

#### P20/149. Minutes

The minutes of the meeting held on 12 October 2020 were approved.

#### P20/150. 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:	20/1961/TRE 69A Salterton Road
Councillor	L Elson, F Caygill & C Nicholas
Pecuniary or personal	Personal
Reason	Knows the applicant's mother
Application:	20/2052/VAR 9-10 High Street
Councillor	F Caygill
Pecuniary or personal	Personal
Reason	Knows the applicant

## P20/151. Urgent business

None

## P20/152. To determine applications under delegated powers

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### HALSDON

Planning Application No: 20/1899/TRE

Location: 6 Hulham Vale, EX8 4QB

Applicant: Richen

Proposal: T1 Ash fell, the tree has Chalara fraxinea Ash die back.

T2 oak reduce back to give a 2-metre clearance from the house and roof to stop any future damage to the building,

Restricting cuts to a maximum size of 60 mm and adhering to sound arboricultural practices.

Target date: 30.10.2020

Comments Statutory Consultees:

**Tree Officer's Report** – Located in the applicant's garden, the trees were clearly visible from public locations and were considered to be important to the local area. T1, a semi mature Ash, was showing signs of Ash dieback throughout the upper crown. Felling and replacement was considered appropriate due to the short safe useful life expectancy.

T2, a semi mature, fairly large Red Oak. The trunk was within approximately 5m of the applicant's house with the crown touching the house. The proposed work was minimal and would ensure clearance to prevent direct damage.

**Recommendation** – Conditional Approval - A replacement tree, with a minimum of 8-10cm girth, shall be planted with the curtilage of the property/as close as practical to the same location and maintained for a period of 5 years. Tree Officer specified the species of the replacement tree or as agreed in writing with LPA.

View of representations: None

Decision: Proposed: LE

Seconded: BT

Approval in accordance with the Tree officer's report.

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### LITTLEHAM

Planning Application No: 20/1961/TRE

Location: 69A Salterton Road, EX8 2EN

Applicant: Mr Henry Mock

Proposal: Single poplar tree inside the front boundary line. Request to pollard it back to its previous knuckles, approx. 40% reduction.

No formal paperwork from a survey but retaining wall is bowing and

pavement is starting to lift on the roadside of the tree. Would like

to have the tree pollarded similar to the last time approx. 8-10 years ago.

Target Date: 19.11.20

Comments Statutory Consultees:

**Tree Officer's Report** – This mature Poplar located on the front boundary of the applicant's property appeared to be in good condition and free from any pest or diseases. Clearly visible it was an important feature of the local area. Historically managed as a pollard, last consent issued December 2011, the proposed works were a continuation of current management practice. The current regrowth from the pollard heads was approximately 8m and repollarding was considered appropriate to prevent limb failure over the busy Salterton Road, therefore no objection raised.

**Recommendation** – Approval

Cllr D Poor – supports application

View of representations:

Decision: Proposed: BB

Seconded: LE

Approval in accordance with the Tree Officer's report.

**Note:** Councillors L Elson & C Nicholas previously declared an interest.

**P20/153. To consider the planning applications for consultation set out below.**

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## **BRIXINGTON**

Planning Application No: 20/2077/FUL

Location: 37 Linden Close, EX8 4JW

Applicant: Mrs Julie Cattanach

Proposal: Construction of single storey front extension

Date limit for comments: 27.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa

Seconded: AC

No objection

Planning Application No: 20/2117/FUL

Location: 15 Arthurs Close, EX8 4JZ

Applicant: Mr Heskins

Proposal: Erection of orangery to the rear.

Date limit for comments: 28.10.2020

Comments Statutory Consultees:

View of representations:

**1 x Rep** – Concerned about flooding due to a history of problems in the area. Plans did not show guttering.

ENP Policies: EN5 & 6

Decision: Proposed: CN

Seconded: FCa

No objection subject to the application complied with Exmouth Neighbourhood Plan policy EN5 where additional surface water from development should not cause any adverse impact neighbouring properties.

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## **HALSDON**

Planning Application No: 20/2165/FUL

Location: 121 Hulham Road, EX8 4QZ

Applicant: Mr Bagwell

Proposal: New build dwelling, including demolition of existing garage

Date limit for comments: 30.10.2020

Comments Statutory Consultees:

Cllr D Poor – he was unable to do a site visit. Were there any overlooking issues between proposed new build and 123 Hulham Road? Does proposal change streetscene?

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: FCa

Objection, concern was raised that windows of 123 Hulham Road would overlook the proposed dwelling. Members felt that the plot was very small which would result in a cramped and restricted form of development. It was felt that the proposal was not compatible with the site or surroundings. The proposal was considered contrary to Exmouth Neighbourhood Plan policy EB2 (Build Environment) which as well as strategy 6 and policy D1 of the East Devon Local Plan.

Planning Application No: 20/1986/FUL

Location: 21 Hulham Road, EX8 3JZ

Applicant: Skinner Construction Ltd

Proposal: Demolition of dwelling and construction of 2 new dwellings; formation of new vehicular access onto Hulham Road.

Date limit for comments: 05.11.2020

Comments Statutory Consultees:

Cllr D Poor – Plan incorporated a footpath but there are non-existing on that part of the road. Did Highways have any issues with access.

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: BT

No objection subject to comments from DCC Highways.

Planning Application No: 20/2035/FUL

Location: 14 Scott Drive, EX8 3LF

Applicant: Mr & Mrs Saunders

Proposal: Construction of single storey rear extension

Date limit for comments: 06.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: BT

Seconded: LE

No objection

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## **LITTLEHAM**

Planning Application No: 20/2181/FUL

Location: 16 Portland Avenue, EX8 2BS

Applicant: Emma Jordan

Proposal: Construction of single storey rear extension and replacement garage to front.

Date limit for comments: 03.11.2020

Comments Statutory Consultees:

Cllr D Poor – No objection

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR

Seconded: BB

No objection subject to Tree Officer's comments.

Planning Application No: 20/2207/FUL

Location: 3 Bicton Villas, EX8 1JW

Applicant: Mr and Mrs J Craig

Proposal: Construction of single storey extension and glazed canopy

Date limit for comments: 05.11.2020

Comments Statutory Consultees:

Cllr D Poor – No objection

View of representations: None

1 x support

ENP Policies: N/A

Decision: Proposed: MR  
No objection

Seconded: BB

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**TOWN**

Planning Application No: 20/2052/VAR

Location: 9 - 10 High Street, EX8 1NN

Applicant: Bruce Penny

Proposal: Conversion of first floor to provide 3 flats

Date limit for comments: 06.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: TD  
No objection

Seconded: JW

**Note:** Councillor F Caygill previously declared a interest.

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**WITHYCOMBE RALEIGH**

Planning Application No: 20/2101/FUL

Location: 51 Ashleigh Road, EX8 2JY

Applicant: Mr G Litten and Ms Jane Smith

Proposal: Construction of single storey side extension, front rear and side dormer windows and side rooflight.

Date limit for comments: 29.10.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu  
No objection

Seconded: LE

Planning Application No: 20/2212/FUL

Location: 4 Green Close, EX8 3QQ

Applicant: Mr T Glynn

Proposal: Construction of single storey rear extension

Date limit for comments: 04.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: FCu  
No objection

Seconded: LE

Planning Application No: 20/2204/FUL

Location: 81 Moorfield Road, EX8 3QP

Applicant: Mr and Mrs R Procter

Proposal: Construction of single storey extension

Date limit for comments: 05.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu  
No objection

Seconded: LE

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## **P20/154. Items for consideration**

### **(i) Certificate of Lawfulness (Existing) Application**

Proposal: Certificate of lawfulness to establish lawful use of flat as a separate single residential dwelling

Location: Flat 2A, 51 St Andrews Road, EX8 1AS  
Application No: 20/2134/CPE

Members did not have any information that could support or contradict the evidence.

**(ii) Premises and Club Premises Licence Application under the Licensing Act 2003**

Ref No: 051318

Premises: Bar Buoy, 29 Morton Road, Exmouth EX8 1BA

Ward: Town

Name of applicants: Mrs Ria Fiona Ball & Mr Timothy James Thomas Ball

Premises Licence Application to include

Premises Open Hours requested

NO MEMBERS OF THE PUBLIC WILL ATTEND PREMISES, ONLINE ORDERS ONLY

Activities - Times requested

Monday to Sunday

00:00 23:59

J. Supply of alcohol for consumption OFF the premises only

CONDITIONS OFFERED BY APPLICANT was supplied.

Last Date for receipt of representations by the Licensing Authority 6.11.2020

Members expressed concern at the increasing number of applications seeking to sell alcohol online from domestic premises. Concern was raised regarding the secure storage arrangements and if this was an issue under the licensing objective prevention of crime and disorder. Members questioned if cocktails were going to be mixed at the premises and whether the applicant had a hygiene certificate and that Environmental Health were aware.

Councillor J Whibley noted that the Committee was being consulted on a draft of East Devon District Council's Licensing Policy which set out how the council proposed to carry out its functions under the Licensing Act 2003. He advised he would contact the Licensing Manager at East Devon District Council and ask if there was a need for additional provision in the policy regarding selling alcohol online from a domestic premises.

**RESOLVED that the Planning Committee should notify EDDC that it had concerns over the arrangements for secure storage which could be a cause for concern under the licensing objective prevention of crime and disorder. Query if cocktails were to be mixed on the premises and whether the applicant had a hygiene certificate and that Environmental Health were aware.**

**(iii) Notification of Street Trading Application**

The applicant is from: Laura Mead - Event Organiser

Location: The Strand, Exmouth, EX8 1AL

Dates: Saturday 12th December 2020



Times: 12 noon until 20:00

The application was for: Maximum 44 x food and craft traders for 'Exmas on the Strand' food and craft fair.

The applicant had advised that no single use plastics would be allowed, and that recycling would be encouraged.

The applicant has secured use of land through the EDDC Street Scene Events Team. A Covid risk assessment was submitted to them as part of the land usage application process.

The applicant would be asking each trader to fill in their own risk assessment form and would encourage them all to have a contactless payment method, they would have markings on the paving to aid in social distancing (washable chalk spray or tape - which will not harm the paving). They would ask all traders to wear masks and to have as much social distancing between staff as possible and encourage the use of screens between them and the public. They would have hand sanitiser stations set up at key entrance/exit points to the Strand. A map of the trading site was submitted.

Date limit for comments: 29.10.2020

The clerk advised members that Devon County Councillor J Trail and Councillor M Chapman had submitted representations expressing concern over social distancing.

Members strongly objected to this application and did not feel the event should go ahead, questions were raised regarding the application and ability to enforce social distancing rules.

**RESOLVED to object to the application. It was felt that the event should not go ahead due to the potential difficulty in enforcing social distancing rules.**

**(iv) Statement of Licensing Policy 2021-2026**

East Devon District Council, as licensing authority under the licensing Act 2003, is required to publish a Statement of Licensing Policy at least every five years. The purpose of the policy statement is to define how the Council will exercise its responsibilities under the Act. A draft policy has been prepared approved by the Licensing Committee for public consultation.

The Statement of Licensing Policy set out how the council proposed to carry out its functions under the Licensing Act 2003

East Devon District Council was seeking views on the draft policy, including the appendices with the Pool of Sample Conditions.

Date limit for comments 1 November 2020.

It was noted that there were no major changes to the existing policy. Members had no further comment to make other than that Councillor J Whibley would contact the Licensing Manager at East Devon District Council and ask if there was a need for additional provision in the policy regarding selling online from a domestic premises in light of the number of recent applications.

**(v) Planning White Paper – Implications and proposed response**

Using the Chairman's discretion Non-Planning Committee members were invited to discuss the response to the Government white paper – Planning for the Future.

Members discussed the paper and the issues pertinent to Exmouth. It was agreed that the Clerk would have delegated authority to liaise with the Chair and Vice Chair to agree a response based on members comments prior to this being submitted to the Government.

**RESOLVED that the Clerk would have delegated authority to liaise with the Chair and Vice Chair to agree a response based on members comments prior to this being submitted to the Government.**

Date limit for comments: 29 October 2020

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**P20/155. Items for information**

None.

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**P20/156. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>20/1601/FUL</u> 1 Westward Drive	Objection	Approval
20/1722/FUL 7 Belle Vue Road	No objection	Approval
<u>20/1718/VAR</u> 192 Hulham Road	Objection	Conditional Approval
20/1878/FUL 25 Phillipps Avenue	No objection	Approval
<u>20/1587/COU</u> <u>Greenfingers Garden Centre,</u> <u>Pound Lane</u>	Objection	Conditional Approval

**The meeting concluded at 20:09**

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