

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 9 November 2020

Present:

L Elson (Chairman)
B Bailey
F Caygill (FCa)
F Cullis (FCu)
A Colman (Joined 18.42)
C Nicholas
D Poor
M Rosser
B Toye
J Whibley

Apologies: Councillor T Dumper

Public Speaking Time

The meeting was adjourned for: -

Max Rait spoke in support of planning application 20/2095/FUL, Withycombe Rugby Football Club, construction of single storey extension to club house.

East Devon District Councillor E Wragg spoken against planning application 20/1799/FUL, 105 Victoria Road, proposed new 1 bed annexe with under-croft for 2 no vehicle parking. Amended plans reducing the size of the rear living room window.

Note: The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P20/157. Minutes

The minutes of the meeting held on 26 October 2020 were approved.

P20/158. 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:	20/2095/FUL Withycombe Rugby Football Club
Councillors	F Caygill & F Cullis
Pecuniary or personal	Personal
Application:	20/2341/FUL 2A Sarlsdown Road
Councillor	M Rosser
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	20/1166/FUL Bystock Court, Old Bystock Drive
Councillors	L Elson, B Bailey, F Caygill, C Nicholas
Pecuniary or personal	Personal
Reason	Knows applicant and/or partner

P20/159. Urgent business

BRXINGTON WARD

[Planning Application 20/1955/TRE](#)

Location: 123 St Johns Road

Proposal: T1 - Turkey Oak, Reduce lowest branch overhanging garden back to small upright 2m west of fence, MDC 75mm. Reduce mid-crown branches overhanging No's 9 & 13 by 3-5m to suitable growth points, MDC 75-100mm. Reason for Works: Maintain tree to appropriate size for location.

Tree Officer's report -

The tree subject to this application was a semi-mature Turkey Oak which was located to the rear of the applicant's property in the neighbouring garden of 123 St Johns Road. The tree was part of a linear group which were an important feature of the area and could be clearly seen from nearby public locations as a skyline feature. The tree dominated the relatively small garden of 11 Withycombe Park Drive, with the crown extending to the east over the boundary by up to 6 / 7m in the upper crown. The garden itself was approximately 9m in width (east to west) at the widest point. The size of the tree for a Turkey Oak was still relatively modest and had the potential to get very large. It was therefore considered that appropriate arboricultural works such as these proposed were undertaken to allow the tree to be managed to an appropriate size for the location. The works were not considered to be detrimental to either the health or amenity of the tree.

Recommendation – Approval

Decision: Proposed: FCa

Seconded: CN

Approval in accordance with the Tree Officer' report.

Comments Statutory Consultees:

Tree Officer's report - The trees were located along The Plantation which was council owned and managed land. The Plantation was a large group of mixed species of tree, the character and amenity of which was an important feature of the local area. The applicants garden was adjacent to the councils land with the trees located to the south west which partially block the applicants views of the sea from the garden. The young established Holm Oaks had been previously been pollarded at approximately 1.5 to 2m in height. Regrowth was approximately 1m. No objection was raised to the proposed minor works and were continuation of previous works. It should be noted that works to manage trees along The Plantation was on-going, and consent from the councils streetscene tree team would be necessary to ensure that the tree work fits in with the overall tree management policy along The Plantation.

Recommendation – Approval subject to permission from the owners of the trees (EDDC Streetscene Dept) before any works are undertaken.

View of representations: None

Decision: Proposed: BB

Seconded: MR

Approval in accordance with the Tree Officer's report.

WITHYCOMBE RALEIGH

[Planning Application No: 20/2116/TRE](#)

Location: 25 Drakes Avenue, EX8 4AD

Applicant: Martin Askew

Proposal: T1, English oak : Prune the southern and eastern aspect by 2m.
T2, English oak : Prune the southern lateral aspect by 2m; crown lift lowest sub lateral branches on the tree to 4m above existing ground level; final pruning cuts are to be limited to 100mm in diameter

Target date: 26.11.2020

Comments Statutory Consultees:

Tree Officer's report - The trees were located along the NW boundary of the applicant's property alongside Freelands Close. Part of a linear group, they were an important feature of the local area. The trees appeared to be in a good condition and free from pest or diseases. The applicant proposed to reduce the lateral branches of both trees growing to the south by 2m and T1 (the Oak growing closest to the house) by 2m to the east and limiting cuts to no more than 100mm in diameter. These proposed works were considered excessive and would be detrimental to the health and amenity of the trees as the work could result in excessive amount of the crown being removed and large pruning wounds being created. Removing too much of the crown will result in the loss of photosynthetic material which could have a detrimental impact on the long-term health of the tree. It was also likely to result in excessive dense regrowth as the tree tries to grow back to its original size. This could cause more problems in the long-term. Furthermore, large pruning wounds were more susceptible to decay and pathogens and was likely to increase stress on the tree.

However, lesser works including reducing the lateral branches by no more than 1.5m with pruning cuts limited to no more than 75mm were considered suitable. This would reduce the amount of the crown being removed and by limiting pruning wounds reduces the stress on the tree. It would also meet the applicants concerns ensuring the tree was a good distance from the house and lifted over the garden without being detrimental to either the health or amenity of the trees.

Recommendation – Approval of lesser works –

T1, Oak - Crown reduce the lateral limbs growing to the east and south east by no more than 1.5m as per the attached picture. Pruning cuts to be limited to no more than 75mm in diameter.

T2, Oak - Crown reduce lateral limbs growing to the south / south east by no more than 1.5m as per the attached pictures. Crown lift to no more than 4m in height from ground level. Pruning cuts to be limited to no more than 75mm in diameter.

View of representations: None

Decision: Proposed: FCu

Seconded: LE

Approval of lesser works in accordance with the Tree Officer's report.

P20/161. To consider the planning applications for consultation set out below.

BRIXINGTON

[Planning Application No: 20/2227/FUL](#)

Location: 108 Churchill Road, EX8 4DU

Applicant: Rebecca Kent

Proposal: Construction of a single-storey front extension.

Date limit for comments: 16.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: CN

Seconded: FCa

No objection

[Planning Application No: 20/2284/FUL](#)

Location: 1 Arthurs Close, EX8 4JZ

Applicant: Mr Ian Matthews

Proposal: Proposed single storey porch extension

Date limit for comments: 10.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa
No objection

Seconded: AC

[Planning Application No: 20/1166/FUL](#)

Location: Bystock Court Old Bystock Drive, EX8 5EQ

Applicant: Miss J Rhodes

Proposal: Construction of new Daycare centre

Amended Plans

Revised Heritage Assessment, amended layout and design plans, additional arboricultural information.

Date limit for comments: 17.11.2020

Comments Statutory Consultees:

Exmouth Town Council - No objection subject to the Listed Building Officer and Tree Officer reports.

Highways – 14.07.20 -No objection

EDDC Tree – 23.07.2020 – Disappointed 4 tree, two of which are B category trees, were to be lost and there was no replanting offered to compensate for the loss.

05.11.20 – The amended plans did not take into account previous comments which still stood.

Conservation – 03.08.2020 – The original application gave no justification for locating the centre in this area. An assessment of the land and setting associated with Bystock Court was needed to give a better understanding to enable an informed decision and justify proposed location. The design aspects would need further consideration and amending following an assessment of the setting.

No comments received to date regarding the amended plans.

View of representations:

5 x Rep in respect of the original application

1 letter of support.

ENP Policies: EN1, EB2 & CF1

Decision: Proposed: CN

Seconded: FCa

No objection to the amended plans subject to the Listed Building Officer and Tree Officer's comments. Members understood from the applicant that they were happy to replant trees to compensate for any that have been lost.

Note: Councillors L Elson, C Nicholas, B Bailey, F Caygill previously declared an interest.

HALSDON

[Planning Application No: 20/2275/FUL](#)

Location: 23 Bapton Close, EX8 3LQ

Applicant: Mr Neil Hardman

Proposal: Construction of single storey extension to rear, and alterations to garage roof

Date limit for comments: 10.11.2020

Comments Statutory Consultees: None

View of representations: None

1 x Rep 09.11.2020 – not yet scanned

ENP Policies: N/A

Decision: Proposed: LE
No objection

Seconded: BT

[Planning Application No: 20/2095/FUL](#)

Applicant: Mr Max Rait (Withycombe Rugby Football Club)

Proposal: Construction of single storey extension to club house

Location: Withycombe Rugby Football Club Raleigh Park
Hulham Road, EX8 3HS

Date limit for comments: 20.11.2020

Comments Statutory Consultees:

SWW – no objection subject to no surface water discharged to the public sewer.

View of representations: None

ENP Policies: CF3 & EB2

Decision: Proposed: BT
No objection

Seconded: LE

Note: Max Rait spoke during the public speaking time. Councillors F Caygill and F Cullis previously declared an interest.

LITTLEHAM

[Planning Application No: 20/1978/FUL](#)

Location: 9 Carlton Hill, EX8 2AJ

Applicant: Mr E Shapter

Proposal: Construction of single and two storey extensions to rear and first floor side/rear extension

Date limit for comments: 12.11.2020

Comments Statutory Consultees: None

View of representations:

1 x Rep – Number 11's window of their existing extension could become obscured by the proposed extension at number 9. Applications doesn't state if the 1st floor window in shower room which overlooks number 11 would be frosted glass.

ENP Policies: EB2

Decision: Proposed: DP

Seconded: MR

No objection

[Planning Application No: 20/2221/FUL](#)

Location: 2 Raddenstile Lane, EX8 2JH

Applicant: Mr Mark Ashton

Proposal: Construction of second floor extension, and roof terrace

Date limit for comments: 13.11.2020

Comments Statutory Consultees: None

View of representations:

3 Rep – Objections on the grounds of loss of privacy and overlooking by people using the terrace. The proposed terrace would be above their first-floor level and result in the loss of privacy in their bedrooms. The increase in height would result in the loss of light given that the proposed terrace would be higher than their upstairs windows. The proposal is overdevelopment of the area.

ENP Policies: EB2

Decision: Proposed: MR

Seconded: BB

Objection, this proposal to add an additional floor with terrace to this historic building would significantly increase its bulk and massing which would harm the open aspect especially as you approach from Long Causeway. The increased height, mass would appear overbearing on the surrounding properties and be harmful to their residential amenity. The proposal was therefore considered to be contrary to Exmouth

Neighbourhood Plan policy EB2 which states development should be mindful of surrounding building styles. The introduction of the roof terrace would result in an unacceptable level of overlooking and loss of privacy. Policy D1 of the Local Plan required that development should not affect the amenity of occupiers of adjoining residential properties.

Members were concerned that the building was not listed given the age of the property.

The Clerk was requested to investigate if the building could be protected.

[Planning Application No: 20/2216/FUL](#)

Location: 1 The Elms 61 Salterton Road, EX8 2EQ

Applicant: Simon Hall

Proposal: Proposed single storey rear extension and 2 storey side extension.

Date limit for comments: 16.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB
No objection

Seconded: DP

[Planning Application No: 20/2341/FUL](#)

Location: 2A Sarlsdown Road, EX8 2HY

Applicant: Mr R Capstick

Proposal: New boundary wall and access gates

Date limit for comments: 19.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP
No objection

Seconded: BB

Note: Councillor M Rosser previously declared an interest

TOWN

[Planning Application No: 20/2022/FUL](#)

Location: 51 Parade, EX8 1RD

Applicant: Mr Rees Jenkins

Proposal: Construction of dormer on front elevation

Date limit for comments: 10.11.2020

Comments Statutory Consultees:

SWW – No comment

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW

Seconded: LE

No objection

[Planning Application No: 20/2287/FUL](#)

Location: 55 Imperial Road, EX8 1DQ

Applicant: Mrs Tori Smith

Proposal: Construction of front dormer window

Date limit for comments: 12.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW

Seconded: LE

No objection

[Planning Application No: 20/2295/LBC](#)

Location: 18 Montpellier Road, EX8 1JN

Applicant: Louise Clarbull

Proposal: Replace 2 no. windows and 1 no. door on rear (west) elevation; replace 2 no. windows on side (south) elevation and render of rear extension (west) elevation and side (south) elevation.

Date limit for comments: 23.11.2020

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW

Seconded: LE

No objection subject to the Listed Buildings Officer's comments.

ADDENDUM

[Planning Application No: 20/1799/FUL](#)

Location: 105 Victoria Road, EX8 1DR

Applicant: Mrs K Rowsell

Proposal: Proposed new 1 bed annexe with under-croft for 2no. vehicle parking

Amended plans for consultation.

Reduction in the size of the rear living room window

Date limit for comments: 18.11.2020

Comments Statutory Consultees:

Environment Agency – No objection

Town Council – 14.09.2020 Objection, this revised proposal to erect a one-bedroom dwelling did not mitigate the previous concerns raised. It was felt the proposal was overdevelopment in terms of over intensification of the land use. The revised scheme did not overcome issues of overlooking and loss of privacy which would be harmful on the local residential amenity. The road infrastructure did not support additional development and the proposal would result in the loss of parking for the residents of the main house thereby encouraging additional in-street parking in an area of high demand. The introduction of a dwelling which would be only accessible from the service road in close proximity to the 'main' house was considered unacceptable and would set a precedent for similar future development. The application was therefore considered to be contrary to EB2 of the Exmouth Neighbourhood plan which states development should be mindful of the surrounding styles and ensure a high level of design and East Devon Local Plan policy TC7 (adequacy of road network and site access).

View of representations: None

4 x rep – in respect of the original application.

1 -Rep in respect of the amended plans – Even if a smaller window is proposed any window offers a direct view into their garden, downstairs bathroom and upstairs bedroom. A two-storey building this close would block out light to the whole rear of their property. It would set a precedent for others to turn the access road into a “new street” of “garden properties” creating access issues and over cramping. The property has already been converted into 5 flats. There are existing parking issues with the current occupants obstructing garages and rear access of neighbours.

ENP Policies: N/A

Decision: Proposed: JW

Seconded: LE

Objection sustained, the amended plans to reduce the size of the living room window would not mitigate previous concerns raised.

Note: East Devon District Councillor E Wragg spoke during the public speaking time

WITHYCOMBE RALEIGH

[Planning Application No; 20/2342/FUL](#)

Location: 7 Briar Close, EX8 2NL

Applicant: Mr A Prytherch

Proposal: Construction of two storey rear extension and alterations to the side Windows at the first-floor level

Date limit for comments: 20.11.2020

Comments Statutory Consultees:

EDDC Trees – No objection

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: LE

Objection; Briar Close streetscene is characterised by bungalows with a large house, the subject of this application, at the end of the cul de sac. The existing house already appeared overbearing and dominant over the neighbouring bungalow (No 5). This proposal for a substantial two storey rear extension would further increase the overbearing impact and result in overlooking which would have a detrimental impact on the amenity of the occupiers of no .5. The proposal was therefore considered contrary to policy EB2 of the Exmouth Neighbourhood Plan and policy D1 of the East Devon Local Plan.

P20/162. Items for consideration

(i) Certificate of Lawfulness (Existing) Application

Proposal: Certificate of lawfulness for the use of nine caravans as independent dwellings in excess of 10 years.

Location: Westdown Farm, Sandy Bay, EX8 5BU

[Application No: 20/1344/CPE](#)

Amended plans for consultation.

1. Submission of statutory declaration.

2. Reduction in the number of caravans to which the application relates from nine to eight and amended description to reflect this change.

3. Provision up updated plan to identify the caravans which relate to this application.
4. Provision of updated Design and Access Statement.

Members did not wish to comment.

(ii) Notification of a street trading application

The application is from: David Rowland Jnr of Classic Caterers

Location: The Strand, Exmouth, EX8 1AF

Dates: Friday 4th December through until Sunday 27th December 2020

Times: Monday to Saturdays 10:00 - 18:00

Sundays 11:00 - 17:00

The application is for: 2 x Brown Christmas Catering Cabins, one selling Hog roasts and the other selling Gingerbread, Donuts, Chocolate Kisses and other sweet confectionary.

The applicant has advised that all serving trays will be recyclable and any waste will be taken back to his HQ and disposed of.

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.

Please find attached a map of the trading site.

Date limit for comments: 26.11.2020

The application did not include the dimensions of the stalls and members were concerned that given the proposed location they may cause an obstruction in an area of heavy pedestrian traffic. Members were also concerned the proposed stalls would conflict with other businesses in the area and undermine their business in what has already been a challenging year.

RESOLVED to object to the application on the grounds that the stalls could be a potential obstruction and conflict with existing business in the area.

P20/163. Items for information

(i) Tree Preservation Order

Proposal: Land at 88 Salterton Road

TPO No: 20/0051/TPO

The above tree preservation order had been confirmed by EDDC Arboricultural team.

(ii) Appeal Decision

Appeal Ref: APP/U1105/W/20/3254997

Appeal By: Mr R Gray

Application Ref: 19/2092/FUL

Location: 1 Victoria Road

Proposal: Replacement windows (17 No.)

The above appeal was allowed, copy appeal decision was circulated for information.

P20/164. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>20/1522/FUL</u> <u>Melody, Littlemead Lane</u>	Objection	Approval
20/1853/FUL 22 Burnside	No objection	Approval
<u>20/1438/FUL</u> <u>11 Drakes Avenue</u>	Objection	Conditional Approval
20/1735/FUL 6 Cranford Avenue	No objection	Conditional Approval
<u>20/1754/FUL</u> <u>46 Springfield Road</u>	Split decision	Conditional Approval
20/2037/FUL 16 Newlands Avenue	No objection	Conditional Approval
20/1211/FUL Lypstone Manor Hotel	No objection	Conditional Approval
<u>20/1979/FUL</u> <u>17 Bapton Lane</u>	Objection	Conditional Approval
20/1514/VAR Junction Between Alexandra Terrance and The Esplanade	No objection	Conditional Approval
20/1926/FUL 224 Withycombe Village Road	No objection	Approval
20/2067/FUL 8 Lipscomb Avenue	No objection	Approval
20/1668/FUL 7 Merrion Avenue	Objection	Withdrawn
20/2051/FUL 10 Avondale Road	No objection	Conditional Approval
<u>20/1787/FUL</u> <u>131 Salterton Road</u>	Objection	Conditional Approval
20/1869/FUL 16 Anson Road	No objection	Approval
20/1917/FUL 1 Lower Knoll, Douglas Avenue	No objection	Approval

The meeting concluded at 19:25

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