

# EXMOUTH TOWN COUNCIL

## Planning Committee

### Virtual Meeting held on 21 December 2020

#### Present:

L Elson (Chairman)  
B Bailey  
F Caygill (FCa)  
F Cullis (FCu)  
T Dumper  
M Rosser  
B Toye  
J Whibley

Apologies: C Nicholas & D Poor

#### P20/181. Minutes

The minutes of the meeting held on 7 December 2020 were approved.

#### P20/182. 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.

It was noted that the applicants of planning applications 20/2430/TRE, Harding House, 101 Salterton Road and 20/2383/COU, Strand Gardens were known to all members in a personal capacity.

Application:	20/2430/TRE Harding House 101 Salterton Road
Councillors	L Elson & F Caygill
Pecuniary or personal	Personal
Reason	Trustees of Abbeyfield (Exmouth) Society
Application:	20/2328/TRE The Deaf Academy
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Sister is a Governor for the academy
Application:	20/2708/FUL 5 Yew Tree Close
Councillor	F Caygill
Pecuniary or personal	Personal
Reason	Applicant known to him
Application:	20/2584/FUL 7 Mudbank Lane
Councillor	F Caygill
Pecuniary or personal	Personal
Reason	Applicant known to him

## **P20/183. Urgent business**

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### **BRIXINGTON**

[Planning Application No: 20/2510/TRE](#)

Location: 16 Redwood Close, EX8 5NS

Applicant: Jim Wood

Proposal: T1 - Turkey Oak, Crown reduce to previous pruning points, MDC 100mm, and crown raise over garden and shed to 5m, MDC 50mm

T2 - English Oak, Crown raise over footpath and Prunus to 3m, MDC 25mm

T3 - English Oak, Reduce southern aspect by 1.5m , MDC 50mm

T4 - English Oak, Reduce upper canopy on north eastern aspect by 2m, MDC 50mm

T5 - English Oak, Reduce south western aspect by 2-3m, MDC 75mm, and crown raise over neighbour's garden, MDC 50mm

Reason: Appropriate arboricultural management.

Target Date: 07.01.21

Comments Statutory Consultees:

#### **Tree Officer's report -**

The trees were all established Oaks of fair form and condition and at the time of the inspection appeared to be free from any significant pest or diseases. The proposal was either a repeat of previous works or were considered minor which would not be detrimental to either the health or amenity of the trees. The garden was small, with a large number of trees, which if not managed would completely dominate not only the owners but also neighbouring properties.

#### **Recommendation – Approval**

Decision: Proposed: FCa

Seconded: LE

Approval in accordance with the Tree Officer's report.

## **P20/184. To determine applications under delegated powers**

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### **LITTLEHAM**

[Planning Application No: 20/2328/TRE](#)

Location: The Deaf Academy 1 Douglas Avenue, EX8 2AU

Applicant: Mr William Crumbly

Proposal: T1 Holly Fell to clear sign

T2 Birch (nearest road) Fell as in poor condition

T3 Holm Oak Crown Lift 2.1m to give appropriate clearance

T4 Lime Crown Lift 2.1m to give appropriate clearance

Target Date: 21.12.2020

Comments Statutory Consultees:

**Tree Officer's report -**

The trees subject to this application were retained as part of the redevelopment of the site and were important as a screen and for species diversity of the site. The works to T3 and T4 were minor and no objection was raised. The works to T1 and T2 were not considered necessary. Despite only being small trees, alternative works to prune both trees away from the signs and streetlight was considered more appropriate and would allow the trees to be retained as they were during the development.

**SPLIT DECISION**

**Approval – T3 & T4 – Crown lift**

T1 – Lesser works – Prune to ensure 1m clearance from sign and 0.5m from streetlight. Crown lift over footpath to ensure 2.5m clearance

T2 – Lesser works – Prune to ensure 0.5m clearance from streetlight. Crown lift over footpath to ensure 2.5m clearance.

**Refusal – Fell T1 & T2 – Alternative works to prune the trees away from the signs and streetlight as above.**

View of representations: None

Decision: Proposed: BB

Seconded: MR

Approval of split decision in accordance with the Tree Officer's report.

**Note:** Councillor L Elson previously declared an interest.

[Planning Application No: 20/2299/TRE](#)

Location: Cyprus Gardens, Exmouth

Applicant: Paul Rayment

Proposal: T5555, Horse Chestnut: dismantle to near ground level

T5558, Ash: dismantle to near ground level

T608, Monterey Cypress : reduce crown by approximately 5 meters, MDC 250-300mm. Existing height 27m

Reason: Appropriate arboricultural management

Ratify recommendation for split decision.

Target Date: 16.12.2020

Comments Statutory Consultees:

**Tree Officer's report –** The trees the subject of this application were retained as part of the development of the site.

The Horse Chestnut was in a poor condition and was considered to have a short safe useful life expectancy therefore felling and replanting was considered appropriate.

The Monterey Pine was showing signs of dieback, with up to 5m of the upper crown of the tree being dead. Root damage caused during construction was considered the most likely cause of the dieback. The proposed reduction was considered appropriate and would merely remove the majority of deadwood rather than any of the live crown.

The proposed work to the Ash at this moment in time was not considered necessary. There were no significant signs of Ash dieback though obviously at this time of year it was a lot harder to spot. The condition of the crown appeared to be overall good, apart from some minor epicormic growth and minor deadwood which was considered normal for the age and species of tree. Long-term it was likely that the Ash would require to be removed but at this moment in the time, it was not considered necessary. This would also allow the neighbouring Beech to adapt to the removal of the Horse Chestnut and for replacement planting to be established before removal of the Ash was necessary. Recommend re-inspection in July when the tree was in leaf to assess condition for Ash dieback.

**SPLIT DECISION - Approval** T5555 – Horse Chestnut – Fell subject to replacement tree (8-10cm minimum girth)

T608 – Monterey Cypress – Reduce crown by 5m.

**Refusal** T5558 – Ash – Fell – considered not necessary at this moment in time.

View of representations: None

Decision: Proposed: MR

Seconded: BB

Approval of split decision in accordance with the Tree Officer's report.

[Planning Application No: 20/2323/TCA](#)

Location: Flat 3 Clyde Lodge, 3 Cyprus Road

Applicant: Mr Simon Arliss

Proposal: T1, Eucalyptus - removal of the four trunks which are growing from the 'parent' trunk. To prevent failure.

Target Date: 21.12.2020

Comments Statutory Consultees:

**Tree Officer's report** - This tree was located to the rear of Clyde Lodge in Cyprus Road. Large, mature trees were characteristic of the area and the tree was an important feature of the local area. At the time of the site visit, the tree appeared to be in a good condition and free from any significant pest or diseases. The applicant originally proposed to pollard the tree to approximately 5m in height. However, by discussing the most appropriate management of the tree with the applicant, it had been agreed that a crown reduction of approximately 2.5m and reshaping ensuring that the tree retains a uniformed and balanced shape could take place. This would allow the tree to be retained, whilst meeting the applicants concerns: namely reducing the size of the crown and reducing the risk of failure of the tree whilst not being detrimental to either the health or amenity of the tree.

**Recommendation – Approval** of lesser works to crown reduce by no more than 2.5m as indicated in report and reshape ensuring the tree retained a balance and uniform shape. Pruning wounds limited to 80mm. Prune lower branches to raise crown by 2m Crown clean removing any deadwood, crossing and rubbing branches.

View of representations: None

Decision: Proposed: BB

Seconded: MR

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

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## WITHYCOMBE RALEIGH

### [Planning Application No: 20/2404/TRE](#)

Location: Foxhole Pound Lane, EX8 4NP

Applicant: Mills

Proposal: T1 Monterey Pine (P1) : Remove limb growing over house roof see photo 1,

there no suitable growth points for a reduction of this limb.

(P2) : Cut back limb growing over the green house to suitable growth point photo 2.

(P3) :shorten branches growing over the garage to give a 3 meter clearance Photo 3.

(P4) : Remove smaller diameter branch growing towards the roof photo 4 there is no suitable growth point for a reduction . Shorten branches growing over the roof back to suitable growth points to give approximately a 3 meter clearance.

Target date: 28.12.2020

Comments Statutory Consultees:

#### **Tree Officer's report -**

This mature Monterey Pine was clearly visible from public locations as a skyline feature and was an important feature of the local area. At the time of the site visit the tree appeared to be in a good condition and free from any significant pest or diseases.

The proposed work was considered appropriate to remove individual branches which were within touching distance of the applicant's house or garage which will cause damage if not pruned. The work is minimal and will not be detrimental to either the health or amenity of the tree and ensures a suitable juxtaposition between tree and house.

#### **Recommendation – Approval**

View of representations: None

Decision: Proposed: FCu  
Approval

Seconded: LE

### [Planning Application No: 20/2430/TRE](#)

Location: Harding House 101 Salterton Road, EX8 2NG

Applicant: Mr Fred Caygill

Proposal: T1 - Monterey Cypress - Crown raise over footpath to clear road signs. Reduce extended branches over highway by approximately 1 metre. maximum diameter cuts of 50mm

Target Date: 31.12.2020

Comments Statutory Consultees:

View of representations:

**Tree Officer's report** - This large mature Monterey Cypress is located adjacent to and partially overhangs Salterton Road. The proposed works are minor to ensure appropriate clearance over the highway and footpath. A light crown reduction on limbs overhanging the road is also considered acceptable and will not be detrimental to either the health or amenity of the tree.

**Recommendation – Approval**

Councillors B Taylor & S Gazzard – no objections in line with the Officer's report.

Decision: Proposed: FCu

Seconded: TD

Approval in accordance with the Tree Officer's report.

**Note:** Councillors L Elson and F Caygill previously declared an interest. The applicant was known all members.

**P20/185. To consider the planning applications for consultation set out below.**

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**BRIXINGTON**

[Planning Application No: 20/2400/FUL](#)

Location: 7 Redwood Close, EX8 5NS

Applicant: Mr Matt Hitchmough

Proposal: Erection of a new 3-bed house

Date limit for comments: 04.01.21

Comments Statutory Consultees:

**Councillor C Nicholas** – This address received outline conditional approval in 2017, however she was concerned that SWW had not been consulted on this revised application. The proposal appeared to take up most of the plot and felt it was overdevelopment of the site.

View of representations:

**1 x Rep** – objection on the grounds of parking and the plot too small. Other nonmaterial planning reasons were also given.

ENP Policies: EB2

Decision: Proposed: FCa

Seconded: LE

Objection; it was felt that this revised scheme for a detached dwelling was not in keeping with the character of the area and would be overbearing on the street scene. The plot was on the corner and would be harmful to the open aspect and street scene. The proposal was therefore considered to be contrary to the Exmouth Neighbourhood Plan policy EB2 where development should be mindful of surrounding building styles and design. Members felt SWW should be consulted on the revised scheme due to the constraints of the site.

[Planning Application No: 20/2660/FUL](#)

Location: 14 Warneford Gardens, EX8 4EN

Applicant: Mr D Challis

Proposal: Replacement larger porch to front of property.

Date limit for comments: 04.01.21

Comments Statutory Consultees:

Councillor C Nicholas – No objection

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa  
No objection

Seconded: LE

[Planning Application No: 20/2670/FUL](#)

Location: 6 Sycamore Close, EX8 4HF

Applicant: Mr J Jones

Proposal: Alterations to garage roof and window at the first-floor level to allow  
Garage conversion

Date limit for comments: 04.01.21

Comments Statutory Consultees:

Councillor C Nicholas – No objection

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa  
No objection

Seconded: LE

[Planning Application No: 20/2671/FUL](#)

Location: Knappe Cross Nursing Home, Brixington Lane, EX8 5DL

Applicant: Mr Pradham (Halcyon Care Ltd)

Proposal: Construction of 2 no. two storey extensions

Date limit for comments: 04.01.21

Comments Statutory Consultees:

Councillor C Nicholas – No objection subject to Conservation & EDDC Tree Officer  
reports

View of representations: None

ENP Policies: EB2

Decision: Proposed:

Seconded:

Defer to comment to 04.01.20. A recent outbreak of COVID 19 at the nursing home had meant that members had not been able to do a site visit.

[Planning Application No: 20/2672/LBC](#)

Location: Knappe Cross Nursing Home, Brixington Lane, EX8 5DL

Applicant: Mr Pradham (Halcyon Care Ltd)

Proposal: Construction of 2no. two storey extensions, and associated internal alterations

Date limit for comments: 04.01.21

Comments Statutory Consultees:

Councillor C Nicholas – No objection subject to Conservation & EDDC Tree Officer reports

View of representations:

ENP Policies: EB2

Decision: Proposed:

Seconded:

Defer to meeting on 04.01.20. A recent outbreak of COVID 19 at the nursing home had meant that members had not been able to do a site visit.

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## **HALSDON**

[Planning Application No: 20/2584/FUL](#)

Location: 7 Mudbank Lane, EX8 3EG

Applicant: Mr Brian Sampson

Proposal: Provision of balcony rails to the second-floor front elevation.

Date limit for comments: 04.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

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



[Planning Application No: 20/2708/FUL](#)

Location: 5 Yew Tree Close, EX8 5NF

Applicant: Mr Neil Harris

Proposal: Two Storey Side Extension

Date limit for comments: 05.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection; the proposal would alter the character of the street scene to produce terrace housing. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2 where development should be mindful of the surrounding building styles and design.

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

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**LITTLEHAM**

[Planning Application No: 20/2552/LBC](#)

Location: Flat 5 Highcliffe, 10 Louisa Terrace, EX8 2AQ

Applicant: Claire Read

Proposal: Various works; block up existing door into living room; remove wall between living room and bedroom no.1; block up existing door and create new door opening in bedroom no.1; block up existing door and create new door opening in shower room; enlarge cupboard and install double doors on cupboard in bedroom no.2

Date limit for comments: 04.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: MR

Seconded: BB

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

[Planning Application No: 20/2592/FUL](#)

Location: 74 Foxholes Hill, EX8 2DH

Applicant: Mr M Richards

Proposal: Construction of extension and raising of garage roof

Date limit for comments: 04.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: BB  
No objection

Seconded: MR

[Planning Application No: 20/2664/FUL](#)

Location: 10 Salterton Court, EX8 2TH

Applicant: Mr David Cunningham

Proposal: Single storey rear extension and garage conversion

Date limit for comments: 04.01.21

Comments Statutory Consultees:  
Contaminated Land Officer – does not anticipate any concerns.

View of representations: None

Decision: Proposed: MR  
No objection

Seconded: BB

[Planning Application No: 2685/FUL](#)

Location: 19 Barnfield Avenue, EX8 2QE

Applicant: Mr John Yianni

Proposal: Construction of detached garden office/store

Date limit for comments: 04.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: MR  
No objection

Seconded: BB

[Planning Application No: 20/2706/FUL](#)

Location: 79 Foxholes Hill, EX8 2DH

Applicant: Dr Chris Edwards

Proposal: Single-storey side extension.

Date limit for comments: 05.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB  
No objection

Seconded: MR

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## TOWN

[Planning Application No: 20/2383/COU](#)

Location: Strand Gardens, The Strand

Applicant: Mr Nick Christo (East Devon District Council)

Proposal: Change of use of areas of land in Strand Gardens for the siting of tables and chairs until 30 September 2021

Date limit for comments: 04.01.21

Comments Statutory Consultees:  
Environmental Health – Do not anticipate any concerns.

View of representations:

ENP Policies: N/A

Decision: Proposed: JW

Seconded: TD

No objection to the principle but Members were concerned that delineation of the sitting out areas needed to be managed carefully in order to reduce potential conflict between businesses and also to provide a safe, socially-distanced environment for the public.

**Note:** The applicant was known to all members.

[Planning Application No: 20/2704/FUL](#)

Location: 58 Madeira Villas, EX8 1QP

Applicant: Miss Ashleigh Finlayson

Proposal: Single-storey and two-storey rear extension and single-storey side conservatory/drying room.

Date limit for comments: 04.01.21

Comments Statutory Consultees:

Contaminated Land Officer – Do not anticipate any concerns.

View of representations:

ENP Policies: N/A

Decision: Proposed: TD  
No objection

Seconded: JW

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## WITHYCOMBE RALEIGH

[Planning Application No: 19/2710/MFUL](#)

Location: Site Of Redgate & Land at Tesco, Salterton Road  
Applicant: S Paull (Yourlife Management Services Ltd)  
Proposal: Erection of extra care/assisted living accommodation (Class C2) with communal facilities and car parking; erection of Class B1(b) or B1(c) accommodation (322 sqm employment floorspace) with associated car parking; development to be accessed from Salterton Road.

### Amended Plans

Amended plans dated 10 December in response to consultee comments.

Date limit for comments: 28.12.20

Comments Statutory Consultees:

**Councillor C Nicholas** – Concerned to note that the proposed offices would be handed to EDDC free of charge. Why hasn't ETC been given an opportunity to acquire as an asset?

**SWW** – No objection

**Contaminated Land Officer** – 10.09.2020 – Recommend phased contaminated land condition.

**Natural England** – 10.01.2020 – requested further information

**DCC Flood Risk Management** – 13.01.20 Additional information required to demonstrate all aspects of the surface water drainage management system have been considered. No further comments received to date following submission of amended plans.

**DCC Highways** – No objection

**Town Council** – 15.09.2020 Objection sustained; the amended plans further undermine and reduce the employment use of the site. The East Devon Local Plan strategy 22 recognised the state of Exmouth's economy and allocated the site for employment. Exmouth's Neighbourhood Plan, policies EE2 & 3 and Action EEA1 seek the prevention of change of use of allocated employment land. It was also noted that the development would increase pressure on the already overburdened health services in the town and that EDDC should perhaps consider a new strategy in terms of marketing employment land in Exmouth.

**EDDC Landscape Architect** – 30.01.2020 – In principal no objection subject to detail

design, impact to the site trees and green infrastructure provision addressed.

**EDDC Trees** – 05.03.2020 – In principle acceptable subject to any approval granted conditioned, some additional information required and the layout amended; moving the flats away from western boundary. No further comments received.

**Environmental Heath** – 02.04.2020 – Recommends any approval granted conditioned. No further comments regarding the amended plans.

View of representations:

**Exmouth Civic Society** - reiterates its previous comments of strong objection which stress that the application is contrary to the EDDC Local Plan and the subsequent Exmouth Neighbourhood Plan in that the land which is the subject of the application is not designated for the use for which the application is made. Furthermore, the use for which the applicant intends it is contrary to the aims of the Exmouth Neighbourhood Plan in that it seeks to increase the differential age profile of the community between the more elderly and those younger and of working age to the disadvantage of a balanced age profile community on which Exmouth's future economic health is dependant, the aim of the Neighbourhood Plan being to retain the younger elements in the town by provision of work opportunity and affordable housing. This application regardless of amendments would produce exactly the opposite result. It is also relevant to remember that an appeal against a previous refusal of a similar application was turned down on the grounds outlined above.

ENP Policies: EE3

Decision: Proposed: FCu

Seconded: LE

Objection sustained; the amended plans did not alter previous concerns raised.

Members questioned the morality of the LPA determining the application when they were being offered the employment land.

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## **P20/186. Items for consideration**

None

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## **P20/187. Items for information**

### **(i) Adoption of Affordable Housing Supplementary Planning Document**

East Devon District Council adopted an [Affordable Housing Supplementary Planning Document](#) on 25 November 2020.

### **(ii) Proposed Telecommunications installation**

Details of a proposed telegraph pole in Bicton Villas circulated for information. The proposal was classed a permitted development and did not require any formal consent from the LPA.

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## P20/188. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<a href="#"><u>20/2342/FUL</u></a> <a href="#"><u>7 Briar Close</u></a>	<b>Objection</b>	<b>Conditional Approval</b>
20/2354/FUL 4 Park Way	No objection	Approval
20/2070/FUL 25 Phear Avenue	No objection	Conditional Approval
20/0783/FUL 4A Portland Avenue	No objection	Conditional Approval

**The meeting concluded at 19:14**

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