

# EXMOUTH TOWN COUNCIL

## Planning Committee

### Virtual Meeting held on 4 January 2021

#### Present:

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

Apologies: None

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#### Public Speaking Time

The meeting was adjourned for: -

John and Lydia Le Riche spoke against planning application 20/2666/FUL, Marcus House, Marcus Road, EX8 4DB, side and rear extension and roof gable to front elevation.

Devon County Councillor Christine Channon spoke regarding planning application 20/1838/MFUL and 20/1839/LBC, Land at the former Rolle College.

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

#### P21/001. Minutes

The minutes of the meeting held on 21 December 2020 were approved.

#### P21/002. 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:	20/2666/FUL Marcus House, Marcus Road
Councillor	F Caygill
Pecuniary or personal	Personal

Reason	Customer of the neighbour who objected to the application
Application:	20/2752/FUL 12 Gussiford Lane
Councillor	D Poor
Pecuniary or personal	Personal
Reason	Had previously employed agent
Application:	20/2829/FUL 4 Maristow Avenue
Councillor	D Poor
Pecuniary or personal	Personal
Reason	Had previously employed agent
Application:	20/2703/ADV, Exe Sailing Club, Shelly Road
Councillors	L Elson, F Caygill, T Dumper, M Rosser
Pecuniary or personal	Personal
Reason	Know the applicant or were members of the club

### **P21/003. Urgent business**

None

### **P21/004. To determine applications under delegated powers**

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#### **TOWN**

[Planning Application No: 20/2703/ADV](#)

Location: Exe Sailing Club, Tornado, Shelly Road

Applicant: The Commodore, Ted Draper

Proposal: 1 no. non-illuminated fascia sign and 4 no. photographic panels attached to the building

Target date: 29.01.21

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: TD  
Approval

Seconded: JW

**Note:** Councillors L Elson, F Caygill, T Dumper and M Rosser had previously declared an interest.

**P21/005. To consider the planning applications for consultation set out below.**

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**BRIXINGTON**

[Planning Application No: 20/2266/FUL](#)

Location: 31 Greenpark Road, EX8 4JT  
Applicant: Mr Jordan Camsey  
Proposal: Replace existing porch to front of building.  
Date limit for comments: 07.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: CN  
No objection

Seconded: FCa

[Planning Application No: 20/2666/FUL](#)

Location: Marcus House, Marcus Road, EX8 4DB  
Applicant: Mr Robert Everett  
Proposal: Side and rear extension and roof gable to front elevation

Date limit for comments: 06.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa

Seconded: CN

Objection; the proposed side and rear extension was considered to be out of keeping and overbearing on the neighbouring property. The proposal would be harmful to their residential amenity with loss of light into their conservatory. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EB2 and to East Devon Local Plan Policy D1.3 (e) that development should not adversely affect the amenity of the occupiers of adjoining residential properties.

**Note:** John & Lydia Le Riche spoke during the public speaking time. Councillor F Caygill had previously declared an interest.

[Planning Application No: 20/2765/FUL](#)

Location: 5 Forton Road, EX8 4NQ

Applicant: N Hart

Proposal: Construction of extension to provide annex

Date limit for comments: 11.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa  
No objection

Seconded: BB

[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: None

View of representations:

1 x Rep – Neighbour concerned about the adverse impact from additional surface water runoff. The ground was heavy clay which was not suitable for forming successful soakaways. The water table in their garden at times was less than 150mm below the surface despite the installation of land drains. Also concerned if the new windows were single glazed due to the noise heard from residents (application states uPVC).

ENP Policies: EN5 (Drainage Impact Assessment) & EB2

Decision: Proposed: FCa

Seconded: CN

No objection subject to the Listed Building Officer's report. Ward members also wanted it noted that they found it difficult to make a comment as they were not able to do a site visit due COVID restrictions at the care home.

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

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

Applicant: Mr Pradham (Halcyon Care Ltd)

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

Date limit for comments: 04.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EN5 & EB2

Decision: Proposed: FCa

Seconded: CN

No objection subject to the Listed Officer's report. Ward members found it difficult to make a comment as they were not able to do a site visit due to COVID restrictions at the care home.

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## **HALSDON**

[Planning Application No: 20/2717/FUL](#)

Location: 385 Exeter Road, EX8 3NS

Applicant: Mr James Stalker

Proposal: Construction of single storey rear extension and terrace.

Date limit for comments: 07.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

[Planning Application No: 20/2829/FUL](#)

Location: 4 Maristow Avenue, EX8 3JF

Applicant: Mr. Michael Rotchell

Proposal: Construction of two storey rear extension and insertion of side Rooflights

Date limit for comments: 12.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

**Note:** Councillor D Poor had previously declared an interest.

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## **LITTLEHAM**

### [Planning Application No: 20/2606/FUL](#)

Location: Flat 2, Woodbury House, 83 Salterton Road, EX8 2EW

Applicant: Mr Colin Gregory

Proposal: Replacement of window with french doors

Date limit for comments: 06.01.21

Comments Statutory Consultees: None

View of representations:

1 comment in support.

ENP Policies: EB2

Decision: Proposed: DP

Seconded: BB

No objection

### [Planning Application No: 20/2771/FUL](#)

Location: Flat 7, Woodbury House, 83 Salterton Road, EX8 2EW

Applicant: Mr Colin Minehan

Proposal: Enlargement of window to west elevation

Date limit for comments: 07.01.21

Comments Statutory Consultees: None

View of representations:

2 x Rep – Concerned that the enlarged window would have direct views into the rear of the Emmasfield properties and would be used to access the flat roofing area outside resulting in the loss of privacy and overlooking.

ENP Policies: EB2

Decision: Proposed: DP

Seconded: BB

Objection; members were concerned about the representations made by the neighbours. The proposal would be harmful to the neighbouring residential amenity. The proposal was therefore considered to be contrary to East Devon Local Plan Policy D1.3 (e) that development should not adversely affect the amenity of occupiers of adjoining residential properties.

### [Planning Application No: 20/2679/FUL](#)

Location: Chestnuts, 65 Salterton Road, EX8 2EJ

Applicant: Mr David Crocker (Hammand Ltd)

Proposal: Change of use of 1st floor apartment to 4 no. HMO bedrooms

Date limit for comments: 11.01.21

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

View of representations: None

ENP Policies:

Decision: Proposed: BB  
No objection

Seconded: MR

[Planning Application No: 20/2752/FUL](#)

Location: 12 Gussiford Lane, EX8 2SF  
Applicant: Mrs. Lesley Stacy-Marks  
Proposal: Construction of two storey rear extension, roof extensions including 2  
Rear balconies and alterations to decking

Date limit for comments: 11.01.21

Comments Statutory Consultees: None

View of representations:  
1 x Rep – Concerned the proposed 2 balconies would be viewing platforms into  
their small garden and house below the property.

ENP Policies: EB2

Decision: Proposed: DP  
Objection; on the grounds that the proposed balconies would adversely affect the  
neighbour's amenity and privacy. The proposal was therefore considered to be  
contrary to the East Devon Local Plan policy D1.3 (e) that development should not  
adversely affect the amenity of occupiers of adjoining residential properties.

Seconded: BB

**Note:** Councillor D Poor had previously declared a personal interest.

[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 33  
New homes in a mix of 10 no. dwellings and 19 apartments and the conversion  
and refurbishment of Eldin House to create 4 apartments, partial demolition  
of potting shed and greenhouse and extensions to create dwelling, together  
with vehicle and pedestrian accesses, landscaping and associated infrastructure.

Amended plans

Reduction in height of apartment building to 3.5 stories reducing the overall  
number of dwelling on the site to 33 (previously 39), amended layout with

increased planting, reduction in parking, surface changes and new footpath links, partial demolition of potting shed and greenhouse and extensions to create new dwelling. Amended suite of technical reports and statements to address the proposed amendments.

Date limit for comments: 04.01.21

Comments Statutory Consultees:

**Town Council** – 28.09.2020 - No objection to the application subject to comments and recommendations from the Exmouth Wildlife Group were considered (attached separately). 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.

**EDDC Urban Designer** – 22.12.2020, amended plans. The landscaping element to the design was unresolved but would evolve as work progresses on site and a more detailed knowledge of opportunities and constraints become apparent. It would be good to see spaces designed that would encourage residents to use them for socialising and relaxing, perhaps just sitting on the grass in landscape design that provides some enclosure.

In all, this revised design of the site and the buildings within it successfully addressed the comments made previously while making all attempts to explore any comments or suggestions that have not been taken up. From an urban design point of view there was little to criticise and much to praise in the approach taken and efforts made by the applicant and design team.

Environmental Health – 22.12.2020 – Recommend condition – A CEMP must be submitted and approved prior commencing work on site.

View of representations:

1 x Rep in respect of the amended plans - found that the original Plans (October 2020) were acceptable except for the height of the proposed Apartment block, which, in their opinion, was too tall. These revised Plans (December 2020) address this concern with the proposed Apartment building now being one story lower than before and of a more pleasing design. With less apartment residents there was a lower need for parking spaces. Revised plans clearly showed the developer's intent to carry out new tree planting. This site had become an eyesore over the past 18-24 months with much vandalism to the existing buildings during the construction of The Deaf Academy, and since opened things had not improved.

32 x objections in respect of the original application

2 letters of support.

ENP Policies: EB2, H2, GA3

Decision: Proposed: BB

Seconded: DP

No objection to the amended plans subject to previous comments made regarding the recommendations from the Exmouth Wildlife Group. Ward members felt it would be useful to meet with the developer regarding the CEMP to discuss access to the site and the lessons learnt from previous development in the area.



**Note:** Devon County Councillor C Channon spoke during the public speaking time.

[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, partial demolition of potting shed and greenhouse and extensions to create dwelling.

Amended plans

Amended layout with increased planting, reduction in parking, surface changes and new footpath links, partial demolition of potting shed and greenhouse and extensions to create new dwelling. Amended suite of technical reports and statements to address the proposed amendments.

Date limit for comments: 04.01.21

Comments Statutory Consultees:

Conservation – no comments received regarding amended plans.

View of representations: None

ENP Policies:

Decision: Proposed: BB

Seconded: DP

No objection to the amended plans subject to listed building officer's report.

**Note:** Devon County Councillor C Channon spoke during the public speaking time.

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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 2 flats

Amended plans

Amended floor plan reducing the number of flats from 3 to 2.

Date limit for comments: 04.01.21

Comments Statutory Consultees:

Town Council – 26.10.20 – No objection

Conservation - Acceptable

View of representations: None

ENP Policies:

Decision: Proposed: JW

Seconded: TD

No objection to the amended plans

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## **WITHYCOMBE RALEIGH**

[Planning Application No: 20/2837/FUL](#)

Location: Palmers Garage Withycombe Village Road, EX8 3BD

Applicant: Mr Paul Cugley

Proposal: Proposed new car showroom and sales space

Date limit for comments: 12.01.21

Comments Statutory Consultees:

Environmental Health – Did not anticipate any concerns.

SWW – Advised to contact if cannot comply with their requirements on asset protection, clean potable water, foul sewage & surface water.

View of representations: None

ENP Policies: EE2

Decision: Proposed: FCu

Seconded:LE

No objection

[Planning Application No: 20/2624/FUL](#)

Location: Former Moreton 13 Drakes Avenue, EX8 4AA

Applicant: Mr Andrew Williams (Barchester Healthcare)

Proposal: Construction of an external goods lift on proposed 75 bed care home

Site currently under construction (18/2203/MFUL).

Date limit for comments: 11.01.21

Comments Statutory Consultees:

Environmental Health – Further information required regarding noise data.

View of representations:

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: LE

No objection subject to Environmental Health comments.

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## **P21/006. Items for consideration**

None

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## P21/007. Items for information

### (i) Appeal notification

Appeal by: Mr Tim Thorn

Appeal Ref: APP/U1105/D/20/3261076

Proposal: Construction of single storey rear extension, dormer window to rear and front with balcony

Location: 108 Exeter Road, EX8 1QH

Planning Application No: 20/0946/FUL

An appeal had been made to the secretary of state against the LPA's decision to refuse planning permission for the proposed development. Copy letter was circulated.

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## P21/008. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
19/2417/FUL 19/2418/LBC 6A Bicton Place	No objection	Conditional Approval
20/2221/FUL 2 Raddenstile Lane	Objection	Refusal
20/2295/LBC 18 Montpellier Road	No objection	Conditional Approval
<a href="#">20/2287/FUL</a> <a href="#">55 Imperial Road</a>	<b>No objection</b>	<b>Refusal</b>
20/2095/FUL Withycombe Rugby Football Club	No objection	Approval
20/2379/FUL 17 Mountain Close	No objection	Approval
20/2532/FUL 98 Foxholes Hill	No objection	Conditional Approval
20/2549/FUL 17 Marcus Road	No objection	Approval

**The meeting concluded at 19.17**

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