

# EXMOUTH TOWN COUNCIL

## Planning Committee

### Virtual Meeting held on 18 January 2021

#### **Present:**

L Elson (Chairman)  
B Bailey  
F Caygill (FCa)  
A Colman (Joined ???)  
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: -

Keir Foss spoke against planning application no. 20/2894/FUL, 28 Hulham Road, extensions and alterations to bungalow, to create two storey dwelling with carport.

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

#### **P21/008. Minutes**

Councillor M Rosser requested under planning application 20/1838/MFUL, Land at the former Rolle College that 32 x Rep was amended to 32 x objections.

Members unanimously approved the minutes of 4 January 2021 subject to the above amendment.

#### **P21/009. 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:	20/2892/FUL 26 Berry Close
Councillor	D Poor
Pecuniary or personal	Personal
Reason	Had previously employed applicant
Application:	20/2393/FUL 27 Parade, EX8 1RH
Councillors	J Whibley, T Dumper & B Bailey
Pecuniary or personal	Personal
Reason	Know the applicant
Application:	20/2894/FUL 28 Hulham Road, EX8 3HS
Councillor	F Cullis
Pecuniary or personal	Personal
Reason	Know the neighbours objecting the application

## **P21/010. Urgent business**

### **(i) Amended Plans in Town Ward**

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.

These amendments related to amended elevations and floor plans to remove the rear external staircase and balcony and provide internal staircase to access the front 1st floor units.

Date limit for comments: 29.01.21

Comments Statutory Consultees:

**Town Council** – 22.06.20 & 28.09.20 – 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 the original application, regarding the proposed external stairway as entry to the first floor flat would be directly next to their landing window affecting their privacy and noise.

Decision: Proposed: TD

Seconded: JW

No objection; the amended plans mitigated previous concerns raised.

## **P21/011. To determine applications under delegated powers**

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### **BRIXINGTON**

Planning Application No: 20/2691/TRE



Planning Application No: 20/2661/TRE

Location: 55 Evergreen Close, EX8 4RR

Applicant: Mrs Toomey

Proposal: T1 Oak: Reduce by 2.5m to reshape

Reason: Without periodic pruning, the tree will become completely dominant in the garden and inappropriate to its location. This will repeat pruning works last undertaken with consent in 2013.

Target Date: 22.01.21

Comments Statutory Consultees:

**Tree Officer's report** – this tree to the rear of the applicant's property was part of a group of Oaks located either side of Brixington Lane retained as part of the original development in the surrounding area. As a group they were an important feature but individually the trees tended to be of relative low amenity due to poor maintenance that had historically taken place: a number of nearby Oaks had been heavily reduced or topped. The crown overhung half of the applicant's garden which was approximately 12m in length. It had the potential to completely dominate the applicant's property if no pruning works were consented. Therefore, the proposal was considered acceptable as this would allow the tree to be maintained to an appropriate size. It was young with good vigour and normal condition for its age and could withstand a 2.5m reduction without being detrimental to either the health or amenity of the tree.

**Recommendation** - Approval

Decision: Proposed: FCa

Seconded: CN

Approval in accordance with the Tree Officer's report.

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**LITTLEHAM**

Planning Application No: 20/2409/ADV

Location: Sideshore, Queens Drive

Applicant: Aiden Johnson-Hugill

Proposal: 1 no internally illuminated fascia sign (A); 2 no non-illuminated direction Signs (C1 & C2); 1 no non-illuminated vehicle entry sign (B); 2 no internally illuminated fascia signs (4); 2 no non-illuminated fascia signs (5); 1 non illuminated hanging sign (6); 4 no wall mounted signs (Hangtime café)

Target Date: 21.01.21

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BB

Seconded: MR

**SPLIT DECISION**

Members were concerned about the number of proposed signs on the building and their cumulative effect when considered with the previously approved

application for the site (20/2503/ADV) and recommended refusal of permission of the building signs and the illuminated signs. It was felt that it would lead to an excessive level of clutter impacting the natural design of the building and the nearby natural landscape.

Members approved signs C1 and C2 and non-illuminated vehicle entry sign (B).

Planning Application No: 20/2811/TCA

Location: Apartment 1, Elford, 6 Douglas Avenue, EX8 2AU

Applicant: Elaine Lewis

Proposal: G1 Group of 3 Bay trees reduce height down to approximately 180cm to be maintained as a low-level shrub.

The trees were tall multi stemmed specimens and now run the risk of stems failing. We would like to reduce the stems to allow more light in to the area which would allow the residents to plant new ornamental trees and reach there horticulture aspirations, it would also make more of a feature of the copper beach and brighten up the area.

Target date: 27.01.21

Comments Statutory Consultees:

**Tree Officer's report** – The tree were three individual multi-stemmed Bay trees located within a group of larger, higher amenity trees. Bay is an extremely vigorous shrub and the proposed works would allow the trees to be maintained to a suitable size without being detrimental to the amenity of the immediate area.

**Recommendation** - Approval

View of representations: None

Decision: Proposed: MR

Seconded: DP

Approval in accordance with the Tree Officer's report.

**P21/012. To consider the planning applications for consultation set out below.**

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**BRIXINGTON**

None

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**HALSDON**

Planning Application No: 20/2908/FUL

Location: 4 Gipsy Lane, EX8 3HW

Applicant: Sarka Andersonova

Proposal: Single storey rear extension and loft conversion (incl. dormers on front and rear elevations)

Date limit for comments: 27.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Split Decision; members had no objection to the proposed single storey rear extension and rear dormers. Members however objected to the proposed front dormers.

The site is part of a series of terraced houses in a prominent street opposite the Community College. None of the other buildings have front dormers though some have rooflights. The proposed front dormer was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of the surrounding building styles and ensure a high level of design.

Planning Application No: 20/2894/FUL

Location: 28 Hulham Road, EX8 3HS

Applicant: Mr N Lapwood

Proposal: Extensions and alterations to bungalow, to create two storey dwelling with carport

Date limit for comments: 25.01.21

Comments Statutory Consultees:

View of representations:

**1 x Rep** – Objected to the proposed scale which would dominate the surroundings and overshadow their home reducing their natural light. The first-floor windows would overlook several neighbours removing their privacy. Concerned about highway safety as the proposal could lead to further on road parking on a dangerous section of Hulham Road. Also concerned that large contractor vehicles could further damage the shared access driveway.

**1 x letter also received by Cllr L Elson.**

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection; the proposed scale, increase in massing and height would lead to overlooking eroding the adjoining residential properties' amenity. The proposal was therefore considered to be contrary to East Devon Local Plan policy D1.3 (e).

**Note:** Kier Foss spoke during the public speaking time. Councillor F Cullis previously declared an interest.

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**LITTLEHAM**

Planning Application No: 20/2883/FUL

Location: 64 Capel Lane, EX8 2PN  
Applicant: H Gibbons  
Proposal: Construction of rear dormer

Date limit for comments: 22.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: MR  
No objection

Seconded: DP

Planning Application No: 20/2892/FUL

Location: 26 Berry Close, EX8 2PT  
Applicant: Mr B Fardoe  
Proposal: Construction of rear dormer window

Date limit for comments: 26.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: BB  
No objection

Seconded: MR

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

Planning Application No: 20/2903/FUL

Location: 26 Bicton Street, EX8 2RU  
Applicant: Ms. Kershaw  
Proposal: Demolition of existing pitched roof timber garden shed and dilapidated fencing. Replacement of shed with brick built pitched roof shed and new 1 brick thick rear garden wall to replace timber fencing.

Date limit for comments: 26.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: MR                      Seconded: DP  
No objection subject to Conservation Officer's comments.

**TOWN**

Planning Application No: 20/2632/FUL

Location: Flat 1, 9 Morton Crescent, EX8 1BE  
Applicant: Mr Stevan Pearcey  
Proposal: Construction of single-storey rear extension, demolition of outbuildings  
And erection of garden outbuilding

Date limit for comments: 25.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: TD                      Seconded: JW  
No objection subject to the Conservation Officer's comments and that it was not used or sold as a separate dwelling.

Planning Application No: 20/2393/FUL

Location: 27 Parade, EX8 1RH  
Applicant: Mr Pidgeon  
Proposal: Subdivision of existing maisonette into two self-contained flats, and  
Erection of single storey rear extension.

Date limit for comments: 25.01.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: N/A

Decision: Proposed: JW    Seconded: TD  
No objection subject to the provision for cycle storage.

**Note:** Councillors J Whibley, T Dumper & B Bailey previously declared an interest.

**WITHYCOMBE RALEIGH**

Planning Application No: 20/1287/FUL



Location: Moor Crest, The Common, EX8 5EE  
Applicant: Mr & Mrs Mike & Paula Brown  
Proposal: Demolition of existing dwelling and garage and erection of new Detached dwelling and associated landscaping works.

#### Amended Plans

A reduction in height of the proposed dwelling, in addition to other changes to the appearance of the dwelling.

Date limit for comments: 18.01.21

Comments Statutory Consultees:

**Town Council** - Objection on the grounds that the size and mass of the proposed 5-bedroom dwelling would be out of keeping with the existing settlement pattern in the area of bungalows. The proposal is for development outside the built-up area boundary for Exmouth and policy EN1 of the Exmouth Neighbourhood Plan states that development would only be permitted where it will not harm the distinctive landscape, amenity and environmental qualities including landform and patterns of settlement. The proposal was therefore considered to be contrary to Policy EN1.

**EDDC Trees** – No objection subject to pre-commencement conditions.

View of representations:

None in respect of the amended plans.

**1 x Rep** in respect of the original application. Concern over the proposed increase in height from existing building.

ENP Policies: EN1 (Outside BUAB)

Decision: Proposed: FCu

Seconded: LE

Objection sustained; the amended plans did not mitigate the previous concerns raised. The proposal was still considered to be contrary to policy EN1 of the Exmouth Neighbourhood Plan.

#### Planning Application No: 20/2493/FUL

Location: Liverton Business Park (Electricity Sub Station 2 (land to the East of) Liverton Business Park  
Applicant: Mr Leigh Rix  
Proposal: Proposed 5 no. new industrial units for B1, B2 & B8 use

Date limit for comment: 26.01.21

Comments Statutory Consultees:

**SWW** – Applicant advised to contact them if they could not comply with requirements for asset protection.

**Environmental Health** – Did not anticipate any concerns.

View of representations:

**Exmouth Wildlife Group** – they had observed that the lagoon did not fill up in

times of heavy rain. Recommended a flood/SUDS assessment to investigate and the possible impact of 5 new units would have.

ENP Policies: EE2, GA3

Local Plan Policies:

Proposal is within BUAB (Strategy 6)

Within boundary of existing and proposed employment area (Strategy 22)

Decision: Proposed: FCu

Seconded:

Objection; members recognised that the proposal complied with Exmouth Neighbourhood Plan policy EE2 which supports development which delivers an increase in workspace and employment opportunities in the Town. Members commented that they agreed in principle with the provision of more business units but that this application should be conditional on the installation of traffic lights at the junction with Salterton Road to mitigate existing access and congestion issues which would be exacerbated by this development. Members felt that they could not support any further development until such times as the junction is upgraded with traffic lights.

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#### **P21/013. Items for consideration**

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

Ref No: 051630

Premises Delicja, 20 Rolle Street, EX8 1NJ

Ward: Town

Name of applicant Mr Eduard Bekec

Premises Licence Application to include

Premises Open Hours requested

Monday to Saturday 08:00 to 20:00

Sunday 10:00 to 16:00

Activities - Times requested

J. Supply of alcohol for consumption OFF the premises only

Monday to Saturday 08:00 to 20:00

Sunday 10:00 to 16:00

CONDITIONS OFFERED BY APPLICANT

CCTV will be in operation at the premises. No anti-social behaviour or acts of violence will be tolerated and will be reported to the police. Disabled and wheelchair access will be provided. No noise pollution will be permitted. Recycling will be carried out and kept at the back with general waste. All customers will be asked for a photo ID when purchasing 18+ products.

Last Date for receipt of representations by the Licensing Authority 01.02.21

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#### **P21/014. Items for information**

None

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**P21/015. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/2670/FUL 6 Sycamore Close	No objection	Approval
<b><u>20/2165/FUL</u></b> <b><u>121 Hulham Road</u></b>	<b>Objection</b>	<b>Conditional Approval</b>
20/2660/FUL 14 Warneford Gardens	No objection	Approval
20/2685/FUL 19 Barnfield Avenue	No objection	Approval
20/2383/COU Strand Gardens, The Strand	No objection	Temporary Approval
20/2584/FUL 7 Mudbank Lane	No Objection	Approval
20/2706/FUL 79 Foxholes Hill	No objection	Approval
20/1166/FUL Bystock Court Old Bystock Drive	No objection	Conditional Approval
20/2592/FUL 74 Foxholes Hill	No objection	Conditional Approval

**The meeting concluded at 19.12**

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