

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 1 March 2021

Present:

L Elson (Chairman)

B Bailey

F Caygill (CFa) (was not present whilst item P21/037(iii) was discussed)

F Cullis (CFu)

A Colman

T Dumper

C Nicholas

D Poor

M Rosser

Apologies: J Whibley

Public Speaking Time

The meeting was adjourned for: -

Philip Sudworth and EDDC Councillor M Armstrong spoken against planning application 21/0311/FUL, 16 Seafeld Avenue, EX8 3NJ, construction of two-sided side extension.

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

P21/032. Minutes

The minutes of the meeting held 15 February 2021 were approved.

P21/033. Declarations of pecuniary interests and dispensations

Councillor A Colman declared a personal interest on account of being a member of East Devon District Council's Planning Committee.

Councillor F Caygill declared a personal interest on account of being on the East Devon District Council's Licensing Committee.

P21/034. Urgent business

(i) Withycombe Raleigh - Land at Redgate 19/2710/MFUL

The above planning application was due to be determined at East Devon District Council's Planning Committee meeting on 10 March 2021, the Committee report was recommending approval of the application. Due to the Committee's high level of opposition to the application it was agreed that Councillor F Cullis would attend speak on behalf of the Exmouth Planning Committee against the application,

Councillor B Bailey agreed to act as reserve. Members were asked to email Councillor Cullis should they have any comments they wanted to be make. Councillor D Poor advised that he would also make COLP members aware that the application was going to East Devon District Council's Planning Committee.

RESOLVED that Councillor F Cullis would attend and represent the Planning Committee in respect of planning application, Land at Redgate, 19/27/10MFUL, at East Devon District Council's Planning Meeting on 10 March 2021.

P21/035. To determine applications under delegated powers

BRIXINGTON

Planning Application No: 21/0166/TRE

Location: Pinetops, Knappe Cross, Brixington Lane, EX8 5DL
Applicant: Mr Ron Bateman
Proposal: T1, Sycamore : fell
T2, Monterey cypress : Remove lowest limb on the southern side growing towards the house. Appropriate Arboricultural Management

Target Date: 17.03.21

Comments Statutory Consultees:

View of representations: None

Decision: Proposed: _____ **Seconded:** _____
Application deferred pending the Tree Officer's report.

Planning Application No: 21/0066/TRE

Location: 26 Durham Close, EX8 5QU
Applicant: Mr Holder
Proposal: T1, Oak : fell
T2, Oak : reduce lateral spread to the east by 1.5 - 2m, making pruning cuts up to 50mm in diameter.
Reason - appropriate arb management and to reduce debris from falling onto parking area

Target date: 08.03.21

Comments Statutory Consultees:

View of representations: None

Decision: Proposed: _____ **Seconded:** _____
Application deferred pending the Tree Officer's report.

P21/036. To consider the planning applications for consultation set out below.

BRIXINGTON

[Planning Application No: 21/0292/FUL](#)

Location: 29 Withycombe Park Drive, EX8 4EL

Applicant: Mr Dennis Stait

Proposal: Side extension and conversion of garage.

Date limit for comments: 04.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: CN

Seconded: AC

No objection

[Planning Application No: 21/0459/FUL](#)

Location: 53 Maple Drive, EX8 5NR

Applicant: Mr David Phillips

Proposal: First floor rear extension and insertion of new side first floor windows.

Date limit for comments: 12.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: AC

Seconded: CN

No objection

[Planning Application No: 21/0460/FUL](#)

Location: 1 Westminster Close, EX8 5QS

Applicant: Mr and Mrs Long

Proposal: Two-storey front extension and porch

Date limit for comments: 11.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCa
No objection

Seconded: CN

HALSDON

[Planning Application No: 20/2452/FUL](#)

Location: 2A Jubilee Drive, EX8 5PA

Applicant: Dan Boere

Proposal: Construction of raised decking, pergola, new fence, and outbuilding

Date limit for comments: 05.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: FCa

No objection, it was noted that this was a retrospective application.

[Planning Application No: 21/0311/FUL](#)

Location: 16 Seafeld Avenue, EX8 3NJ

Applicant: Mr & Mrs Griffin

Proposal: Construction of two storey side extension

Date limit for comments: 02.03.21

Comments Statutory Consultees: None

View of representations:

1 x Rep from Public Speaker: objecting on the grounds that the proportions and design was too large and visually detrimental. The proposal would give the appearance of a separate dwelling whilst attached to the original house.

The proposed extension was wider and longer than the existing dwelling. The design was not cohesive and did not relate well to the host dwelling. The roof styles and pitches, material, proportions, and window design did not match the existing dwelling and are at odds with the traditional design of the street scene. The long gable end approximately 3m from the boundary and would have an overbearing effect on the entrance of no.18. Concerned about damage to the roots of trees and shrubs and the loss of boundary planting which was important for screening and the street scene of the semi-rural location. The proposed Juliet balcony and windows would lead to overlooking and loss of privacy.

ENP Policies: EB2

Decision: Proposed: LE

Seconded: TD

Objection; the design was not in keeping with the character of the area and would appear to be at odds within in the street scene. The proposal was large and disproportionate to the main dwelling and have a harmful effect to the distinctive character of Seafeld Avenue. The architectural features of the extension did not reflect the character of existing dwelling. It was considered that the proposal was contrary to policy EB2 of the Exmouth Neighbourhood Plan where new development should be mindful of surrounding building styles and a high level of design. The proposal was also considered to be contrary to policy D1 of the East Devon Local Plan in terms of its mass, scale, density, fenestration and materials did not relate well to their context.

Note: Philip Sedworth and EDDC Councillor M Armstong spoke during in the public speaking time.

[Planning Application No: 21/0342/FUL](#)

Location: 59 Phillipps Avenue, EX8 3JE

Applicant: Mr & Mrs Steven Willmot

Proposal: Construction of single storey rear extension

Date limit for comments: 02.03.21

Comments Statutory Consultees:

SWW – Applicant advised to contact SWW if they were unable to comply with requirements for asset protection.

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: TD

No objection subject to the comments from SWW regarding asset protection.

[Planning Application No: 21/0396/FUL](#)

Location: 25 Byron Way, EX8 5SE

Applicant: Mrs Nikki Kitchen

Proposal: Construction of first floor extension over existing garage

Date limit for comments: 03.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: TD

No objection

Location: 15 Hollymount Close, EX8 5PQ
Applicant: Mr Chris Wakeling
Proposal: Construction of single storey extension

Location: 15 Hollymount Close, EX8 5PQ

Applicant: Mr Chris Wakeling

Proposal: Construction of single storey extension

Date limit for comments: 08.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: LE

Seconded: BB

No objection

LITTLEHAM

Planning Application No: 21/0234/FUL

Location: Summerleaze, 79 – 81 Salterton Road, EX8 2EW

Applicant: Mr Mike Covell

Proposal: Single storey garden building for safe residential use from COVID risk

Date limit for comments: 05.02.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB

Seconded: DP

No objection, though concern was raised about the permanent nature of the proposal and questioned what the structure would be used for in the future after the pandemic. Any approval granted should not set precedent for future similar structures to be erected in front gardens.

Planning Application No: 21/0345/FUL

Location: 3 Vale Road, EX8 2LZ

Applicant: Mr & Mrs N Harris

Proposal: Demolition of existing conservatory and construction of replacement two storey extension

Date limit for comments: 04.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP
No objection

Seconded: BB

[Planning Application No: 21/0352/FUL](#)

Location: 1 Lestock Close, EX8 2QW

Applicant: Mr Tony Bennett

Proposal: Conversion of existing side extension, including raising of roof, to form new dwelling

Date limit for comments: 15.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB

Seconded: MR

No objection, it was noted the location had not been mapped on the website.

[Planning Application No: 21/0440/FUL](#)

Location: Orcombe Point Kiosk Queens Drive, EX8 2AY

Applicant: Simon Allchurch (East Devon District Council)

Proposal: Continuation of temporary siting of container kiosk for a further 5 years.

Date limit for comments: 10.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR
Objection

Seconded: BB

The above proposal was not carried; the application was therefore supported. Members strongly felt that the site should have a permanent, fit for purpose building. The site was located at the start of the Jurassic Coast and in an AONB and therefore, any development should reflect this important location. The current lease holder had demonstrated that it was a viable business and that EDDC should be seeking to replace the temporary "container" kiosk prior to the expiry of the temporary permission.

[Planning Application No: 21/0492/FUL](#)

Location: 56 Salterton Road, EX8 2EN

Applicant: Mr Mark Keilty

Proposal: Construction of single storey side/front extension and new garage.
New access to highway and gates.

Date limit for comments: 15.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP
No objection

Seconded: MR

TOWN

None

WITHYCOMBE RALEIGH

[Planning Application No: 21/0182/FUL](#)

Location: 13 Park Way, EX8 3QG

Applicant: Mr and Ms J M and D Jones and Mayerova

Proposal: Proposed detached dwelling

Date limit for comments: 04.02.21

Comments Statutory Consultees: None

View of representations:

5 x Rep – Objection on the grounds of overlooking, overshadowing and loss of privacy to the properties east fronting Green Close. This revised scheme was bigger, out of keeping and have negative impact on the amenity of neighbouring properties. Concern had been raised over parking and traffic management during the construction phase.

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: LE

Objection; this revised proposal was much larger dwelling set further back than the previously approved application. The cul-de-sac close was characterised by terraced housing, this proposed revised design did not reflect any of the architectural features of the existing street scene. The application was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan

which states new development should be mindful of surrounding building styles and ensure a high level of design.

[Planning Application No: 21/0462/FUL](#)

Location: 35 Holland Road, EX8 4AY

Applicant: Mr and Mrs Bragg

Proposal: Construction of two-storey extension and re-roofing of single storey lean to extension

Date limit for comments: 10.03.21

Comments Statutory Consultees:

Cllrs S Gazzard & B Taylor – No objection

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu
No objection

Seconded: LE

P21/037. Items for consideration

(i) Premises Licence Application Under the Licensing Act 2003

Ref No: 051720

Premises: The Strand – Grass area in front of TSB, EX8 1AQ

Ward: Town

Name of applicant: Can Do Pub Company Ltd

Time Limited Premises Licence Application from 10.05.2021 to 30.09.2021 to include Premises Open Hours requested

Monday to Sunday 12:00 - 21:00

Activities

J. Supply of alcohol for consumption ON the premises

Monday to Sunday 12:00 - 20:30

CONDITIONS WERE OFFERED BY APPLICANT

ANNEXE 2 - CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

This application is to have a dispense point in the area already allotted to us by EDDC for use by our customers for drinking and eating. There will be no material change to the way the site is currently operated only that, rather than customers ordering from a website and beer be delivered to their table, they will be ordering from the dispense point marked on the plan. Marked "bar". We operated this area last summer and received no complaints and no comments from Police or other delegated authorities. The site will stop serving alcohol at 8.30pm and be clear by 9pm allowing 30 minutes for drinking up time. There will be a member of staff stationed at the site at all times while alcohol is for sale. This person will be responsible for making sure drinking up time is completed in an orderly manner.

Our area will be partially perimeter off by flower beds so we will be able to control who is in the area and who is not. The rule of, if you can't find a place to sit down you can't come in will control how people move around the area and it will be largely table service. There should be very little impact from people inside our area on people outside the area. We are not changing the way the site is being managed so in terms of preventing public nuisance - members of staff will be permanently in contact with managers and personal license holders in the pub and will be trained to raise any concerns, we will ensure people are drinking responsibly and will turn people away if they already drunk, we will not accept swearing, abusive behaviour or aggressive language. We are not changing the way the site is being managed so in terms of protection of children from harm nothing much has changed in our approach. Everyone who looks under 21 will be asked for ID, we will be very strict on anti-social behaviour, no drunkenness will be tolerated and the area will be monitored permanently by trained staff.

Last Date for receipt of representations by the Licensing Authority 17.03.2021

Member queried the operational arrangements; it was not clear how the drinks were going to be dispensed and if this was from a trailer bar on the site. Members agreed that the Clerk would seek clarification from EDDC Licensing.

Note: Councillor F Caygill previously declared an interest.

(ii) A New Local Plan for East Devon “Issues and Options” Consultation

A copy of the Committee’s response to questions 1-16 of the “Issues and Options” consultation was previously circulated to members.

RESOLVED the response to questions 1-16 of the “Issues and Options” Consultation were approved for submission to EDDC.

(iii) A New Local Plan for East Devon “Issues and Options” Consultation

Members considered chapters 7-14, questions 17-32 of [East Devon Local Plan Issues and Options Consultation](#) of the emerging Local Plan.

This item discussed at the end of the formal agenda.

Date limit for comments: 12:00 noon on Monday 15 March 2021

(iv) A New Local Plan for East Devon “Sustainability Appraisal Scoping report”

The EDDC Local Plan production needed to be accompanied by sustainability appraisal and a draft scoping report had been published for comment.

The Chair asked members should they have any comments they wished to make that they do so individually direct to EDDC.

P21/038. Items for information

(i) Town Council Planning Application

[Planning Application No: 21/0115/FUL](#)

Location: 282 Queens Drive

P21/039. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/1671/VAR Former Q Club, Elm Grove	No objection	Conditional Approval
<u>19/2830/LBC</u> Tower Street Methodist, Church Street	Objection	Conditional Approval
20/0726/FUL The Old Orchard 8 Foxholes Hill	No objection	Conditional Approval
<u>20/2585/FUL</u> 59 Mount Pleasant Avenue	No objection	Refusal
20/2892/FUL 26 Berry Close	No objection	Conditional Approval
<u>20/1287/FUL</u> Moor Crest, The Common	Objection	Conditional Approval
20/2837/FUL Palmers Garage Withycombe Village Road	No objection	Approval
20/1052/FUL 42 Lawn Road	No objection	Conditional Approval
21/0148/FUL 53 Scott Drive	No objection	Conditional Approval
21/0014/FUL 44 Ryll Grove	No objection	Approval
21/0028/FUL 17 Bapton Lane	No objection	Conditional Approval
20/2341/FUL 2A Sarlsdown Road	No objection	Approval

The meeting concluded at 20:25

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