

# EXMOUTH TOWN COUNCIL

## Planning Committee

### Virtual Meeting held on 15 March 2021

#### **Present:**

L Elson (Chairman)  
B Bailey  
F Caygill (CFa)  
F Cullis (CFu)  
A Colman  
T Dumper  
D Poor  
M Rosser  
B Toye (Joined 18.07)  
J Whibley

Apologies: Councillor C Nicholas

#### **P21/040. Minutes**

The minutes of the meeting held 1 March 2021 were approved.

#### **P21/041. Declarations of pecuniary interests and dispensations**

Councillors Whibley and Colman declared a personal interest on account of being a member of East Devon District Council's Planning and further clarified that they 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.

Councillor Whibley also declared a personal interest on account of being Chairman of East Devon District Council's Licensing and Enforcement Committee.

#### **P21/042. Urgent business**

None

#### **P21/043. To determine applications under delegated powers**

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#### **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:

**Tree officer's Report –**

T1 – This middle-aged single stem Sycamore specimen was located adjacent to the property's access driveway. The tree had significant basal decay and the crown suggested vigour was low. The extensive surrounding tree cover, ensured removal would have a limited impact on the amenity value in the vicinity. Felling and replanting was considered appropriate.

T2 – This Monterey Cypress was located on the front lawn, the limb in question recently failed and fell to the ground, therefore this application to remove the limb was now void, though it was acknowledged that the agent correctly identified the inherently weak limb prior to its failure.

**Recommendation**

Approval of felling of T1 subject to replacement tree planted.

View of representations: None

Decision: Proposed: FCa

Seconded: AC

Approval in accordance with 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:

**Tree Officer's Report –**

T1 – The proposed works to fell this young stemmed oak would have minimal impact on the visual amenity of the area due to the specimen being encompassed within the crown spread of T2, Oak.

T2 – This middle-aged single stem oak had dense ivy coverage present but appeared to be in good health. The reason for the proposed works to prune the eastern aspect of the canopy, which overhung the parking for 26 Durham Close, was to prevent debris and mildew falling onto the resident's vehicles. However, the proposed works were considered arboriculturally inappropriate and would not deliver the desired result.

**Recommendation SPLIT DECISION**

T1 – Approval subject to replacement tree being planted.

T2 – Refusal

View of representations: None

Decision: Proposed: AC

Seconded: FCa

Approval in accordance with the Tree Officer's report.

**P21/044. To consider the planning applications for consultation set out below.**

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**BRIXINGTON**

Planning Application No: 21/0624/FUL

Location: 26 Hillcrest Gardens, EX8 4FE

Applicant: Mr & Mrs Nick & Lucy Day

Proposal: Construction of first floor extension above the existing garage

Date limit for comments: 26.03.21

Comments Statutory Consultees: None

View of representations:

1 x Rep – objected on the grounds of loss of privacy, light and out of keeping. The 2<sup>nd</sup> floor windows would overlook the number 14 Hillcrest Garden, which was incorrectly labelled as 16 on plan. The proposed three pane window design was out of keeping with the original window style of the existing house. The proposed increase in height would result in the loss of light.

ENP Policies: EB2

Decision: Proposed: FCa

Seconded: AC

Objection; the proposal was out of keeping and close to neighbouring property which would result in loss of light and privacy. It was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of surrounding building styles.

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**HALSDON**

Planning Application No: 21/0494/FUL

Location: St Michaels, Littlemead Lane, EX8 3BU

Applicant: Mr & Mrs Vincent

Proposal: Proposed replacement dwelling

Date limit for comments: 22.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

No objection

Planning Application No: 21/0549/FUL

Location: 94 Halsdon Avenue, EX8 3DH

Applicant: Mr & Mrs Nick & Anne Bradford

Proposal: Construction of single storey double garage and increase width of the Existing vehicular access.

Date limit for comments: 18.03.21

Comments Statutory Consultees: None

View of representations:

**5 x Rep** – Object to the detached garage in the front garden on the grounds that it would impact of the street scene and would be out of keeping with the other properties in the area and would set a precedent for future development.

ENP Policies: EB2

Decision: Proposed: LE

Seconded: FCa

Objection: Halsdon Avenue was characterised by detached bungalows with garages constructed to the side of the dwellings. This proposal, was seeking to remove the landscaping and construct a garage abutting the wall that fronts the highway. There were no other front garden developments in the vicinity and the introduction of a detached garage would be visually intrusive to the street scene and detract from the character and appearance of the area. The proposal 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.

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## **LITTLEHAM**

Planning Application No: 20/2560/FUL

Location: 8 Stevenstone Road, EX8 2EP

Applicant: Mr & Mrs Simms

Proposal: Proposed two storey and single storey side extensions, single storey rear extension, extension front porch, replacement garage and first floor side window.

Date limit for comments: 18.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: BB

Seconded: DP

No objection subject to comments from the EDDC Tree Officer.

Planning Application No: 21/0505/FUL

Location: 2 Cranford Avenue, EX8 2HT

Applicant: Mr M Sayer

Proposal: Construction of single storey extension and dormer window

Date limit for comments: 17.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP  
No objection

Seconded: MR

Planning Application No: 21/0557/FUL

Location: 13 Raddenstile Lane, EX8 2JL

Applicant: Mr And Mrs Powell

Proposal: Construction of single storey side / rear extensions, and to south east facing elevation.

Date limit for comments: 22.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR  
No objection

Seconded: BB

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**TOWN**

Planning Application No: 21/0358/FUL

Location: 29 Clarence Road, EX8 1LB

Applicant: Mr & Mrs Scott and Emma Randall

Proposal: Demolition of boundary wall to enable car parking to front and construction of fence to side to fill existing opening, installation of vehicle charging point, extension of rear terrace. Installation of 2 no. side rooflights, new side window at the first-floor level.

Date limit for comments: 23.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW

Seconded: TD

No objection subject comments from the Listed Buildings officer and Environmental Health were consulted regarding concerns that the proposed wood burner could be a possible source of pollutants. Members welcomed the installation of the vehicle charging point.

Planning Application No: 21/0359/LBC

Location: 29 Clarence Road, EX8 1LB

Applicant: Mr & Mrs Scott and Emma Randall

Proposal: Demolition of boundary wall to enable car parking to front and construction of fence to side to fill existing opening, installation of vehicle charging point, extension of rear terrace. Installation of 2 no. side rooflights, new side window at the first-floor level, replacement of kitchen vent and installation of 2 no. new bathroom vents, external and internal alterations including provision of render, changes to the internal openings, removal of partition wall, reinstatement of existing chimneys and installation of log burner, replacement windows and balustrade

Date limit for comments: 23.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: JW

Seconded: TD

No objection subject to the Listed Buildings Officer's report and Environmental Health were consulted regarding concerns that the proposed wood burner could be a possible source of pollutants. Members welcomed the installation of the vehicle charging point.

Planning Application No: 21/0499/FUL

Location: 35 Ashleigh Road, EX8 2JY

Applicant: Mr Ben Gainsord

Proposal: Construction of first floor extension and roof extensions

Date limit for comments: 17.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: TD

Seconded: JW

Objection on the grounds that the proposal was out of keeping with neighbouring properties down the road. There was concern that the proposed first floor extension would overlook onto the neighbouring property's Velux windows resulting in the loss of their privacy. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan where development should be mindful of surrounding development.

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## **WITHYCOMBE RALEIGH**

Planning Application No: 21/0439/FUL

Location: 51 Ashleigh Road, EX8 2JY

Applicant: Mr G Litten and Ms Smith

Proposal: Construction of single storey side extension, rear and side dormer Windows and side rooflight. (Revision of 20/2101/FUL)

Date limit for comments: 16.03.21

Comments Statutory Consultees:

Councillors B Taylor and S Gazzard – No objection, the proposal would not overlook the property next door.

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: LE

No objection

Planning Application No: 21/0592/FUL

Location: 15 Green Close, EX8 3QH

Applicant: Trevor Claydon

Proposal: Conversion and extension to garage to provide habitable accommodation

Date limit for comments: 24.03.21

Comments Statutory Consultees:

View of representations:

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: LE

No objection

Planning Application No: 21/0627/FUL

Location: 48 Green Close, EX8 3QA

Applicant: Mr Josh Bridle

Proposal: Construction of two storey extension and rear dormer window

Date limit for comments: 25.03.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu  
No objection

Seconded: BB

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## **P21/045. Items for consideration**

### **ADDENDUM**

#### **(i) Premises Licence Application**

Applicant: Maer Beach Limited

Location: Mickey's Beach Bar & Restaurant and Café Patisserie Glacerie, Unit 1  
Sideshore, Queens Drive, Exmouth, EX8 2GD

Proposal:

Premises Open Hours requested:

Monday to Sunday 07:00 to 02:30

Activities - Times requested:

E. Performance of live music (Indoors)

Monday to Sunday 12:00 to 23:00

F. Playing of recorded music (Indoors)

Monday to Sunday 07:00 to 02:00

I. Late night refreshment (Indoors)

Monday to Sunday 23:00 to 01:00

J. Supply of alcohol for consumption ON the premises only

|                  |       |       |
|------------------|-------|-------|
| Monday to Sunday | 11:00 | 02:00 |
|------------------|-------|-------|

|                                      |       |       |
|--------------------------------------|-------|-------|
| Monday to Sunday Outside event space | 11:00 | 23:00 |
|--------------------------------------|-------|-------|

Date limit for comments: 22.03.2021

Councillor J Whibley informed members that the application would be discussed at a hearing by a sub-committee of the East Devon District Council's Licensing and



Enforcement Committee. However, he had been informed that the Councillors on the Committee would not be Exmouth Councillors. Councillors Whibley, at the request of Councillor Bailey, agreed to question the decision with East Devon District Council.

Members were concerned about noise pollution in terms of public nuisance for the residential amenity. The premises opening hours until 2:30am, Monday to Sunday appeared to be excessive when compared to other premises in the area. Concern was also raised over crime and disorder and public safety given the close proximity of the premises to the beach. Members questioned if this had been factored in when considering the door security provision. It was acknowledged by members that they did not have the level of detail regarding the applicant's intended use of the premises. It was agreed that initial comments would be submitted to East Devon District Council Licensing and that further consideration could be given at a future meeting if a representative from the Exmouth Planning Committee was able to attend the Sub Committee hearing on Wednesday 21 April.

**Note:** Councillor Whibley had previously declared an interest.

## (ii) Application to vary a Section 106 Agreement

### Application 21/0686/V106

Location: Dennesdene Farm (land At Parrys Farm Close) Marley Road Exmouth EX8 4PP

Applicant: Lucy Smith (Cornerstone Housing People)

Proposal: Deed of variation to amend the mortgagee exclusion clause (MEC) to the Section 106 agreement and deed of variation pursuant to application 09/2292/MFUL

Date limit for comments: 28.03.2021

Members did not feel informed enough on what appeared to be a complex legal matter to comment.

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## P21/046. Items for information

None

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## P21/047. East Devon District Council – Planning Decisions

| <i>Application</i>                                    | <i>Exmouth Town Council View</i> | <i>EDDC Decision</i>        |
|---|----------------------------------|-----------------------------|
| 21/0071/FUL<br>21 Philipps Avenue                     | No objection                     | Conditional Approval        |
| <b><u>20/2483/FUL</u></b><br><b>52 Douglas Avenue</b> | <b>Objection</b>                 | <b>Conditional Approval</b> |
| 20/2902/FUL<br>33 Douglas Avenue                      | No objection                     | Approval                    |

|                                 |              |                      |
|---------------------------------|--------------|----------------------|
| 20/2903/FUL<br>26 Bicton Street | No objection | Conditional Approval |
| 21/0080/FUL<br>8 Glebe Close    | No objection | Conditional Approval |
| 21/0116/FUL<br>8 Salterton Road | No objection | Approval             |
| 20/1978/FUL<br>9 Carlton Hill   | No objection | Withdrawn            |
| 20/2417/LBC<br>17 Bicton Street | No objection | Conditional Approval |

**The meeting concluded at 20:25**

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