

# EXMOUTH TOWN COUNCIL

## Planning Committee

### Virtual Meeting held on 12 April 2021

#### Present:

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

Apologies: Councillor B Bailey

A minute's silence was observed in memory of HRH The Duke of Edinburgh.

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#### Public Speaking Time

The meeting was adjourned for: -

Edward Gregson-Williams, William Morrell and EDDC Councillor Megan Armstrong, who spoke against planning application 21/0587/FUL, 21 Hulham Road, construction of replacement dwelling and garage.

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

#### P21/056. Minutes

The minutes of the meeting held 29 March 2021 were approved.

#### P21/057. 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 Committee 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.

Application:	21/0952/FUL 75 Winston Road
Councillor	F Cullis

Pecuniary or personal	Personal
Reason	Knows neighbour nearby
Application:	21/0511/TRE 123 St Johns Road
Councillor	F Cullis
Pecuniary or personal	Personal
Reason	Knows neighbour nearby
Application:	Item ii Premises License Application
Councillor	J Whibley
Pecuniary or personal	Personal
Reason	A member of the club
Application:	Item ii Premises License Application
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Lived near to the club
Application:	Items for consideration – Licensing
Councillor	F Caygill
Pecuniary or personal	Personal
Reason	On the Licensing Committee at EDDC

## **P21/058. Urgent business**

### **(i) Licensing Sub Committee Hearing – Miceys Beach Bar (Littleham Ward)**

Councillor B Bailey was unable to attend the Licensing Sub Committee Hearing due to be held on Wednesday 21 April at 09:30. As a ward member, Councillor D Poor, would confirm with the Clerk if he was available to attend instead.

## **P21/059. To determine applications under delegated powers**

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### **BRIXINGTON**

[Planning Application No: 21/0511/TRE](#)

Location: 123 St Johns Road EX8 4EH

Applicant: Mrs Johnson

Proposal: T1 Ash: Remove lowest limb extending over the shed roof.

T2 Oak: crown raise up to 4.5 meters, reduce crown spread over garden of no 5 Withycombe Park Drive by 2 meters removing longest branches of up to 3 metres in length with MCD of 75mm leaving a balanced shape and following best arboricultural practices. To keep a tree to a size in keeping with the garden and reduce shading.

Target Date: 22.04.21

Comments Statutory Consultees:

**Tree officer's report** – These two trees overhung the western boundary of the garden at 5 Withycombe Park Drive. They formed an effective screen between residential estates, offering valuable amenity to the area.

T1 Ash proposed works, for the removal of the lowest branch growing over the shed was estimated to have maximum diameter cut of 75mm. This pruning was regarded as having a limited impact on the health or amenity of the tree. Proposed



Unfortunately, T1, an Oak appeared to have declined significantly over the last 5 years, which was considered due to the Hillcrest Garden development. Ash dieback had been identified in the reserve and those trees currently considered at risk of failing and within falling of distance of properties (G1) require felling for safety grounds. Future works were likely, due to ongoing Ash dieback, but it had been recommended to be dealt with when necessary so that the work can be spread out over a number of years.

### **Recommendation**

Approval

View of representations:

Decision: Proposed: FCa

Seconded: AC

Approval in accordance with the Tree Officer's report.

Members queried if the applicant was an officer from EDDC. If so, then this should have been made clear on the application form.

### [Planning Application No: 21/0336/TRE](#)

Location: 22 Brixington Drive EX8 4HJ

Applicant: Mr Derek Hayfield

Proposal: T1 Oak: Reduce height of crown by 2 meters from 10 meters to leave a Finished height of 8 meters; reduce crown spread by thinning the regrowth removing the longest branches reduce the spread from 6 metres to 4 metres; remove epicormic shoots from the trunk to maintain a tree appropriate for the garden.

Target Date: 01.04.21

Deferred pending Tree Officer's report

### [Planning Application No: 21/0637/TRE](#)

Location: 5 Oakwood Rise EX8 4PU

Applicant: Mr Evans

Proposal: T1. Oak - Fell and plant a replacement tree.

Target Date: 19.05.21

Deferred pending Tree Officer's report

### [Planning Application No: 21/0842/TRE](#)

Location: 59 Maple Drive EX8 5NR

Applicant: Mr A Spurway

Proposal: Turkey Oak: Reduce lower crown growing towards property by 2m.

Reason: Maintain tree to appropriate size for garden.

Target Date: 17.05.21

Deferred pending Tree Officer's report

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## LITTLEHAM

[Planning Application No: 21/0399/TRE](#)

Location: 6A Cyprus Road EX8 2DZ

Applicant: Rosemary Kearney

Proposal: T1, Willow : Crown reduce by up to 6m.

T2, T3 Apple trees : Fell.

T4, Prunus : Crown reduce by up to 3.5m.

T5, Cyprus : Fell.

Reason: Appropriate arboricultural management.

Target Date: 15.04.21

Comments Statutory Consultees:

**Tree Officer's Report** – The trees were located in the rear garden of 6a Cyprus Road. T1 was a semi-mature Weeping Willow, located on the SW boundary. It was a focal point and could be seen from multiple neighbouring properties but not from Cyprus Road itself. The Willow appeared to be in good physiological health, however, the main central portion of the top crown had developed a split. Reduction of height of T1 was excessive. The proposed tree works include reducing the total crown by 30-40%. Due to the nature of the split within the top of the crown, the proposals were deemed partially appropriate. A height reduction was necessary, with the remainder of the crown being pruned to shape. However, the low laterals do not need reducing by 30-40%, as this would further impact on the trees amenity value.

Apples T2 & T3, fell and replace with a number of new trees. T2 overhung a neighbouring structure. Due to their condition and future potential and carefully selected replacement trees would considerably contribute more to the amenity and environment of the area than the existing trees, therefore, removal was substantiated.

T4 was a semi-mature Plum, in good physiological condition. The proposed works to reduce crown by 30-40% was considered inappropriate due to resulting increase in crown density. A 25% formative crown thin would retain its shape and amenity. T5 a Cypress located to the front of 6A Cyprus Road and not on the applicant's property. The agent of this application had applied to remove this tree, however, corresponding with the applicant, they do not want to proceed with this work.

**Recommendation** – Lesser works

**T1** – Willow – Crown reduce by no more than 5m in height as marked in attached picture. Reshape ensuring the tree retains a balanced and uniform shape.

**T2 & T3** – Apples - Fell

**T4** Plum – Crown thin by no more than 25% by removing crossing, rubbing and broken branches. No pruning wounds larger than 30mm.

**T5 – Cypress** – Applicant stated they do not wish to proceed therefore not considered within this application.

View of representations:

3 x rep – Cyprus Road was renowned for its Cyprus trees and green vistas. Permitting this would reduce the green canopy unreasonably, increase the dominance of the built urban fabric, reduce privacy and impact upon amenity.

Decision: Proposed: DP

Seconded: MR

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

[Planning Application No: 21/0515/TRE](#)

Location: 6A Cyprus Road EX8 2DZ

Applicant: Rose Kearney

Proposal: Flowering Plum (T1) - Reduce by no more than 1.5m to the height of the line in the attached photos.

Apple (T2) – Fell

Apple (T3) – Fell

Target Date: 19.04.21

Comments Statutory Consultees:

View of representations:

Decision: Proposed:

Seconded:

Deferred pending Tree Officer's report.

**P21/060. To consider the planning applications for consultation set out below.**

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## **BRIXINGTON**

[Planning Application No: 21/0806/FUL](#)

Location: Annexe The Mews Cottage Brixington Lane EX8 5DL

Applicant: David Rogers

Proposal: Change of use to independent dwelling

Date limit for comments: 15.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies:

Decision: Proposed: AC

Seconded: CN

No objection

[Planning Application No: 21/0881/FUL](#)

Location: 10 Ellwood Road EX8 4LE

Applicant: Mr Samuel Hayes

Proposal: Demolition of existing garage and extensions and construction of new dwelling

Date limit for comments: 19.04.21

Comments Statutory Consultees:

View of representations:

1 x Rep – Concerned as a self-build about construction disturbance such as deliveries and noise. Works should take place at reasonable hours.

ENP Policies: EB2

Decision: Proposed: CN

Seconded: FCa

No objection subject to approval being conditional on restricted delivery times to protect residential amenity.

[Planning Application No: 21/0817/FUL](#)

Location: Hillcrest School Bungalow St Johns Road EX8 4EB

Applicant: Mr Brian Lord

Proposal: Demolition of existing bungalow and garage and construction of 4 terraced houses, off street parking and associated landscaping

Date limit for comments: 20.04.21

Comments Statutory Consultees: None

View of representations:

1 x comment – Fencing of similar standard and quality should be erected as soon as possible and H & S precautions adhered to. Proposed houses should be no bigger than Hillcrest Terrace and there should be adequate drainage in car park area. It would enhance the area rather than seeing Hillcrest School bungalow more depleted in its present state.

ENP Policies:

Decision: Proposed: FCa

Seconded: AC

No objection

[Planning Application No: 21/0952/FUL](#)

Location: 75 Winston Road EX8 4LR

Applicant: Mr Marc Gendall

Proposal: Single storey rear extension and raising of existing garage roof to convert a section of the rear of the garage into a utility room

Date limit for comments: 28.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: AC  
No objection

Seconded: CN

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

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## HALSDON

[Planning Application No: 21/0587/FUL](#)

Location: 21 Hulham Road EX8 3JZ

Applicant: Mrs Demelza Tucker (Skinner Construction Limited)

Proposal: Construction of replacement dwelling and garage

Date limit for comments: 16.04.21

Comments Statutory Consultees:

View of representations:

3 x Rep – Object on the grounds of loss of privacy, light and overshadowing.

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection on the grounds of over shadowing and the loss of light. Members concurred with the concerns raised by the residents of the Phillips Avenue. The junction of Hulham Road and Springfield Road was renowned for being a dangerous junction. This revised application did not include a transport assessment unlike previous applications. The findings from the Ecological appraisal dated June 2019 would soon lapse. Members felt that an updated report should be submitted.

**Note:** Edward Gregson-Williams, William Morrell and EDDC Councillor Megan Armstrong spoke during the public speaking time.

[Planning Application No: 21/0897/FUL](#)

Location: 29 Brittany Road EX8 5SG

Applicant: Mrs. L.J. Lees Linda Lees

Proposal: Construction of single storey side extension

Date limit for comments: 19.04.21

Comments Statutory Consultees: None



View of representations: None

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection, the proposed extension appeared to be overly large for the size of the Plot. Members were also concerned that neighbouring properties could overlook the proposed extension. The proposal was therefore considered to be contrary to EB2 of the Exmouth Neighbourhood Plan that development should be mindful of surrounding building styles.

[Planning Application No: 21/0840/FUL](#)

Location: 30 Lime Grove EX8 5NP

Applicant: Mr C Pannell

Proposal: Side and rear extension

Date limit for comments: 22.04.21

Comments Statutory Consultees:

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

View of representations:

ENP Policies: EB2

Decision: Proposed: BT

Seconded: LE

Objection: the proposed extension appeared to be overly large for the size of the plot and out of keeping with the character of the street scene. In terms of mass and scale, the proposal was considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan which states development should be mindful of the surrounding building styles.

[Planning Application No: 21/0822/VAR](#)

Location: Sundown Littlemead Lane EX8 3BU

Applicant: Mr Tim Baker

Proposal: Variation of condition 2 (plans condition) of planning permission 20/1963/FUL (Proposed new two-bedroom dwelling with off-road parking and garden) to reduce size of plot and size of dwelling.

Date limit for comments: 22.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies:

Decision: Proposed: BT

Seconded: LE

Objection: the proposal should be in line with East Devon Planning policy and not Exeter City Council's planning policy.

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## **LITTLEHAM**

### [Planning Application No: 21/0826/FUL](#)

Location: The Lodge 26 Cranford Avenue EX8 2PZ

Applicant: Mr and Mrs R and E Adams

Proposal: Construction of two storey and single storey rear extension and attached side carport

Date limit for comments: 13.04.21

Comments Statutory Consultees: None

View of representations:

2 x Rep – Objected on the grounds of loss of privacy, concerned about the windows, Juliet balcony and doors proposed along the full length of the 1<sup>st</sup> floor extension which would overlook their properties.

ENP Policies: EB2

Decision: Proposed: MR

Seconded: FCa

No objection

### [Planning Application No: 21/0839/FUL](#)

Location: 22 Littleham Road EX8 2QQ

Applicant: Mr And Mrs Drinkall

Proposal: Construction of replacement detached garage and storage structure.

Date limit for comments: 15.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: MR

Seconded: DP

No objection

### [Planning Application No: 21/0865/FUL](#)

Location: Broad Gables Maer Lane EX8 2DE

Applicant: Mr & Mrs Blake

Proposal: Proposed two storey side extension, front and rear dormers and internal alterations

Date limit for comments: 15.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP  
No objection

Seconded: MR

[Planning Application No: 21/0518/FUL](#)

Location: 53 Salterton Road EX8 2EQ

Applicant: Mr & Mrs Peter & Mary Stewart

Proposal: Construction of two self-build 3-bedroom detached dwellings with associated parking, access and landscaping

Date limit for comments: 16.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: DP  
No objection

Seconded: MR

[Planning Application No: 21/0103/MFUL](#)

Location: Chestnuts 65 Salterton Road EX8 2EJ

Applicant: Mr D Crocker

**Amended plans:**

Show proposed dwelling accessed via existing vehicular access, re-positioning of windows to apartment block and privacy screen to balcony on the South West side elevation. Additional information: Arboricultural report.

Date limit for comments: 12.04.21

Comments Statutory Consultees:

**Environmental Health – 31.03.21** Recommends any approval granted conditioned that a CEMP must be submitted and approved by LPA prior to any works commencing on site. Construction working hours shall be limited to 8am to 6pm Monday Friday and 8am to 1pm on Saturdays. No working Sundays or Bank holidays. No high frequency audible reversing alarms on site. Reason – Protect residential amenity.

**DCC Flood Risk Management 25.01.21**– object to application in current form, as it does not conform to policy EN22 Surface run off implication of development,

EDDC Local Plan. Applicant therefore required to submit additional information.

**EDDC Trees – 12.02.21** – Did not support original application as it did not include a Tree protection plan and a Arboricultural Method Statement. It was important in relation to a protected horse chestnut on the NW boundary. No comments received to date regarding amended plans.

**Town Council - 01.02.21** - No objection subject to the application complied with Exmouth Neighbourhood Plan Policy EN6 regarding surface water management and any approval was subject to a CEMP. It was recommended that a banksman was used to control the traffic as the site was located near a bend in the road.

**DCC Highways – 12.02.21** – Recommended a CMP was submitted and approved prior commencement of works.

View of representations:

4 x Rep – in respect of the amended plans. Amendments do not mitigate previous concerns.

11 x Rep in respect of the original application

ENP Policies:

Decision: Proposed: DP

Seconded: TD

Objection: members were concerned about highway safety and the introduction of an additional access point onto Salterton Road. Concern was also raised at the number of windows that would overlook Bronte Court.

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## TOWN

[Planning Application No: 21/0470/FUL](#)

Location: 13 Morton Road EX8 1AZ

Applicant: Mrs A Poole

Proposal: Change of use from guesthouse (C1) to dwelling (C3).

Date limit for comments: 14.04.21

Comments Statutory Consultees:

**Private Sector Housing (EDDC)** - If the property is to be occupied by more than one Household, consisting of 3 or more persons, it will be deemed to be a House in Multiple Occupation [HMO], that will be required to meet the relevant fire safety, space and amenity standards enforced by the Private Sector Housing Team. If the property is occupied by 5 or more unrelated persons sharing facilities it will require an HMO Licence and meet all relevant standards.

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

View of representations: None

ENP Policies: EE3

Decision: Proposed: TD

Seconded: JW

Objection: Policy EE3 of the Exmouth Neighbourhood Plan did not support change of use from employment use to residential, unless the site was no longer

economically viable and the site had been marketed for a minimum of one year. No supporting evidence had been submitted with the application. Furthermore, policy E18 of the East Devon Local Plan – Loss of Holiday Accommodation states that proposals for change of use will not be permitted unless the holiday use is no longer viable. Unless the applicant can clearly demonstrate there is no longer a need for a guest house, the proposal cannot be supported.

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## **WITHYCOMBE RALEIGH**

### [Planning Application No: 21/0794/FUL](#)

Location: Cats Motel Bapton Farm House Bapton Lane EX8 3JT

Applicant: Mr & Mrs P Taylor

Proposal: Provision of balcony to existing flat roof

Date limit for comments: 15.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu  
No objection

Seconded: LE

### [Planning Application No: 21/0469/FUL](#)

Location: 7 Briar Close EX8 2NL

Applicant: Mr A Prytherch

Proposal: Construction of two storey rear extension and new and altered side windows at first floor level (revised scheme to 20/2342/FUL)

Date limit for comments: 28.04.21

Comments Statutory Consultees: None

View of representations: None

ENP Policies: EB2

Decision: Proposed: FCu

Seconded: LE

Objection: The Town Council did not support the original scheme (20/2343/FUL). This revised scheme did not alter the Committee's opinion that the two-storey rear extension would have an overbearing impact and result in overlooking of the neighbouring bungalow (No.5). The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan and policy D1 of the East Devon Local Plan

### [Planning Application No: 21/0987/FUL](#)

Location: 81 Bradham Lane EX8 4AW  
Applicant: Mr & Mrs Philip Hill  
Proposal: Construction of single storey rear extension and front roof extensions

Date limit for comments: 28.04.21

Comments Statutory Consultees:

View of representations:

ENP Policies:

Decision: Proposed: FCu  
No objection

Seconded: LE

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## **P21/061. Items for consideration**

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

Applicant: Axcel Hospitality (Exmouth) Ltd  
Location: Grand Hotel (The), Morton Crescent, Exmouth EX8 1BE  
Proposal:

#### Premises Open Hours requested

Monday to Sunday	07:00 to 02:00
Non-Standard Timings	24 hour for bona fide guests and residents
New Year's Eve	07:00 to 04:00

#### Activities - Times requested

##### B. Exhibition of films (Indoors)

Monday to Sunday	10:00 to 22:00
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##### E. Performance of live music (Indoors)

Monday to Sunday	10:00 to 01:00
Christmas Eve	10:00 to 03:00
New Year's Eve	10:00 to 03:00

##### F. Playing of recorded music (Indoors)

Monday to Sunday	10:00 to 02:00
New Year's Eve	10:00 to 03:00

##### G. Performance of dance (Indoors)

Monday to Sunday	10:00 to 00:00
New Year's Eve	10:00 to 03:00

##### I. Late night refreshment (Indoors)

Monday to Sunday	23:00 to 01:00
New Year's Eve	23:00 to 03:00

Non-Standard Timings: 24 hours for bona fide guests and residents

J. Supply of alcohol for consumption ON and OFF the premises

Monday to Sunday 07:00 to 01:00

New Year's Eve 07:00 to 03:00

Non-Standard Timings: 24 hour for bona fide guests and residents

Date limits for comments: 22.04.21

Members objected to the application under the grounds of the Licensing Objective: the Prevention of Public Nuisance. In order to protect residential amenity, members felt that the opening hours should be inline with other similar premises in the area. The New Year's Eve opening times appeared to be lot later than other premises in the area. It was noted that the opening times of Ocean and The Royal Beacon was until 01:30.

**Note:** Councillors J Whibley and F Caygill had previously declared an interest.

## **(ii). Premises Licence Application**

Applicant: Exmouth Town Football Club Limited

Location: Exmouth Town Football Club, King George V Grounds, 19

Southern Road, Exmouth, Devon, EX8 3EE

Proposal:

This premises currently has a Club Premises Certificate but is now applying for a full premises licence.

Premises Licence Application to include:

### Premises Open Hours requested

Monday to Thursday	11:00 to 23:30
Friday	11:00 to 01:30
Saturday	11:00 to 00:30
Sunday	12:00 to 23:30
Christmas Eve	11:00 to 01:30
New Year's Eve	11:00 to 02:30
Bank Holiday Friday to Monday	12:00 to 00:30

### Activities - Times requested

C. Indoor sporting event

Friday	11:00 to 01:00
Saturday	11:00 to 00:00
Bank Holiday Friday to Monday	12:00 to 00:00

E. Performance of live music (Indoors)

Saturday	11:00 to 00:00
Sunday	12:00 to 23:00
Christmas Eve	11:00 to 01:00
New Year's Eve	11:00 to 02:00

Bank Holiday Friday to Monday 12:00 to 23:00

F. Playing of recorded music (Indoors)

Friday 11:00 to 01:00  
Saturday 11:00 to 00:00  
Christmas Eve 11:00 to 01:00  
New Year's Eve 11:00 to 02:00  
Bank Holiday Friday to Monday 12:00 to 00:00

H. Entertainment of a similar description to that falling within E, F, or G (Indoors)

Friday 11:00 to 01:00  
Saturday 11:00 to 00:00  
Bank Holiday Friday to Monday 12:00 to 00:00

J. Supply of alcohol for consumption ON and OFF the premises

Monday to Thursday 11:00 to 23:00  
Friday 11:00 to 01:00  
Saturday 11:00 to 00:00  
Sunday 11:00 to 23:00  
Christmas Eve 11:00 to 01:00  
New Year's Eve 11:00 to 02:00  
Bank Holiday Friday to Monday 12:00 to 00:00

Date limits for comments: 28.04.21

Members raised a number of concerns regarding the prospect of live music and recorded music potentially creating a public nuisance in the immediate residential vicinity in the early hours of the morning, however no formal objection was agreed.

**Note:** Councillors J Whibley, T Dumper and F Caygill had previously declared an interest.

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**P21/062. Items for information**

None

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**P21/063. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
21/0459/FUL 53 Maple Drive	No objection	Approval
21/0460/FUL 1 Westminster Close	No objection	Approval
21/0462/FUL 35 Holland Road	No objection	Approval
21/0245/FUL	No objection	Approval



21 Willow Avenue		
21/0286/FUL 17 Chaucer Rise	No objection	Conditional approval
20/1497/FUL 18 Victoria Road	Objection	Refusal
21/0043/FUL 8 Betjeman Drive	No objection	Conditional approval
21/0049/FUL Exmouth Cricket Club, Queens Drive	No objection	Conditional approval
21/0592/FUL 15 Green Close	No objection	Conditional approval
21/0275/FUL 39 Holland Road	No objection	Withdrawn
21/0627/FUL 48 Green Close	No objection	Approval

**The meeting concluded at 19:54**

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