

EXMOUTH TOWN COUNCIL

Recommendations to East Devon District Council under delegated authority by the Town Clerk

Week commencing 21 June 2021

1. Planning applications.

BRIXINGTON

[Planning Application No: 21/1199/FUL](#)

Location: 1A And 1B Gibson Close, EX8 4BS

Applicant: Mr vigor

Proposal: Erection of 2 x single garage units

Date limit for comments: 29.06.21

Response: No objection

[Planning Application No: 21/1272/FUL](#)

Location: Cedar Ridge Higher Marley Road, EX8 5DT

Applicant: Mr Musgrove

Proposal: Conversion of existing garage/store to holiday chalet

Date limit for comments: 29.06.21

Response: No objection, though concern was raised by some members about holiday accommodation affecting the character of the area and the potential increase in traffic.

[Planning Application No: 21/1434/FUL](#)

Location: 29 Marions Way, EX8 4LF

Applicant: Mr & Mrs Vincent

Proposal: Proposed single storey rear extension.

Date limit for comments: 01.07.21

Response: No objection

[Planning Application No: 21/1498/FUL](#)

Location: 28 Ashfield Close, EX8 4HE

Applicant: Mr and Mrs Michael and Joanna Halford

Proposal: Single storey front extension.

Date limit for comments: 23.06.21

Response: No objection

[Planning Application No: 21/1530/FUL](#)

Location: 10 Brimpenny Road, EX8 4NH

Applicant: Mr Scott Jordan

Proposal: Demolition of existing side extension and construction of proposed new dwelling

Date limit for comments: 02.07.21

Response: Objection; it was acknowledged that the site already had approval for an extension what would be ancillary to the main dwelling. This revised application for a separate new dwelling was considered unacceptable. The plot was narrow and consequently the provision of amenity space for both the occupiers and the adjoining property was inadequate. The proposal was therefore contrary to the requirements of East Devon Local Plan Policy D1.3 Design & Local Distinctiveness.

[Planning Application No: 21/1581/FUL](#)

Location: 52 Canterbury Way, EX8 5QQ

Applicant: Mr and Mrs Hancock

Proposal: Enlargement of garage and addition of first floor annexe.

Date limit for comments: 30.06.21

Response: No objection provided the ground floor retains its use as a garage and any approval granted was conditioned that the annexe is used only in conjunction with the main host dwelling, and not used as a separate dwelling.

HALSDON

[Planning Application No: 21/13883/FUL](#)

Location: 19 Hollymount Close, EX8 5PQ

Applicant: Mr A And Mrs J Rawlings

Proposal: Single storey front/side extension and porch to front

Date limit for comments: 23.06.21

Response: No objection

[Planning Application No: 21/1453/FUL](#)

Location: 30 Springfield Road, EX8 3JY

Applicant: Mrs Angela Smith

Proposal: Single storey rear extension.

Date limit for comments: 23.06.21

Response: No objection

[Planning Application No: 21/1478/FUL](#)

Location: 26 Belle Vue Road, EX8 3DP

Applicant: Mr & Mrs N Yeandle

Proposal: Demolition of existing conservatory and single storey rear extension

Date limit for comments: 25.06.21

Response: No objection

[Planning Application No: 21/1578/FUL](#)

Location: 2 Phillipps Avenue, EX8 3HY

Applicant: Mr Jo Whittall

Proposal: Loft conversion, demolish conservatory and erect new extension

Date limit for comments: 02.07.21

Response: No objection

LITTLEHAM

[Planning Application No: 21/1449/FUL](#)

Location: Devon Cliffs Holiday Centre Sandy Bay, EX8 5BT

Applicant: Haven Leisure Ltd

Proposal: Erection of jump tower

Date limit for comments: 23.06.21

Response: No objection

[Planning Application No: 21/1532/FUL](#)

Location: 1 The Red Lodge, 11 Elwyn Road, EX8 2EL

Applicant: Mr Shane Coe

Proposal: Retrospective application for the erection a timber gazebo.

Date limit for comments: 29.06.21

Response: No objection

[Planning Application No: 21/1537/VAR](#)

Location: 34 Cranford Avenue, EX8 2QA

Applicant: Miracca

Proposal: Variation of conditions 2 (approved drawings), 4 (approved arrangement), 8 (external surface material), 13 (following build), 14 (timber fencing), and 15 (lighting location), and removal of condition 12 (plant screening) of application reference 13/2647/MFUL

Date limit for comments: 01.07.21

Response: Objection; members objected to the removal of condition 12, which conditioned that the first-floor windows on the south elevations had to be obscure glazing. This condition was placed to protect the privacy of adjoining occupiers and members felt that this protection was still needed. Members had no objection to remaining variations proposed.

[Planning Application No: 21/1196/FUL](#)

Location: Car Park, Queens Drive

Applicant: East Devon District Council

Proposal: Change of Use of unused land to recreational space and erection of storage shed.

Amended plans for consultation.

Amended site plan to show position of shed and elevations of storage shed

Date limit for comments: 05.07.21

Response: No objection, the additional information submitted mitigated previous concerns raised.

TOWN

[Planning Application No: 21/0694/FUL](#)

Location: 24D Morton Crescent, EX8 1BG

Applicant: Mr & Mrs Cavill

Proposal: Replacement of existing rear extension pitched roof with flat roof balcony

Amended plans for consultation.

Amended balcony design incorporating retention of gable end.

Date limit for comment: 24.06.21

Response: No objection to the amended plans, subject to the Conservation Officer's comments.

[Planning Application No: 21/1477/FUL](#)

Location: 6 Lawn Road, EX8 1QJ

Applicant: Mr Robert White

Proposal: Construction of single and two storey extensions including roof terrace, rear dormer window and garage

Date limit for comments: 23.06.21

Response: Objection; this revised application did not mitigate concerns raised with the previous application. Whilst it was acknowledged that this revised proposal attempted to reduce the projection of the extension to match the property next door, there was no reduction in the height and it would still result in loss of light to No 8 Lawn Road which was smaller (6.6m). The increase in height would be a dominant feature and out of character with the area. It was therefore contrary to Exmouth Neighbourhood Plan policy EB2 where development should be mindful of surrounding building styles. This revised application also still included the provision of a roof terrace which would result in the loss of privacy to the gardens in the area.

[Planning Application No: 21/1592/FUL](#)

Location: 43 St Andrews Road Exmouth

Applicant: Mr Tim Ball

Proposal: Change of use from D2 indoor sport to B1 other appropriate services in A commercial business or service locality.

Date limit for comments: 02.07.21

Response: Objection; the proposed change of use to a commercial business was considered inappropriate activity in a residential area. Concern was also raised about the additional vehicle movement generated by the business.

WITHYCOMBE RALEIGH

None

WOODBURY AND LYMPSTONE – ADJOINING PARISH

[Planning Application No: 21/1516/MRES](#)

Location: Goodmores Farm Hulham Road, EX8 5BA

Applicant: 3West Developments Ltd

Proposal: Partial reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 191 residential units, associated roads, open space (informal) and an attenuation basin.

Date limit for comments: 30.06.21

Response: Exmouth Town Council notes that the impact of splitting the application site between two developers / owners and the associated submission of a new phasing plan has thrown into doubt various aspects which had been previously

agreed under 20/0993/MRES. It is unclear how the original conditions associated with 20/0993/MRES, and the discharging thereof, have been affected as a result of the site now being developed in two halves by two different developers or if ultimately, the completion of the whole site could be undermined by this approach, with an associated impact on the timely delivery of the commercial land, school site and affordable housing (which were hitherto part of phase one).

The Town Council therefore objects to the plans in their current format and would like to understand how the original conditions imposed will be upheld to ensure that development, across the whole site, proceeds in the conditioned sequence to ensure that certain elements are provided by/at a particular stage or before the scheme is brought into use. The impacts on viability are also unclear.

In particular, it is noted that

- no affordable housing will be delivered during this first stage of construction on the eastern part of the site
- when taken on its own, the application for this part of the site is seemingly contrary to Strategy 29 of the Local Plan which states that largescale major development proposals will be encouraged to incorporate measures *to promote enhanced opportunities for access to housing suitable for first time buyers*. The situation regarding the lack of affordable housing is exacerbated by the fact that there are only 20 x two-bedroom properties out of 191 on this application; all the others are three and four bedroom homes.
- there is a lack of amenity space and the application does not appear to adhere to Strategy 43 of the Local Plan for Open Space standards on developments which feature 50 – 199 dwellings (i.e. a requirement to provide amenity open space and children's and
- youth play space on-site)
- the landscaping proposals are uninspiring and contrary to Policy D2 of the Local Plan which states that "existing features of landscape or nature conservation value should be incorporated into the landscaping proposals and where their removal is unavoidable provision for suitable replacement should be made elsewhere on the site. *This should be in addition to the requirement for new landscaping proposals. Where appropriate, existing habitat should be improved and where possible new areas of nature conservation value should be created.* The plans do not include the creation of any new areas of nature conservation.

In addition, the Council notes that the CEMP contains measures to mitigate against the use of existing residential roads for construction traffic. Members believe that the CEMP needs to be strengthened to ensure that adequate route / waymarking notices for the development are placed throughout the town to ensure that all construction traffic is in compliance with local weight restrictions – e.g. heavy goods vehicles often ignore the weight restriction in Featherbed Lane and extra mitigation needs to be factored into the CEMP. It is also disappointing that the request for the applicant to engage with ward members on the proposed CEMP has not been pursued.

2. Other items

(i) Notification of a block street trading application received.

The Hive Youth Centre Community Event, Manor Gardens

Applicant: Adam Copeman, Youth Support Worker for The Hive Youth Centre

Location: Manor Gardens, Exmouth, EX8 1NZ

Dates: Wednesday 18th August

Times: 11:00 - 16:30

The application is for: 7 x trading stalls (non-food/drink) for Hive Live - The Hive Youth Centre community event, providing positive opportunities for young people whilst sharing their work and skills.

The applicant has advised they will not be providing any food / drinks throughout the event, but of course, will be keeping an eye on the rubbish / litter aspect in the areas around the event.

The land is owned by EDDC and the applicant has also placed an application for land use permission at the same time. Please note consent will not be granted without landowner permission.

A map of the trading site is attached to the end of the agenda.

Date limit for comments: 24.06.21

Response: members did not wish to comment

(ii) Notification of new premises licence application received.

Popworld, 7 The Parade EX8 1RS

Ward: Town

Details of application attached.

For information: This premises previously held a premises licence (number PLWA0283) issued under the Licensing Act 2003 which was surrendered on 8 April 2021.

Date limit for comments: 05.07.21

Response: Members did not wish to comment.

(iii) Notification of new premises licence application received.

Bar Buoy, 43 St Andrews Road, Exmouth EX8 1AR

Ward: Town

Details of the application attached.

Date limit for comments: 07.07.21

Response: Objection to proposed premises licence on the grounds of licensing objectives "prevention of public nuisance" and "the protection of children from harm". Premises was in a residential area and therefore considered inappropriate activity for the area. Concern was also raised about the protection of children from purchasing alcohol from an online business as Members did not feel that enough safeguards were in place in respect of consistently asking for proof of age from

the purchaser at the point of delivery: “age *may* also be checked at the time of delivery...”?

(iv) Proposed Application to stop up highway adjacent to Albion Hill

Copy letter and plan showing area of the highway in question is attached.

Date limit for comments: 24.07.21

Response: Members did not wish to comment.