

EXMOUTH TOWN COUNCIL

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

Week commencing 27 September 2021

1. Planning applications.

BRIXINGTON

[Planning Application No: 21/2336/FUL](#)

Location: 24 Brixington Drive, EX8 4HJ
Applicant: Mr Steve Hunt
Proposal: Construction of raised decking.

Date limit for comments: 28.09.21

Response: No Objection

[Planning Application No: 21/2412/FUL](#)

Location: 1A And 1B Gibson Close, EX8 4BS
Applicant: Mr Alan Vigor
Proposal: Two garages for each of the flats 1A and 1B Gibson Close

Date limit for comments: 07.10.21

Response: No objection

[Planning Application No: 21/2469/FUL](#)

Location: 1 Laburnum Close, EX8 5PT
Applicant: Mr and Mrs Raddon
Proposal: Two-storey side and single storey rear extension

Date limit for comments: 08.10.21

Response: No objection

Additional item

[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

Amended plans for consultation

Reduction in number of dwellings to 3 detached dwellings and additional landscaping.

Date limit for comments: 05.10.21

Response: No objection to the amended plans subject to comments from EDDC trees.

HALSDON

Additional item

[Planning Application No: 21/0751/FUL](#)

Location: Lympstone Manor Hotel Courtlands Lane, EX8 3NZ

Applicant: Mr Michael Caines

Proposal: Siting of six shepherds huts with external decking, 3 boiler houses/log stores, one with decking area, and associated infrastructure (retrospective application)

Amended plans for consultation.

Amended site plans, location plan and additional information/heritage statement

Date limit for comments: 06.10.21

Response: Objection sustained; amended plans did not mitigate concerns previously raised that the proposal would cause significant harm to the environmental qualities of the area and therefore contrary to Policy EN1 of the Exmouth Neighbourhood Plan.

LITTLEHAM

[Planning Application No: 21/0821/MFUL](#)

Location: Devoncourt Hotel 16 Douglas Avenue EX8 2EX

Applicant: Mr Azim Lalani

Proposal: Demolition of the existing Devoncourt building and outbuildings, construction of 81 no new residential apartments (25% affordable) and new 62 bed hotel with access via Maer Road car park, associated car parking and Landscaping works

Date limit for comments: 28.09.21

Response: Objection; members objected to the application on the following grounds:

The application incorporates part of EDDC's car park as the parking provision for the hotel. Currently the car park is used as an overnight parking provision for motorhomes and for the Exmouth land train. Concern was raised about the impact that this proposal would have on these facilities and the loss of public parking spaces which make a positive contribution to the tourist facilities in the area. The application is considered to be contrary to policy EE1 Tourism of the Exmouth Neighbourhood Plan which states that proposals should not affect the functioning of the local area.

In addition, it was considered that incorporating EDDC's car park in the proposal was an indication that the site is being overdeveloped. Policy EB2 of the Exmouth Neighbourhood Plan states that new development should ensure a high level of design as exemplified in the Avenues Design Statement. In the design statement it cites that the scale of future development should seek to retain the balance between buildings and greenery and not cover more 25% of the plot including hard parking areas.

Members felt that the proposal would result in the loss of employment and did not feel that the site had been marketed at a realistic price. Therefore, the proposal did not meet the policy requirements of EE3 of the Exmouth Neighbourhood Plan.

The proposal would result in the loss of a natural amenity, Policy EN1 of the Exmouth Neighbourhood Plan only supports development where it would not harm the amenity and environmental qualities within which it is located.

The application is scant on detail as noted in the comments received from other statutory consultees.

Members were also disappointed about the lack of public consultation. The resident association has had to reach out to the architect to be consulted rather than the other way round. This frustration in the lack of public consultation is also reflected in the public comments received.

Concern was raised about the additional traffic on Douglas Avenue. The proposal would provide a provision for parking for 167 vehicles which would have to access Douglas Avenue on a dangerous bend. Douglas Avenue is also used extensively by bicycles and is a potential designate cycle route. It was noted that Devon County Highways have yet to comment.

Members expressed their frustration that the 21 days consultation period is too short a turnaround for major full applications.

[Planning Application No: 21/2340/FUL](#)

Location: 6 Wragg Drive, EX8 2FW
Applicant: Mr Dean Lewis
Proposal: Single storey rear extension

Date limit for comments: 04.10.21

Response: No objection

[Planning Application No: 21/1546/FUL](#)

Location: British Red Cross Society, South Street, EX8 2SA

Applicant: Mr Loveridge

Proposal: Erection of a three-storey building to include 4 x 2 bed flats, 2 x offices, and 2 x front dormers with associated parking and amenity space including demolition of existing hall

Date limit for comments: 11.10.21

Response: No objection

Additional item

[Planning Application No: 21/1853/FUL](#)

Location: 1A Jarvis Close, EX8 2PX

Applicant: Gill Parry

Proposal: Erection of a 2 x bed dwelling with associated parking and amenity Space and erection of a garage to existing dwelling. Include extension to existing crossover. including alterations to fenestration.

Amended plans for consultation.

Amendments to the design of the proposed dwelling, and alterations to the site layout.

Date limit for comments: 06.10.21

Response: No objection

TOWN

[Planning Application No: 21/2395/FUL](#)

Location: 3 - 7 Magnolia Walk, EX8 1HB

Applicant: Co-op

Proposal: Replacement refrigeration plant

Date limit for comments: 07.10.21

Response: No objection subject to Environmental Health conditions regarding the noise level of any fixed plant or equipment.

WITHYCOMBE RALEIGH

[Planning Application No: 21/2390/FUL](#)

Location: 17 Colleton Way, EX8 3PT

Applicant: Mr S Townsend

Proposal: Demolition of existing single storey outbuilding and erection of replacement part single storey part two storey rear and side extension

Date limit for comments: 04.10.21

Response: No objection

2. Other items

(i) Proposal for an amended Street Café Licence at: The Crusty Cob, 21 Rolle Street

The above business has applied for an amended café licence from Devon County Council to increase the number of tables and chairs allowed from 3 tables and 12 chairs to 7 tables and 28 chairs.

Date limit for comments: 12.10.21

No objection subject to adequate clearance of the footway for passing pedestrians.