

EXMOUTH TOWN COUNCIL

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

Week commencing 14 February 2022

1. Planning applications.

BRIXINGTON

[Planning Application No: 21/2925/FUL](#)

Location: Woodland Lodge Bystock, EX8 5ED

Applicant: Mr Nicholas Burt

Proposal: Demolition of existing main detached house and for the rebuilding in a High performance, low energy detached house and a detached double garage.

[Amended plans for consultation.](#)

Amended Plans: Proposed Block Plan 1811/13 Rev.1

Date limit for comments: 21.02.22

Response: No objection to the amended plans subject to the comments and conditions recommended by EDDC trees and any approval granted is conditioned that the detached granny annex remains incidental to main detached house and not sold as separately as a residential unit.

[Planning Application No: 22/0179/FUL](#)

Location: 38 Greenpark Road, EX8 4JT

Applicant: Aline Delarue

Proposal: Construction of two storey rear extension with alteration to fenestration.

Date limit for comments: 22.02.22

Response: No objection

HALSDON

[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.

Additional flood risk information

Date limit for comments: 21.02.22

Response: Objection sustained; the amended plans did not mitigate the previous concerns raised. The site is located outside the built-up area boundary for Exmouth and is in a Coastal Preservation Area. This retrospective application for the siting of shepherd huts in a sensitive ecological area is considered unacceptable and harmful to the distinctive landscape, amenity and environmental qualities for its location contrary to policy EN1 of the Exmouth Neighbourhood Plan.

[Planning Application No: 22/0110/FUL](#)

Location: 13A Waverley Road, EX8 3HL

Applicant: Mr Mike Wright

Proposal: Infill to yard area outside of existing kitchen and bedroom 2 to extend the kitchen and dining space using a brick and glass structure

Date limit for comments: 15.02.22

Response: No objection

[Planning Application No: 22/0166/FUL](#)

Location: 16 Grange Avenue, EX8 3HU

Applicant: Mr & Mrs Nick Bainvel

Proposal: Front and side extension with alteration to fenestration, erection of a first floor for habitable use and decking at the rear.

Date limit for comments: 24.02.22

Response: Objection; existing development in Grange Avenue is characterised by houses and bungalows of a similar architectural style with pitched slate roofs. This proposal seeks to convert a bungalow into a 2-storey dwelling of a modern design with a flat roof. Members considered that the increase in height, scale, massing and the proposed materials would not relate well to their setting and appear incongruous to the rest of the street scene. Policy EB2 of the Exmouth Neighbourhood Plan requires that development should be mindful of surrounding building styles and ensure a high level of design. This proposal was considered to be contrary to policy requirements of EB2. Furthermore, members were concerned about the harmful impact to the residential amenity, in particular the residents of no. 12 Grange Avenue. This proposal seeks to infill the space at the side of no 16 (single storey) and increase the height of the existing footprint to 2-storey. It was considered that the increase in height, scale and massing of the northeast elevation would be significantly harmful. The small rear garden of no 12 would appear boxed in and have an overbearing dominant impact. The resultant physical affect was deemed unacceptable on the occupiers of no 12

to their residential amenity and the loss of light to the rear of the property. The proposal was considered to be contrary to the provisions of policy D1 of the East Devon Local Plan.

[Planning Application No: 22/0167/FUL](#)

Location: 16 Springfield Road, EX8 3JX

Applicant: Mr Mark Rotchell

Proposal: Single storey front extension and single storey side extension.

Date limit for comments: 21.02.22

Response: No objection

[Planning Application No: 22/0188/FUL](#)

Location: 10 Wordsworth Close, EX8 5SQ

Applicant: Mr Wingate

Proposal: Proposed 2 storey side extension and single storey rear extension.

Date limit for comments: 21.02.22

Response: No objection

LITTLEHAM

[Planning Application No: 22/0067/FUL](#)

Location: Land at Queen's Drive

Applicant: Mr Tim Child (East Devon District Council)

Proposal: Permanent use of land, buildings and structures for the purposes of entertainment, recreation and leisure

Date limit for comments: 18.02.22

Response: No objection subject conditional approval as recommended by Environmental Health to protect the amenity of local residents.

[Planning Application No: 22/0071/FUL](#)

Location: 15 The Broadway, EX8 2NW

Applicant: Mr Peter Barlow

Proposal: Demolition and rebuilding of existing garage

Date limit for comments: 15.01.22

Response: No objection

[Planning Application No: 22/0103/FUL](#)

Location: Tichka 2A Raddenstile Lane, EX8 2JH
Applicant: Mr Antonio Newton
Proposal: Installation of air source heat pump to new dwelling

Date limit for comments: 16.02.22

Response: No objection subject to Environmental Health's approval.

[Planning Application No: 22/0112/VAR](#)

Location: 52 Douglas Avenue, EX8 2HE
Applicant: Mr Adam Williams
Proposal: Variation of condition number 2 (approved plans) of application 20/2483/FUL

Date limit for comments: 16.02.22

Response: No objection

[Planning Application No: 22/0156/FUL](#)

Location: 4 Mayfield Drive, EX8 2HD
Applicant: Mr & Mrs Marcus & Diane Burton
Proposal: Proposed single story rear extension to replace existing conservatory

Date limit for comments: 17.02.22

Response: No objection

TOWN

None

WITHYCOMBE RALEIGH

None

2. Other items

(i) Notification of new premises licence variation application

Ref No: 053247

Premises: Devon Cliffs Holiday Park (Whole Park), Sandy Bay, EX88 5BT
Ward: Littleham

Date limit for comments: 23.02.22

Members did not wish to comment.

(ii) Notification of a street trading application received – Exmouth Beach Rugby

The applicant is from: Mr Wayne Hadley - Exmouth Beach Rugby Festival

Location: Exmouth Beach - Adjacent to the RNLI Lifeboat station (Eastern side)

Dates: Friday 27th May to Sunday 29th May 2022:

Friday 13:00 to 23:00

Saturday 09:00 to 23:00

Sunday 09:00 to 16:00

The application is for: Exmouth Beach Rugby Festival - A tag rugby event on Exmouth Beach with entertainment and refreshments.

To include 5 x Food and Drinks Traders, one to be a Bar.

The applicant has noted the following on their application:

All litter will be monitored and we will be using an approved waste management company to remove/recycle event waste. A site inspection will take place before the Management Team leave the site at the end of each day. We intend to use local food traders, and will strongly encourage that plastic consumables are not used/kept to a minimum wherever possible.

Please find attached the following documents that accompanied the application:

- Map of site

Date limit for comments: 21.02.22

Members raised concern that the use of environmentally friendly consumable could not be enforced, the number of proposed food outlets, the selling of alcohol, the playing of live music. Concerns was also raised on the impact other beaches users in the tourist season and the amount of space the event would take up on the beach. The beach also falls under a Public Spaces Protection Order, it was agreed to raise these concerns with East Devon District Council.

(iii) Allocation of street name – Development at Fairfield Road

East Devon District Council has received a request for the allocation of street names at the above site.

Details of the request are attached for consideration. Guidance on the [criteria for naming streets](#) can be found on East Devon District Council website for members information.

Date limit for comments: 15.02.22

Member did not wish to comment.