

**EXMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of Exmouth Town Council**  
**Planning Committee held in the Council Chamber,**  
**Town Hall, St Andrews Road, Exmouth**  
**on Monday 23 May 2022 at 6:00pm**

**Present:**

L Elson  
B Bailey  
F Cullis  
T Dumper  
C Nicholas  
D Poor  
M Rosser (arrived 18:05)  
B Toye  
J Whibley

**Apologies:**

Councillors: F Caygill, A Colman

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**Public Speaking Time**

The meeting was adjourned for: -

John Best spoke against planning application 22/0892/FUL, The headland, 19 Foxholes Hill, EX8 2DF, Dr P & E Acheson, proposal, first floor annex with associated ground floor garage and erection of a single 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.

**P22/001. Election of the Chairman and Deputy Chairman of the Planning Committee.**

Councillor D Poor proposed, seconded by Councillor F Cullis, that Councillor J Whibley be elected Chairman of Exmouth Town Council Planning Committee for the ensuing municipal year.

Councillor D Poor proposed, seconded by Councillor J Whibley, that Councillor T Dumper be elected as Deputy Chairman for the ensuing municipal year.

A vote was taken and Councillor J Whibley was duly elected as Chair and Councillor T Dumper as Deputy Chair for the ensuing year.

**RESOLVED that Councillor J Whibley be elected Chairman of Exmouth Town Council's Planning Committee and Councillor T Dumper be elected Deputy Chairman of Exmouth Town Council's Planning Committee.**

**P22/002. Recommendations**

The recommendations from 9 May 2022 were noted.

**P22/003. Declarations of pecuniary interests and dispensations:**

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

Application:	22/0892/FUL The Headland, 19 Foxholes Hill
Councillor	L Elson & J Whibley
Pecuniary or personal	Personal
Reason	Applicant known to them through their work
Application:	22/0892/FUL The Headland, 19 Foxholes Hill
Councillor	B Bailey, M Rosser, D Poor
Pecuniary or personal	Personal
Reason	Neighbour had reached out to them in their capacity as Ward members
Application:	22/0892/FUL The Headland, 19 Foxholes Hill
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	A member of the AONB Partnership
Application:	22/0775/TRE A La Ronde Summer Lane, EX8 5BD 22/1021/FUL 361 Exeter Road, EX8 3NS
Councillor	B Toye
Pecuniary or personal	Personal
Reason	Member of the National Trust
Application:	22/0761/TRE 24D Morton Crescent, EX8 1BG 22/0951/FUL Aram, Littlemead Lane, EX8 3BU
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows the applicants
Application:	22/0754/ADV ECC, Gipsy Lane, EX8 3AF 22/0760/ADV ECC, Green Close, EX8 3PZ
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Sister a Governor of the Community College

**P22/004. Urgent business**

None

**P22/005. Tree and advertising consent applications**

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**HALSDON**

Planning Application No: 22/0754/ADV

Location: Exmouth Community College, Gipsy Lane, EX8 3AF

Applicant: Mr Matt Burrell

Proposal: Installation of 3 no. flags/banners to 3 no. existing flagpoles

Target date: 30.05.22

Decision: Proposed: BT                                      Seconded: JW  
Application Approved subject to internal halyards being used.  
(Reason: aid noise reduction and protect neighbouring residential amenity)

Members queried if this application was retrospective and the status of a previous application for a banner. The Clerk agreed to check and advise members.

Planning Application No: 22/0775/TRE

Applicant: Mr Rob Skinner

Target date: 01.06.22

Tree Officer's report - These two young Elm's and Cherry were considered to have a relatively short safe useful life expectancy due to Dutch Elm Disease effecting the Elm and the Cherry being of poor form and condition with a basal hollow. Therefore the proposed works was considered appropriate.

## Approval

Decision: Proposed: LE                      Seconded: BT

Approval in accordance with the Tree Officer's report.

## TOWN

Location: 38-39 The Strand, EX8 1AH

Proposal: Installation of 2 x internally illuminated individual lettered sign to shopfront. Installation of 2 x PPV faux neon signs. Installation of internally illuminated individual lettered sign bonded to new fascia panel. Installation of 2 x internally illuminated individual lettered sign to shallow trays.

Comments Statutory Consultees:

## Recommendation

## Approval

- Installation of 2 x internally illuminated individual lettered sign to shallow trays.
- Installation of 2 x PPV faux neon signs.

#### **Refusal**

- Installation of 2 x internally illuminated individual lettered hanging signs.
- Installation of internally illuminated individual lettered sign bonded to new fascia Panel (above entrance)

View of representations: None

Planning Policy:

National Planning Policy Framework

East Devon Local Plan (2013-2031) Policy D4 – Applications for display of Advertisements, Policy EN10 – Conservation Areas

Exmouth Neighbourhood Plan

Decision: Proposed: TD

Seconded: JW

Split decision in accordance with the Conservation Officer's report.

Planning Application No: 22/0761/TRE

Location: 24D Morton Crescent, EX8 1BG

Applicant: Peter Cavill

Proposal: Monterey Pine - 1st branch at 2m - remove

2nd branch at 2.5m - cut 7m off branch leaving 1m in length

3rd branch at 3.5m - cut 5m off leaving branch 4m in length

Reason -

1. The ends of them are unhealthy
2. They are covering most of the garden and are hanging very low
3. We want to plant some wildflowers to attract bees and other insects to the garden. The low branches shade the area.

Target date: 01.06.22

Comments Statutory Consultees:

**Tree Officer's report – Tree Officer's report** – This tree, located in the communal gardens of Moreton Crescent, was planted as a replacement tree for a historically felled specimen. The young Pine was in a fair structural condition. Physiologically, the tree exhibited some foliage discolouration, possibly due to the severe salt-laden wind from the south. The turf beneath the tree had been removed, which had in turn exposed some surface rooting, some of which were understood to be associated with the construction of the flood defence scheme along this section of Exmouth seafront. The removal of this top layer of soil may have had a further negative effect on the physiology of the specimen. The amenity contribution of was significant, with it being highly visible from both directions along the seafront, most notably to the east where it was visible from a far distance. Many neighbouring properties would also be able to view this tree, with a distinct lack of any other surrounding trees in the immediate locale. The proposals sought to reduce three branches, effectively back to stumps of approximately 2.0 - 4.0m. Measurements had been given to the heights of the branch attachment points,

however, no cardinal indication had been given to accurately identify them. Pine as a species do not re-shoot from pruning, where there is not a significant growth point present. The proposed final cut points would leave unsightly and decaying stumps. The applicant had suggested the low branches are 'unhealthy', 'hanging very low' and 'shading the area'; however shade was cast from the tree in its entirety, not just the three identified branches. With regards to crown balance and future crown development, the two lowest eastern aspect limbs could be removed to accommodate more ground clearance, whilst balancing the lowest portion of foliage, encouraging upwards growth. These branches would have to be cut back to the appropriate bark ridge and collar to facilitate adequate callus formation around the cut point (not left as large stubs as proposed). The minor crown lift was considered to have a negligible impact on the physiology of the tree, subject to the correct pruning techniques. The opportunity should be taken at the time of pruning to remove all significant deadwood from the crown of this specimen, thus minimising any risk of breakage in windy conditions due to its proximity to the public footpath and highway. The proposed works within this application were considered arboriculturally inappropriate and would be detrimental to the health and amenity of the tree. Lesser works were considered more appropriate.

### **SPLIT DECISION**

**Approval** - Removal of two low eastern aspect branches only, as identified by the red line within the attached photographs. Maximum diameter of cut approximately 80mm (back to the branch ridge and collar on the main stem). Crown clean removing all significant sized deadwood.

**Refusal** - Monterey Pine - 1st branch at 2m – remove, 2nd branch at 2.5m - cut 7m off branch leaving 1m in length, 3rd branch at 3.5m - cut 5m off leaving branch 4m in length.

View of representations: None

Decision: Proposed: BB

Seconded: LE

Split decision in accordance with the Tree officer's report.

NOTE: Councillor T Dumper had previously declared an interest.

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## **WITHYCOMBE RALEIGH**

Planning Application No: 22/0760/ADV

Location: Exmouth Community College, Green Close, EX8 3PZ

Applicant: Mr Matt Burrell

Proposal: Installation of 3 no. flagpoles with banners.

Target date: 03.06.22

Comments Statutory Consultees: None

View of representations: None

Planning Policy:

National Planning Policy Framework



Planning Application No: 22/0890/FUL

Location: 19 Lime Grove, EX8 5NN

Applicant: Andrew Moule

Proposal: Construction of pitch roof and loft room over the garage

Date limit for comments: 24.05.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: LE

Objection: members felt that the proposal would still have a terracing effect on the street scene and therefore considered that the application was contrary to Policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of the surrounding building styles and ensure a high level of design.

Planning Application No: 22/0951/FUL

Location: Aram Littlemead Lane, EX8 3BU

Applicant: Mr M Chittock

Proposal: Erection of replacement detached single garage and demolition of existing detached single garage/shed and porch.

Date limit for comments: 26.05.22

Comments Statutory Consultees:

**EDDC Trees** – No concerns

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: FC

No objection: however, some concern was raised that the replacement garage could damage the roots of the mature tree.

NOTE: Councillor T Dumper had previously declared an interest.

Planning Application No: 22/0994/FUL

Location: 11 Iona Avenue, EX8 3JQ

Applicant: Mr and Mrs Ballett

Proposal: Two storey rear extension.

Date limit for comments: 31.05.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT  
No objection

Seconded: LE

Planning Application No: 22/1021/FUL

Location: 361 Exeter Road, EX8 3NS

Applicant: Miss Steph Bund

Proposal: Single storey rear extension, two storey side extension and demolition of existing detached single garage and conservatory

Date limit for comments: 06.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

Objection: members felt that the proposed stepped down extension would look out of keeping with the street scene with the fenestration on different levels. The proposal was considered to be contrary to Policy EB2 of the Exmouth Neighbourhood Plan.

NOTE: Councillor B Toye had previously declared an interest.

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## **LITTLEHAM**

Planning Application No: 22/0892/FUL

Location: The Headland 19 Foxholes Hill, EX8 2DF

Applicant: Drs P and E Acheson

Proposal: First floor annex with associated ground floor garage and erection of a single garage.

Date limit for comments: 26.05.22

Comments Statutory Consultees:  
**EDDC Trees** – No concerns

View of representations:  
**1 x Rep** – registered to speak.

ENP Policy: EB2



Decision: Proposed: BB

Seconded: DP

Objection; members objected to this proposed annex and ground floor garage. The property was on a very large site which had already been previously extended to accommodate an annex. This proposal seeks to extend once again towards the boundary, eroding the bank and intensifying development in the corner of the extremely large plot. Members concurred with the neighbours' objections that the proposal did not attempt to mitigate the impact on the visual landscape of the AONB with regards to the height, proximity to the boundary and the highway implications for neighbours and visitors. The proposal was therefore considered to be contrary to Policy EN1 of the Exmouth Neighbourhood Plan where development should not harm the distinctive landscape, amenity and environment.

NOTE: John Best spoke during the public speaking time. Councillors L Elson, J Whibley, B Bailey, M Rosser, D Poor and T Dumper had previously declared an interest.

Planning Application No: 22/1012/FUL

Location: 16 Raddenstile Lane, EX8 2JH

Applicant: Mr and Ms Wayne and Joanne Grounsell and Payne

Proposal: Proposed new dwelling

Date limit for comments: 06.05.22

Comments Statutory Consultees:

**Environmental Health** – this site is close to nearby residents who may be impacted during the construction process. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. No burning on site. Applicant should consult and follow the council's Construction Sites Code of Practice to ensure that any impacts are kept to a minimum.

**DCC Highways** – No comment.

View of representations:

**1 x Rep** – Objection on the grounds of loss of light and noise. Concerned that they will be unable to maintain the rear of their property. Proposed planting long the rear of no 14 could undermine their structure as they do not have foundations.

ENP Policy: EB2

Decision: Proposed: DP

Seconded: BB

No objection

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## TOWN

Planning Application No: 22/0502/FUL

Location: 8 Rolle Street, EX8 1HE

Applicant: Mr Joe Oxley

Proposal: Conversion of 1st & 2nd floor from offices to 4 no residential apartments.

Amended Plans

Removal of rear dormer window and reduction in the number of flats from 5 to 4

Date limit for comments: 23.05.22

Comments Statutory Consultees:

**Town Council** – No objection

View of representations:

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection to the amended plans, however it was noted that the bike store provision was on the first floor and members questioned how practical this was. Members were also concerned that the historic tiled wall in the entrance from Rolle Street should not be damaged by the proposed works and that this feature be preserved.

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**WITHYCOMBE RALEIGH**

None

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**P22/007. Other items**

**i. Notification of a New Premises application**

Ref No: 053786

Premises: Roswell Court (Retirement Living), 8 Douglas Avenue

Ward: Littleham

Details of the applications could be viewed on EDCC's website.

Date limit for comments: 08.06.22

Member did not wish to comment.

**ii. Notification of New time limited Premises licence application**

Ref No: 053725

Premises: Imperial Recreation Ground, The Royal Avenue, EX8 1DG

Ward: Town

Name of applicant: LCC Live Event Services Ltd

Details of the applications could be viewed on EDCC's website.

Date limit for comments: 08.06.22

Whilst members had concerns regarding the event it was agreed that no objection could be raised under the licensing objectives. However, it was noted that the Event Management Plan required approval by the Safety Advisory Group.

NOTE: Councillor J Whibley had previously declared an interest in respect of the above licensing applications.

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**P22/008. Items for information**

None

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**P22/009. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<b><u>21/0352/FUL</u></b> <b><u>1 Lestock Close</u></b>	<b>No objection</b>	<b>Refusal</b>
22/0429/FUL 24 Belle Vue Road	No objection	Approval
22/0582/FUL 73 Nelson Drive	No objection	Approval
22/0733/FUL 23 Featherbed Lane	No objection	Approval
22/0750/FUL 39 Withycombe Road	No objection	Conditional Approval
22/0666/FUL 5 Dagmar Road	No objection	Conditional Approval
<b><u>22/0592/FUL</u></b> <b><u>32 Willow Avenue</u></b>	<b>No objection</b>	<b>Refusal</b>
22/0745/FUL 186 Exeter Road	No objection	Conditional Approval
22/0769/FUL 17 Redwood Close	No objection	Approval
22/0590/FUL 21 George Street	No objection	Conditional Approval

**The meeting concluded at 19:50**

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