

**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 6 June 2022 at 6:00pm**

**Present:**

J Whibley (Chairman)  
T Dumper (Deputy Chairman)  
A Colman  
F Cullis  
M Rosser  
B Toye

**Apologies:**

Councillors: F Caygill, L Elson, C Nicholas, D Poor

**Public Speaking**

There were no members of public wishing to speak.

**P22/009. Minutes of the previous meeting**

Councillor T Dumper proposed, seconded by Councillor B Toye that the minutes of the meeting held on 23 May 2022 be approved. Following a vote, the recommendation was carried.

**P22/010. Declarations of pecuniary interests and dispensations:**

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

Application:	22/0589/FUL 113 St Johns Road, EX8 4EH
Councillor	F Cullis
Pecuniary or personal	Personal
Reason	The applicant was his neighbour
Application:	22/1143/FUL Sherwood, Foxholes Hill, EX8 2DF
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	A member of the AONB Partnership

**P22/011. Urgent business**

None

**P22/012. Tree and advertising consent applications**

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**WITHYCOMBE RALEIGH**

Planning Application No: 22/0986/TRE

Location: 147 Withycombe Village Road, EX8 3AG

Applicant: Mrs G Chalkey

Proposal: T1 Fagus sylvatica fell and replant with Quercus rober standard. The tree has extensive decay from Meripilus giganteus

Target date: 10.06.22

The application was deferred; the target date for determination was 1 July and not 10 June as was previously advised.

**P22/013. Planning applications.**

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**BRIXINGTON**

Planning Application No: 22/0589/FUL

Location: 113 St Johns Road, EX8 4EH

Applicant: Mr Jonathan Edward Croome

Proposal: Addition of an entrance porch

Date limit for comments: 07.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AC

Seconded: TD

No objection

Planning Application No: 22/1131/FUL

Location: 23 Hereford Close, EX8 5QT

Applicant: Mr & Mrs Oliver & Natalie Wensley

Proposal: Single storey rear extension and conversion of garage to a storeroom and W/C.

Date limit for comments: 17.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AC

Seconded: TD

No objection

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## HALSDON

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.

### Amended Plans

Additional information, in the form of an Arboricultural Report, has been received.

Date limit for comments: 07.06.22

Comments Statutory Consultees:

**Cllr L Elson** – No objection though had concerns about the root system.

**Town Council** – 14.02.22 – No objection

**EDDC Trees & Parks Development Officer** – 07.03.22 – A tree survey and Arboricultural impact assessment was required.

30.05.22 – The submitted agricultural report showed a modified root protection area to the location of a retaining wall. Overall, no objection was raised subject to a pre-commencement condition:

Prior to commencement of any works on site (including demolition), Tree Protection measures shall be carried out as detailed within the Arboricultural Report and Method Statement dated the 23 May 2022.

Applicant should note the trees were outside the management control of the applicant (note where trees hang over the boundary, they can be legally pruned by the applicant to their boundary). East Devon does not undertake work to reduce shading, leaf fall etc nor to reduce perceived dominance. Therefore, leaf and debris fall should be expected and would result in necessary general maintenance which should be factored into the building / maintenance of the extension.

View of representations:

**1 letter** of support.

ENP Policy: EB2

Decision: Proposed: BT

Seconded: JW

No objection to the amended plans.

Planning Application No: 22/1054/FUL

Location: 25A Philipps Avenue, EX8 3HZ

Applicant: Mr D Stokes

Proposal: Proposed front extension and extension to existing dormer

Date limit for comments: 07.06.22

Comments Statutory Consultees:

**Cllr L Elson** – No objection

**EDDC trees** – no objection subject to pre-commencement condition.

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT  
No objection

Seconded: FCu

Planning Application No: 22/1061/FUL

Location: 21 Highbury Park, EX8 3EJ

Applicant: Mr Terry Gaylard

Proposal: Proposed 2 storey rear extension to replace existing conservatory and balcony

Date limit for comments: 15.06.22

Comments Statutory Consultees:

**Cllr L Elson** – No objection in principle but questioned need for privacy screen.

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: TD

No objection; though members did question if a privacy screen was necessary on the side to mitigate overlooking.

Planning Application No: 22/1063/FUL

Location: Amberwood Nursing Home 231 Exeter Road, EX8 3ED

Applicant: Mr Robert Gunn

Proposal: Single storey side extension, two storey side extension, single storey rear extension and porch to front.

Date limit for comments: 14.06.22

Comments Statutory Consultees:

**Cllr L Elson** – No objection

View of representations:

**1 letter**, no objection noting that the application states no trees and mature hedges to their rear boundary will be damaged.

ENP Policy: EB2

Decision: Proposed: BT  
No objection

Seconded: JW

Planning Application No: 22/1073/FUL

Location: 19A Phillipps Avenue, EX8 3HZ

Applicant: Mr and Mrs Weston

Proposal: Single-storey rear extension.

Date limit for comments: 08.06.22

Comments Statutory Consultees:

**Cllr L Elson** – Objection, appeared close to the wall and could cause drainage problems.

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: TD

Objection; concern was raised regarding the management of the additional rainwater. The proposed rainwater water pipe did not appear to be accessible for routine maintenance through the narrow gap. The proposal was therefore considered to be contrary to Exmouth neighbourhood Plan policy EN5 which states that additional surface water should be controlled and satisfactorily mitigated.

Planning Application No: 22/1098/FUL

Location: 16 Grange Avenue, EX8 3HU

Applicant: Mr & Mrs Nick Bainvel

Proposal: Single storey front extension, single storey side extension, addition of a First floor for habitable use with alteration to fenestration.

Date limit for comments: 13.06.22

Comments Statutory Consultees:

**Cllr L Elson** – Still objects to this amended application as concerned the extension will result in loss of light to no 12 Grange Avenue.

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: FCu

No objection

Planning Application No: 22/1123/FUL

Location: 2 Mount Pleasant Avenue, EX8 4QD

Applicant: Mr and Mrs Higgins

Proposal: Installation of 4 x rooflights and formation of new internal staircase

Date limit for comments: 14.06.22

Comments Statutory Consultees:  
**Cllr L Elson** – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT  
No objection

Seconded: JW

Planning Application No: 22/1132/FUL

Location: 36 Seymour Road, EX8 3JG  
Applicant: Mr Neil Hooper  
Proposal: Single storey side/rear extension.

Date limit for comments: 15.06.22

Comments Statutory Consultees:  
**Councillor L Elson** – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT  
No objection

Seconded: TD

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## **LITTLEHAM**

Planning Application No: 22/1036/FUL

Location: 2 Buckingham Close, EX8 2JB  
Applicant: Mr Jon Sparks  
Proposal: Two storey rear extension

Date limit for comments: 07.06.22

Comments Statutory Consultees:  
**Cllr D Poor** – No objection, no overlooking issues.  
**EDDC Trees** – No concerns

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR  
No objection

Seconded: BT

Planning Application No: 22/1046/FUL

Location: 19 Cyprus Gardens, EX8 2DP  
Applicant: Mr & Mrs Stuart and Helen Fenner  
Proposal: Single storey rear extension.

Date limit for comments: 07.06.22

Comments Statutory Consultees:

**EDDC Trees** - In principle no concerns. There was a protected tree within the applicant's garden, though should have no impact subject conditional approval.

**Cllr D Poor** – No objection though noted tree officer's comments.

View of representations:

1 comment in support.

ENP Policy: EB2

Decision: Proposed: MR  
No objection

Seconded: TD

Planning Application No: 22/1143/FUL

Location: Sherwood, Foxholes Hill, EX8 2DF  
Applicant: Mr Julian Bird  
Proposal: Retrospective Householder Planning Application, Proposed Single Storey Side Extension with Roof Terrace Garden & internal alterations

Date limit for comments: 16.06.22

Comments Statutory Consultees:

**Cllr David Poor** – No objection

View of representations:

**1 x rep** – Objects to roof terrace garden on the grounds it is imposing, intrusive and the loss of privacy.

ENP Policy: EB2 & EN1

Decision: Proposed: MR

Seconded: BT

Objection; members had concerns regarding the roof terrace garden. It was acknowledged that the site fell within the ANOB. Exmouth Neighbourhood Plan Policy EN1 states that development will only be permitted where it would not harm the distinctive landscape, amenity and environmental qualities. Members felt the roof terrace garden was a visual intrusion to the landscape. The terrace was considered to be overbearing and unattractive in design, contrary to policy EB2 of the Exmouth Neighbourhood Plan which states development should be mindful of surrounding styles and ensure a high level of design. Members also felt that the terrace had an adverse effect to amenity to the adjoining neighbours in terms of privacy and was therefore contrary to Policy D1.3(e) of the East Devon Local Plan.

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**TOWN****Planning Application No: 22/0797/LBC**

Location: 4 Henrietta Road, EX8 1LT

Applicant: Mr Brian O'Byrne

Proposal: Various works at ground floor to include: damp proofing in rear extension; construction of partition wall to create shower room/WC; door to be blocked up between existing hall and new kitchen and create opening between new kitchen and living room

Date limit for comments: 07.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection subject to the Conservation Officer's report.

**Planning Application No: 22/1153/FUL**

Location: 7 Belvedere Road, EX8 1QN

Applicant: Mr Dave Broad

Proposal: Single storey side extension.

Date limit for comments: 17.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection

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**WITHYCOMBE RALEIGH****Planning Application No: 22/1029/FUL**

Location: 7 Masey Road, EX8 4AS

Applicant: Mr Henry Thomas

Proposal: Erection of a two-bedroom dwelling and associated works

Date limit for comments: 10.06.22



Comments Statutory Consultees:

**Environmental Health** – Neighbour could be impacted therefore applicant must undertake a risk assessment. Working hours restricted to 8am – 6pm Monday – Friday and 8am to 1pm on Saturdays.

**EDDC Trees** – No concerns

**National Highways** – DCC should be consulted not them!

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCu

Seconded: TD

Objection; it was felt that the revised proposal did not mitigate concerns raised with the previous withdrawn application. The proposal would result in the loss of this sense of openness and space to the street scene and would be out of character for that section of the Masey Road which was characterised by semi-detached and detached dwellings. This proposal would result in number 7 Masey Road being changed to a terraced property with the new dwelling appearing cramped with no outside rear access to either property. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan.

Planning Application No: 22/1107/FUL

Location: 81 Bradham Lane, EX8 4AW

Applicant: Mr & Mrs Philip Hill

Proposal: Single storey rear extension, front roof extension, demolition of garages, flat roof over existing porch and alterations to front fenestration.

Date limit for comments: 13.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCu

Seconded: JW

No objection

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## **P22/014. Other items**

### **(i) Notification of New time limited Premises licence application**

Ref No: 053868

Premises: Manor Gardens, EX8 1NZ

Ward: Town

Name of applicant: Hospitality Events

**TIME LIMITED Premises Application for 26, 27 and 28 August 2022 ONLY -  
Manorfest**

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

Date limit for comments: 22.06.22

Members did not wish to comment.

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#### **P22/015. Items for information**

(i) **Appeal Notification**

Appeal by: Mrs Ruth Jones

Appeal Ref: APP/U1105/D/22/3295682

Proposal: Single storey detached annexe to front of main dwelling.

Location: 10 Fairfield Close, ex8 2BN

Planning Application No: 21/1753/FUL

An appeal had been made to the Secretary of State against the decision of EDDC to refuse to grant planning permission for the above proposed development. Copy letter was previously circulated for information.

(ii) **Notification of Tree works considered an exemption to TPO 16/0038/TPO**

Copy letter was previously circulated for information.

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#### **P22/016. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/0286/FUL 154 Hulham Road	No objection	Conditional Approval
22/0179/FUL 38 Greenpark Road	No objection	Conditional Approval
22/0884/FUL The Meetings, Maer Lane	Objection	Withdrawn
22/0751/FUL 7A Seafeld Avenue	No objection	Withdrawn
22/0863/FUL 41 Salisbury Road	No objection	Conditional Approval

**The meeting concluded at 19:11**

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