

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

**Present:**

J Whibley (Chairman)  
T Dumper (Deputy Chairman)  
A Colman  
F Cullis  
L Elson  
C Nicholas  
D Poor  
M Rosser

**Apologies:**

Councillors: B Bailey, B Toye

**Public Speaking**

There were no members of public wishing to speak.

**P22/017. Minutes of the previous meeting**

The minutes of the meeting held on 6 June 2022 were approved.

**P22/018. 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:	22/1169/FUL 18 Victoria Road
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Applicant a colleague
Application:	Other items (i) street trading application
Councillor	L Elson
Pecuniary or personal	Pecuniary
Reason	Applicant is her employer
Application:	22/1063/FUL Amberwood Nursing Home
Councillor	D Poor
Pecuniary or personal	Personal
Reason	Mother-in-law a resident

**P22/019. Urgent business**

None

## P22/020.Tree and advertising consent applications

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### WITHYCOMBE RALEIGH

Planning Application No: 22/0909/TRE

Location: Land To The South Of Redgate Salterton Road

Applicant: Mr J Bloom (McCarthy & Stone Retirement Lifestyles Ltd)

Proposal: Listed trees in the report and the works required

Target date: 21.06.22

Comments Statutory Consultees:

**Tree Officer's report** – There were 11 trees within this application.

T17, T18, T36 and T38a were middle-aged English Oak specimens on the eastern boundary of the access drive to Redgate Cottage which hosted deadwood and dead stems. The deadwood on T38a overhung the driveway. These works were classed as appropriate safety management.

T19a was an Elm stem which had historically failed into neighbouring tree, Oak T31. Retention was not possible, and removal was advised. This would have no impact on the visual amenity of the area.

T20 was a young Ash stem with a crown bias to the east which overhung the neighbouring property. It was evident the tree had historically lost a main leading western aspect stem, rendering the remaining stem vulnerable to wind inflicted failure. The applicant referred to 'well advanced' Ash Dieback Disease, however limited symptoms were noted when the tree was in full leaf. Amenity loss of this specimen was negligible as its visible amenity contribution was low. The felling of this tree was appropriate safety management.

T31 was a remnant hedgerow specimen, in a good structural and physiological condition, apart from the northernmost stem, which hosted significant deadwood and dieback. This stem showed considerably low vigour in comparison to its partner stem. The application to reduce the northernmost limb to approximately 7.0m above ground level, retaining a habitat resource was considered appropriate due to the poor physiological condition of this stem, with amenity contribution and health of the retained stem largely unaffected.

T38b was a young Sycamore stem, completely dead and leaning towards the car park to the east of the driveway to Redgate Cottage. Removal of was considered appropriate safety management.

T43a was a young Ash which had now died. T44a a Sycamore stem further west along Salterton Road was within failure distance of the highway. Removal was considered appropriate safety management, with no amenity impact anticipated. Finally, T45a was another young Sycamore, the central portion of this tree had died, leaving a curious form, the limited safe useful life expectancy of this tree was very low, and due to its low amenity contribution and failure distance to the pavement and highway, its removal was appropriate safety management.

### **Recommendation**

Approval

Decision: Proposed: FC

Seconded: TD

Approval in accordance with the Tree Officer's report.

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: 01.07.22

Comments Statutory Consultees:

**Tree Officer's report** – This mature copper beech, located adjacent to Withycombe Village Road, had a crown that over hung the road and pavement to the south and applicant's drive and front garden. It was an important feature of the local area due to the lack of significant large trees and high number of passing pedestrians and road users. Visually, the trunk appeared in good condition, however, micro-drill results appear to show a lower density wood / wood decay within a large portion of the lower main stem. Unfortunately, this would progress, until failure of the tree from the base occurs; as this tree was so close to the highway and pavement, entire failure of this stem must be avoided. Physiologically, the tree was exhibiting significantly low crown density which had evidently occurred since 2019 seen from google images. Alternative works to help retain the tree were not considered appropriate as a reduction was likely to result in further decline. Therefore, felling was appropriate to avoid risk of complete failure. A replacement tree planting would help ensure future cover.

**Recommendation**

Approval

Decision: Proposed: FC

Seconded: TD

Approval in accordance with the Tree Officer's report.

**P22/021. Planning applications.**

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**BRIXINGTON**

Planning Application No: 22/0983/FUL

Location: 13 Woodfield Close, EX8 4HA

Applicant: Mrs Amy May

Proposal: Single storey side extension.

Date limit for comments: 28.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: AC

No objection

Planning Application No: 22/1201/FUL

Location: 69 Fraser Road, EX8 4DH

Applicant: Mr Wayne Clark

Proposal: Demolition of shed/gym, two storey side and single storey rear extensions with alteration to fenestration (side extension approved application no. 22/0577/FUL, 12/04/2022)

Date limit for comments: 22.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AC

Seconded: CN

No objection subject to proposed extensions being used as part of the host dwelling and not used separately.

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**HALSDON**

Planning Application No: 22/0967/FUL

Location: 10 Hulham Vale, EX8 4QB

Applicant: Mr & Mrs Patrick Lawrance

Proposal: Erection of detached double garage and external alterations to existing dwelling.

Date limit for comments: 22.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: DP

No objection

Planning Application No: 22/1146/FUL

Location: 7A Seafeld Avenue, EX8 3NJ

Applicant: Jon & Sue Stone

Proposal: Change of use of land from redundant paddock to garden.

Date limit for comments: 21.06.22

Comments Statutory Consultees:

View of representations:

**1 x comment** – No objection to area being used as a private garden but should not be seen as a precursor to it acquiring a brown field status.

ENP Policy: EN1 (Outside BUAB)

Decision: Proposed: LE

Seconded: TD

No objection subject to any conditional approval granted conditioned that no structures are erected on the plot.

Planning Application No: 22/1266/FUL

Location: 4 Kipling Close, EX8 5SZ

Applicant: Sarah Tweedie

Proposal: Single storey side extension.

Date limit for comments: 30.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: JW

No objection

## **ADDENDUM ITEM**

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.

Amended plans for consultation.

Amended plans received 15/06/2022

Date limit for comments: 29.06.22

Comments Statutory Consultees: None

View of representations:

**1 comment** – no objection noting that no trees and mature hedges will be damaged

**1 comment** – email previously circulated to members

ENP Policy: EB2

Decision: Proposed: LE

Seconded: TD

No objection to the amended plans subject to the alterations mitigating all the concerns raised by the neighbour.

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## **LITTLEHAM**

Planning Application No: 22/0972/FUL

Location: Eldin House, Fairfield Road, EX8 2BL

Applicant: Samuel Blight

Proposal: Erection of a single storey 4-bed detached dwelling with associated parking and amenity space and vehicular access and demolition of existing potting shed.

Date limit for comments: 01.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: DP

No objection though members questioned the “convenience” of the application for the potting shed to be demolished which was of heritage significance. It was noted from the ecological report that the potting shed had moderate opportunity for bats and birds and would therefore like to see the scheme created that opportunity.

Planning Application No: 22/0973/LBC

Location: Eldin House Fairfield Road, EX8 2BL

Applicant: Samuel Blight

Proposal: Erection of a single storey 4-bed detached dwelling with associated parking and amenity space and vehicular access and demolition of existing potting shed.

Date limit for comments: 01.07.22

Comments Statutory Consultees:

View of representations:

ENP Policy: EB2

Decision: Proposed: MR

Seconded: DP

No objection though members questioned the “convenience” of the application for the potting shed to be demolished which was of heritage significance. It was noted from the ecological report that the potting shed had moderate opportunity for bats and birds and would therefore like to see the scheme created that opportunity.

Planning Application No: 22/1134/FUL

Location: The Meetings Maer Lane, EX8 5DD

Applicant: Katie Harrison

Proposal: Conversion of disused barn to single story dwelling, permission already granted for residential use.

Date limit for comments: 21.06.22

Comments Statutory Consultees:

**Environmental Health** – did not anticipate any concerns.

View of representations: None

ENP Policy: EN1 (outside BUAB), AONB, Coastal Preservation Area

Decision: Proposed: MR

Seconded: DP

Objection; the application plans did not include a proposed site plan showing the proposal in the context of the site. Members could not find any evidence of a landscaping scheme being submitted and that the bat and wildlife mitigation had been completed.

Planning Application No: 22/1186/FUL

Location: 2 Dagmar Road, EX8 2AN

Applicant: Mr and Mrs R and D Proctor

Proposal: Addition of second floor with associated ancillary accommodation over existing first floor of property with associated internal and external alterations.

Date limit for comments: 21.06.22

Comments Statutory Consultees: None

View of representations:

**1 x Rep:** Objects to the proposed flat roof design, the increase in height and mass of would make it highly visible to the wider environment and reduce the openness of the locale and dominate the street. The proposed scale is excessive for the size of the plot and the design out of keeping with other properties on the street. The increase in windows will increase overlooking and reduce privacy.

ENP Policy: EB2, H1

Decision: Proposed: DP

Seconded: MR

Objection; the proposal was considered to be over powering and prominent. Members felt that the design was poor and out of keeping with the street scene. The application was therefore considered to be contrary to Policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of surrounding building style and ensure a high level of design.

Planning Application No: 22/1187/FUL

Location: 5 Cranford Close, EX8 2HR  
Applicant: Mr Ian Winks  
Proposal: Single storey front extension

Date limit for comments: 21.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP  
No objection

Seconded: MR

Planning Application No: 22/1202/FUL

Location: 20 Portland Avenue, EX8 2BS  
Applicant: Mrs Dawn Chandler  
Proposal: Garage block, living accommodation and shepherd hut

Date limit for comments: 04.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2 & EE1

Decision: Proposed: DP

Seconded: MR

No objection; members noted that 3 leylandi trees were to be remove. Whilst it was acknowledged these were not protected, members would have liked to have seen replacement planting to mitigate their loss.

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**TOWN**

Planning Application No: 22/1169/FUL

Location: 18 Victoria Road, EX8 1DL  
Applicant: Mrs Sasha Turner  
Proposal: Construction of access stairs and small terrace.

Date limit for comments: 21.06.22

Comments Statutory Consultees: None

View of representations: None



ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

Objection: it was noted that a previous application for a similar terrace had been withdrawn due to concerns regarding excessive overlooking of neighbouring private amenity space and disturbance of nearby residences. It was felt that this revised proposal did not mitigate the previous concerns raised.

Planning Application No: 22/1215/FUL

Location: 32 Top Flat Danby Terrace, EX8 1QS

Applicant: Mr M Hurlston

Proposal: Extension of roof to rear to allow for additional habitable roofspace.

Date limit for comments: 29.06.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconder: JW

No objection

Planning Application No: 22/1283/FUL

Location: 21 Marpool Hill, EX8 2LJ

Applicant: Mrs Janette Grant

Proposal: Conversion of roof space to habitable use to include a front dormer, en-suite facilities and conversion of existing hipped roof to gable roof

Date limit for comments: 01.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

Objection: Marpool Hill is a busy residential road, comprising of semi-detached and detached houses. Number 21 is a semi-detached property. The application seeks to convert the existing hipped roof to a gable roof to provide additional accommodation space including a new front and rear dormer. The proposed conversion would be widely visible from the public highway. The alterations to the roof would result an incongruous addition to the property when viewing in connection with the attached dwelling. Concern was also raised regarding overlooking, particularly the rear dormer. The application was therefore considered to be harmful to the appearance and character of the street contrary to Policy EB2 of the Exmouth Neighbourhood

Plan.

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## **WITHYCOMBE RALEIGH**

Planning Application No: 22/1247/FUL

Location: 2 Dene Close, EX8 4DF

Applicant: Ms Joy Penberthy

Proposal: Front and rear full hip to gable roof, Conversion of roof space to habitable use.

Date limit for comments: 01.07.22

Comments Statutory Consultees: None

View of representations:

**1 x Rep** – Will make the building look top heavy and clumsy.

ENP Policy: EB2

Decision: Proposed: FC  
No objection

Seconded: JW

## **ADDENDUM ITEM**

Planning Application No: 22/0873/FUL

Location: Olleston St Johns Road, EX8 5EG

Applicant: Mr Eric Biddulph

Proposal: Erection of a detached dwelling with associated parking and amenity space, vehicular access and landscaping

Amended plans for consultation.

These amendments relate to Additional tree information

Date limit for comments: 07.06.22

Comments Statutory Consultees:

**Town Council 11.05.22 – Objected;** The proposal would further erode the rural character of the historic woodland and detrimental to the environmental setting therefore contrary to EN1. It was noted that DCC Highways had so far not commented, and the application was accompanied by an independent transport assessment. Members did not agree with the assessment that there will not be any increase in traffic. Even though the proposal was for a single dwelling it was for a very large property. The site has been subject to many previous planning applications which have refused due to concerns over Highway safety due to the substandard access to the site.

**Devon Highways 06.06.22 – Comments** relate to a solar farm in Whimble!

**EDDC Trees – 31.05.22** - In principle construction of a building on the existing footprint was possible without being detrimental to the health of the trees remaining

on site. However, due to the proximity of large woodland trees it is considered that the current proposal would lead to significant pressure to prune or fell trees due to safety concerns, which would be detrimental to the character of the area. No comments received yet on the additional tree information submitted. Applicant has been sent a letter advising that the woodland has a TPO.

**Natural England** – Waiting for additional information.

View of representations: None

ENP Policy: EB2, EN1 (Outside BUAB)

Decision: Proposed: FC

Seconded: TD

Objection sustained; the amended plans did not mitigate previous concerns raised. Members were concerned to prevent felling of the woodland and noted that a TPO had recently been served.

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## **P22/022. Other items**

### **ADDENDUM ITEM**

**(i) Notification of a street trading application**

The applicant is: Martin Stokke - events fundraiser for Hospiscare

Location: Manor Gardens, Alexandra Terrace, EX8 1AX

Dates: Saturday 9th July 2022

Times: 10:00 - 22:30

The application is for: 5 x trading units (including some food and drinks vendors) for Hospiscare Twilight Walk. An annual fundraising walk in its 16th year. The purpose of this event is to raise funds for Hospiscare. The applicant has noted the following on their application: Recycling and waste bins available to minimise single use waste. Biodegradable cups, plates and wrappers to be used. Reduced plastic usage. A map of the trading site is attached.

Date limit for comments: 18.01.22

Members did not wish to comment.

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## **P22/023. Items for information**

**(i) Appeal Notification**

Appeal by: Ms Pia Carey

Appeal Ref: APP/U1105/W/22/3294916

Proposal: Demolition of existing property and construction of 3 residential dwellings.

Location: The Cottage, 11 Douglas Avenue, EX8 2EY

Planning Application No: 20/2363/FUL

An appeal has 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 attached for information.

- (ii) **Notification of Tree works considered an exemption to TPO 05/0022/TPO**  
Copy letter attached for information.
- (iii) **Notice of intent regulation 5 – Carberry Avenue, Morton Road, St Andrews Road**  
Openreach intend to install electronic apparatus at the above locations, copy letters attached for information.
- (iv) **Proposed telecommunications installation – Victoria Road**  
Jurassic Fibre intend to install one wooden pole at the above location, copy letter attached for information.

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**P22/024. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/0790/FUL 44 Douglas Avenue	No objection	Withdrawn
22/0818/VAR Devon Cliffs	No objection	Conditional Approval
<b><u>22/0807/FUL</u></b> <b><u>26 Holland Road</u></b>	<b>Objection</b>	<b>Conditional Approval</b>
21/3010/FUL Flat 1, 23 Morton Crescent	No objection	Conditional Approval
22/0502/FUL 8 Rolle Street	No objection	Conditional Approval
22/0981/FUL Pasadena, Bassetts Gardens	No objection	Conditional Approval
22/0356/FUL Flat 2, Rear of 44 Victoria Road	No objection	Approval
22/0924/FUL 2 Springfield Road	No objection	Approval
22/0951/FUL Aram, Littlemead Lane	No objection	Conditional Approval
22/0231/FUL 70 Rosebery Road	No objection	Conditional Approval

**The meeting concluded at 19:26**

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