

# 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 4 July 2022 at 6:00pm

### **Present:**

J Whibley (Chairman)  
T Dumper (Deputy Chairman)  
F Caygill  
D Poor (left the meeting at 19.12)  
M Rosser  
B Toye (left the meeting at 19.26)

### **Apologies:**

Councillors: B Bailey, A Colman, F Cullis, L Elson, C Nicholas

### **Public Speaking**

There were no members of public wishing to speak.

### **P22/025. Minutes of the previous meeting**

Councillor T Dumper proposed, seconded by Councillor D Poor that the minutes of the previous meeting held on 20 June 2022 were approved.

### **P22/026. 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:	22/1112/FUL Amberwood Nursing Home, 231 Exeter Road
Councillor	D Poor
Pecuniary or personal	Personal
Reason	Mother-in-law a resident
Application:	22/1321/FUL Exmouth Hospital, Claremont Grove
Councillor	D Poor
Pecuniary or personal	Personal
Reason	A member of the WEB Community Health & Wellbeing Board
Application:	22/0026/FUL 42 Hill Drive
Councillor	J Whibley
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	22/026/FUL 42 Hill Drive
Councillor	B Toye
Pecuniary or personal	Personal
Reason	A National Trust member

## **P22/027. Urgent business**

None

## **P22/028.Tree and advertising consent applications**

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### **LITTLEHAM**

Planning Application No: 22/1052/TRE

**Location:** Aldborough Court, 21 Douglas Avenue, EX8 2HA

**Applicant:** Mr Arthur Andersson

**Proposal:** T1, Holm Oak: Crown reduce to previous pruning points, approximately 2-3 metres. Maximum diameter cut (MDC) 75mm. 2 metre clearance from building to be ensured. Crown lift by a maximum of 1 metre to leave an even appearance, MDC cut 25mm. This tree was previously reduced in 2013 and has produced prolific regrowth, it has now become over dominant and is nearly touching the building.

T5, - Cedar: Reduce height by approximately 2.5 metres, MDC 100mm.

Reduce southern and eastern lateral spreads by 1.5 metres, MDC 50mm.

Crown lift over bike store by removing two small branches back to source, MDC 50mm. This tree has been reduced in the past and has responded well, this reduction is suggested in order to relieve the weight on old pruning points.

Target date: 07.07.22

Comments Statutory Consultees:

**Tree Officer's report:** The trees within this application were located within the grounds of Aldborough Court and could be clearly seen from Douglas Avenue and were an important feature to the local area. The works applied for were a repeat of previous works granted consent to enable T1, a mature Holm Oak of good form and condition to be maintained to a suitable size for its location to prevent direct contact with the nearby building. For T5, a semi mature Cedar, the repeat proposals were to help reduce potential limb failure and to ensure clearance over sheds beneath the canopy of the tree. Both proposals were considered appropriate on-going repeat management which will not be detrimental to either the health or amenity of the trees.

### **Recommendation**

Approval

View of representations: None

Decision: Proposed: DP

Seconded: MR

Approval in accordance with the Tree Officer's report.

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### **TOWN**

Planning Application No: 22/0746/ADV

Location: 38-39 The Strand, EX8 1AH

Applicant: PREZZO

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.

Amended plans

Alteration to signs

Comments Statutory Consultees:

**Conservation** – 23.06.22 – The amended plans had taken on board the comments relating to the 2 projecting signs and the entranceway and were acceptable.

**Town Council** – On 23 May members agreed on a split decision in accordance with the Conservation Officer's report. Application was approved by Ward members via delegated authority on 30 June in accordance with the Conservation Officer's report.

View of representations: None

Decision: Proposed: JW

Seconded: TD

Approval of Ward Members decision to approve the application in accordance with the Conservation Officer's report.

**P22/029. Planning applications.**

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**BRIXINGTON**

Planning Application No: 22/1329/FUL

Location: 5 Oakwood Rise, EX8 4PU

Applicant: Mr Ray Butler

Proposal: Proposed 1st floor extension over garage and internal alterations.

Date limit for comments: 11.06.22

Comments Statutory Consultees:

**Cllrs A Colman & C Nicholas** – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCa

Seconded: TD

No objection

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**HALSDON**

Planning Application No: 22/1015/FUL

Location: 245 Exeter Road, EX8 3NG

Applicant: Mrs Belinda Whatmore

Proposal: Removal of existing steps with creation of raised decking, proposed Additional steps with an addition of a swim spa.

Date limit for comments: 14.07.22

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: 22/1112/FUL

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

Applicant: Mr Robert Gunn

Proposal: Erection of 3 no. 2-bed retirement bungalows with associated facilities

Date limit for comments: 07.07.22

Comments Statutory Consultees:

**Cllr L Elson** – Appeared that this application was in addition to the planning application discussed at the last meeting. If this was in addition, then this is overdevelopment of the site, it would not however have any effect on the street scene.

View of representations:

**1 x Rep** – Concerned that the proposal would undermine and damage tree and mature shrubs on the boundary between their properties. A maturing Chestnut tree was not shown on the SW corner and the foundations for the further west bungalow will be under the canopy of the tree. Concerned that if previous application 22/1063/FUL is approved then this will be over-development of the site.

ENP Policy: EB2

Decision: Proposed: BT

Seconded: TD

Objection; members considered this be overdevelopment of the site in the context of the recently submitted application 22/1063/FUL. None the of submitted plans on either application of the applications indicated the cumulative effect of the proposed development for the site.

Planning Application No: 22/1319/FUL

Location: 27 Hill Drive, EX8 4QQ

Applicant: Mr & Mrs Seymour

Proposal: Single storey side/rear extension.

Date limit for comments: 07.06.22

Comments Statutory Consultees:

**SWW** – Applicant advised to contact if they cannot comply with requirements for asset protection.

**Cllr L Elson** – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT  
No objection

Seconded: DP

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.

Amended plans for consultation.

Amended plans received 23 June 2022.

Date limit for comments: 08.07.22

Comments Statutory Consultees:

**Town Council** – 06.06.22 – No objection (However at the time of commenting there were no representations from the neighbours)

**Cllr L Elson** – Objection, feels this proposal will have more impact than the original and the straight ridge is out of keeping.

View of representations:

**7 x Rep** – Objections in respect of the original, the amended plans make little change and do not mitigate previous concerns raised. Following the previously refused application this revised application fails to overcome issues of mass and the effect on the amenity of neighbouring properties. The bungalow was built in the 1920's in the gardens of number 12 and 14 to "fill in a gap" and a single storey dwelling due to the close proximity and confined space. The changing the refused design to pitched roof has resulted in increasing the height of the building. The proposal for an additional floor would have a detrimental impact and result in loss of light and have an overpowering effect on the neighbouring properties. Substantial privacy will be lost and no 13 Grange Avenue which would be overlooked and a feeling of being hemmed in from the front and to the sides. The loss of the 1920's features and forward building line would be out of keeping with the area. There doesn't appear to be any parking provision leading to more on street parking.

ENP Policy: EB2

Decision: Proposed: BT

Seconded: TD

Objection; since commenting on the original application in June representations had been made by the neighbours. Members felt that the proposal would overlook neighbouring properties and have a harmful impact on their amenity and have a dominant impact to the area and plot. The amended plans did not mitigate the neighbours concerns. The proposal was therefore considered to be contrary to Policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of surrounding building styles and ensure a high level of design.

Planning Application No: 22/1378/FUL

Location: 31 Willow Avenue, EX8 4QS

Applicant: Miss Jasmine Davies

Proposal: Roof conversion to habitable space, single storey rear extension and relocation of detached garage.

Date limit for comments: 18.07.22

Comments Statutory Consultees:

**Cllr L Elson** – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT  
No objection

Seconded: DP

**ADDENDUM**

Planning Application No: 22/0026/FUL

Location: 42 Hill Drive, EX8 4QQ

Applicant: Mr & Mrs Clifford Harding

Proposal: Removal and repositioning of existing garage and erection of a new building

Amended Plans

Plans to show the proposed changes to the elevations and ownership boundary

Date limit for comments: 14.07.22

Comments Statutory Consultees:

**Town Council** – 18.01.22 – Objection, application documents had insufficient information.

**National Trust** – 14.02.22 - It was noted that the proposed development would result in the replacement of an existing single garage with a larger building, situated closer to this shared boundary. The area of Registered Park and Garden immediately adjacent to the site was known as The Bee Garden. The National Trust was concerned that a building situated so close to the boundary with windows facing

the Registered Park and Garden would detract from the visitor experience. It was noted that the proposed footprint would be in excess of 40 square metres and therefore in terms of size, the building would be capable of alternative uses in the future such as functioning as a separate unit of accommodation.

**Cllr L Elson** – A lot of development has already taken place in this area but concerned that the plans were still very confusing. No terrace should be allowed on the roof the single storey building, a previous application for another property in Hill Drive (25) has a condition to this effect. Objected to the plans as the currently stood.

View of representations:

**2 x Rep** – objecting to the original application, no further comments received yet regarding the amended plans.

ENP Policy: EB2

Decision: Proposed: BT

Seconded: TD

Objection sustained, the proposal was adjacent to a sensitive area of registered Park and Garden and members were concerned that it would harm it's setting and its amenity. The proposal was therefore considered to be contrary to Policy EN1 of the Exmouth Neighbourhood Plan.

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## **LITTLEHAM**

Planning Application No: 22/1321/FUL

Location: Exeter And District Community Health Service N H S Trust Exmouth Hospital, Claremont Grove, EX8 2JN

Applicant: James Unwin (NHS Property Services Ltd)

Proposal: Construction of AHU plant for recovery ward at ground level.

Date limit for comments: 08.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP

Seconded: MR

No objection

Planning Application No: 22/1326/FUL

Location: 3 Walnut Grove, EX8 2ES

Applicant: Mr John Crossley

Proposal: First floor side extension above existing garage to provide accommodation.

Date limit for comments: 08.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR  
No objection

Seconded: DP

Planning Application No: 22/1347/FUL

Location: 58 Bicton Street, EX8 2RU

Applicant: Mrs Holly

Proposal: Install replacement windows and double doors to rear of property.

Date limit for comments: 11.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP

Seconded: MR

No objection subject to the Conservation Officer's report.

Planning Application No: 22/1348/LBC

Location: 58 Bicton Street, EX8 2RU

Applicant: Mrs Holly

Proposal: Install replacement windows and double doors to rear of property.

Date limit for comments: 11.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP

Seconded: MR

No objection subject to the Conservation Officer's report.

Planning Application No: 22/1392/FUL

Location: 10 Lipscomb Avenue, EX8 2FL

Applicant: Mr Grant Robinson

Proposal: Single storey rear extension



Date limit for comments: 14.07.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR  
No objection

Seconded: DP

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## TOWN

### Planning Application No: 22/1357/FUL

Location: 44 Parade, EX8 1RW

Applicant: Papa John's (GB) Ltd

Proposal: Change of use from Class E to a Hot Food Takeaway unit (Sui Generis) including associated external alterations.

Date limit for comments: 12.07.22

Comments Statutory Consultees:

**Environmental Health** – The noise level of any plant or equipment must be designed as part of a sound mitigation scheme to protect the amenity of local residents.

**Cllr Jeff trail** – Had been in contact to advise that he had no objection to the change of use to a hot food takeaway but had concerns regarding service users using the loading bay and bus stop on the Parade causing traffic issues. Any approval should be conditioned that customers park round the back.

View of representations: None

ENP Policy: None

Decision: Proposed: TD

Seconded: JW

No objection though members had concerns about potential traffic management Issues with service users as there was a loading bay and bus stop outside the premises.

### Planning Application No: 22/1334/PDO

Location: 17A Manchester Street, EX8 1DF

Applicant: Mr Andrew Mann

Proposal: Change of use of 1st floor offices (Class E) to a 2 no bed apartment (Class C3)

### Prior Notification Application

This is not a planning application. The presumption is that this development can proceed unless we object on the grounds of:

- a) Transport and highways impact
- b) Contamination risks on the site
- c) Flooding risks on the site
- d) Impacts of noise from commercial premises on the intended occupiers of development
- e) The provision of adequate natural light in all habitable rooms of the dwellinghouses.

Date limit for comments: 11.07.22

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: TD  
No objection

Seconded: JW

## **ADDENDUM**

Planning Application No: 21/2174/FUL

Location: 20 The Strand, EX8 1AF

Applicant: Mr Ronak Maroo

Proposal: Proposed extension to the ground floor to create an enlarged shop and storage area and an extension to the first floor to convert the existing apartment to provide 4 no. apartments.

### Amended Plans

removal of first floor extension

Date limit for comments: 14.07.22

Comments Statutory Consultees:

**Town Council** - 01.09.21- No objection in principle, however subject to adequate provision for access to open space, storage for bins and bicycles in accordance with policy D1.3 of the Local Plan.

**Devon Highways** – 23.09.21 – No objection

**Conservation** – Though not a listed building, the rear elevation is within the Conversation area boundary. Consideration needs to be given to reducing the size and extent of the extension to minimise impact on this informal less developed space to the rear. No further comments received to date regarding amended plans.

**Environment Agency** – Object on the grounds of the absence of at Flood Risk Assessment.

View of representations:

**1 x Rep** – Objection to the original plans, no comments received yet regarding amended plans.

ENP Policy: EB2

Decision: Proposed: JW

Seconded: DP

No objection subject to a revised flood risk assessment being submitted as requested by the Environment Agency.

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## **WITHYCOMBE RALEIGH**

Planning Application No: 22/1260/OUT

Location: 65 Moorfield Road, EX8 3QP

Applicant: Ms S Churchill

Proposal: Outline application with all matters reserved for the erection of a two storey 2-bed adjacent dwelling.

Date limit for comments: 06.07.22

Comments Statutory Consultees:

**SWW** – Advised to contact if unable to comply with requirements for asset protection and foul sewage services.

**Cllr F Cullis** - There seemed to be parking for the proposed new property but not for the existing? Being next to a school where parking was an issue, there should be adequate off-street parking for both the new build AND the existing property included in this application. Otherwise, the proposal looks good.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection

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## **P22/030.Other items**

### **(i) Proposed upgrade to existing radio base station installation, Salterton Road Roundabout**

Pre-application consultation for the upgrade of existing mobile telecommunication apparatus, copy letter was circulated for information.

Date limit for comments: 06.07.22

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## **P22/031. Items for information**

None

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**P22/032. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<b><u>22/0890/FUL</u></b> <b><u>19 Lime Grove</u></b>	<b>Objection</b>	<b>Conditional Approval</b>
22/1132/FUL 36 Seymour Road	No objection	Approval
<b><u>22/1073/FUL</u></b> <b><u>19A Phillipps Avenue</u></b>	<b>Objection</b>	<b>Conditional Approval</b>
22/0759/FUL Exmouth Community College	No objection	Approval
22/1046/FUL 19 Cyprus Gardens	No objection	Conditional Approval
22/1123/FUL 2 Mount Pleasant Avenue	No objection	Approval
22/0188/FUL 10 Wordsworth Close	No objection	Conditional Approval
22/0859/FUL 24 Lyndhurst Road	No objection	Conditional Approval
22/0994/FUL 11 Iona Avenue	Approval	Approval
22/1054/FUL 25A Phillipps Avenue	No objection	Conditional Approval

**The meeting concluded at 19:29**

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