

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 1 August 2022 at 6:00pm

Present:

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

Apologies:

Councillors: L Elson, C Nicholas, D Poor

Public Speaking

There were no members of public wishing to speak.

P22/040. Minutes of the previous meeting

Councillor B Bailey proposed, seconded by Councillor B Toye that the minutes of the previous meeting held on 18 July 2022 were approved.

P22/041. 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:	22/1555/FUL 19 Garratt Close
Councillor	M Rosser
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	22/1143/FUL Sherwood, Foxholes Hill
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	A member of the ANOB Partnership
Application:	22/1562/FUL 13 Newlands Avenue
Councillor	J Whibley
Pecuniary or personal	Personal
Reason	Knows applicant

P22/042. Urgent business

None

P22/043.Tree and advertising consent applications

BRIXINGTON

Planning Application No: 22/1272/TRE

Location: 21 Hereford Close, EX8 5QT

Applicant: Jones

Proposal: T1, Oak : Crown reduce via thinning by up to 1.5m, maximum diameter of cut (MDC) 50mm; reduce lowest limb on southern stem by 1m, MDC 50mm; existing height of 16m; existing crown spread N-S 11m, E-W 12m; all measurements are estimated

Reason for Works:

Twin stemmed tree, bifurcating at ground level, evidence of 'bulging' typical of compression fork formation. Metal probe inserted into join of union to 220mm. Resonance on south western side of north eastern stem when sounded with nylon hammer suggests internal decay present.

A single flexible brace between the two stems is to be installed at the time of the tree surgery works

Target date: 02.08.22

Comments Statutory Consultees:

Cllr C Nicholas – Concurs with recommendation by Tree Officer.

Tree Officer's report - The tree was as described in the application and the works were considered appropriate arboricultural management to reduce the risk of failure. The works would also help manage the trees to an appropriate size for its location.

Recommendation

Approval

Decision: Proposed: FCa

Seconded: AC

Approval in accordance with the Tree Officer's report.

P22/044. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 22/1277/FUL

Location: 73 Halsdon Avenue, EX8 3DH

Applicant: Steve Harrod

Proposal: Demolition of existing lean-to conservatory extension. Construction of New single storey conservatory extension using the same footprint.

Date limit for comments: 12.08.22

Comments Statutory Consultees:
Cllr L Elson – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: BB

No objection

Planning Application No: 22/1555/FUL

Location: 19 Garratt Close, EX8 5PJ

Applicant: Mrs M Rotchell

Proposal: Erection of a single storey side extension to provide enlarged kitchen, Utility room and a ground floor W.C.

Date limit for comments: 09.08.22

Comments Statutory Consultees:

Cllr L Elson – The extension was situated where you would normally have the garage and did not leave enough room for parking therefore, concerned that this would create a problem with parking as where the house was located the occupants were likely to park in the turning area for the road which would cause and obstruction. Realised this may not be seen as a relevant objection under planning guidelines so if objection was not supported would understand.

View of representations: None

ENP Policy: EB2

Decision: Proposed: BB

Seconded: FCa

No objection

Planning Application No: 22/1556/FUL

Location: 32 Willow Avenue, EX8 4QS

Applicant: Mr Michael Rotchell

Proposal: Erection of a single storey rear extension, loft extension including a rear hip to gable roof extension and new side extension to provide an entrance porch

Date limit for comments: 11.08.22

Comments Statutory Consultees:

Cllr L Elson - The extension would now be the full width of the building which would give an appearance of side dormer. The adjoining property also appeared to have had straightened gable end but looked very unsightly as the new extension would . Felt that the application was contrary to EB2 and EDDC had upheld neighbourhood policy in this road previously and refused a number of extensions. **OBJECTS**

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: TD

Objection; Members noted that this was a revised application and there were other dwellings with dormers in the vicinity. It was felt that the proposed dormers to the side elevations would look cluttered, look incongruous and have a detrimental impact to the street scene and the host dwelling. The application was therefore considered to be 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.

LITTLEHAM

Planning Application No: 22/1143/FUL

Location: Sherwood, Foxholes Hill, EX8 2DF

Applicant: Mr Julian Bird

Proposal: Retrospective householder planning application for the proposed single storey side extension and internal alterations.

Amended Plans

Amendment to description removing roof terrace and plans to show this

Date limit for comments: 03.08.22

Comments Statutory Consultees:

Town Council - Meeting 06.06.22 - 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.

Cllr N Hookway – Objection, application failed to meet strategy 46 of the LP. Neighbouring properties would suffer loss of privacy being overlooked. Issues raised regarding drainage needed to be addressed.

View of representations:

3 x Rep – in respect of the original application.

ENP Policy: EN1

Decision: Proposed: BB

Seconded: MR

Objection sustain, the amended plans did not mitigate concerns; it was noted from the amended floor plans that it would still be possible to access the flat roof via the door from bedroom 1 potentially adversely affecting the amenity and privacy of the neighbours. Members also noted that an Environmental Impact Assessment had not been submitted and questioned if the sewage concerns raised had been assessed. Members were disappointed to note this was a retrospective application as it should have been obvious planning permission would be required.

Planning Application No: 22/1512/FUL

Location: Devon Cliffs Holiday Centre Sandy Bay, EX8 5BT

Applicant: c/o Agent

Proposal: Erection of a jump tower (retrospective)

Date limit for comments: 09.08.22

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: MR

Seconded: BB

No objection

Planning Application No: 22/1517/FUL

Location: Anglesea, Maer Lane, EX8 2DD

Applicant: Mr & Mrs Gifford

Proposal: Erection of a two storey side and single storey rear extension to existing dwelling, first floor extension and proposed revised detached garage.

Date limit for comments: 05.08.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: FCa

No objection subject to a Tree Officer's report. Members were concerned that the the proposed two storey side extension could impact on the tree in the SE corner. It was also noted that approval had been granted for a dwelling behind Anglesea, members questioned if mitigation would be needed for potential overlooking from the raised patio area.

Planning Application No: 22/1573/FUL

Location: Broad Gables, Maer Lane, EX8 2DE

Applicant: Mr & Mrs Blake

Proposal: Proposed first floor rear extension and front and rear roof lights

Date limit for comments : 10.08.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1(AOBN), EB2

Decision: Proposed: MR

Seconded: BB

No objection

Planning Application No: 22/1593/FUL

Location: 3 Hartley Road, EX8 2SG

Applicant: Mr & Mrs Mark Cockman

Proposal: Conversion of roof space to habitable use to include a front dormer, rear Juliette balcony and increased size permeable pave parking area.

Date limit for comments: 15.08.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BB

Seconded: MR

No objection

TOWN

Planning Application No: 22/1571/FUL

Location: 29 Clarence Road, EX8 1LB

Applicant: Mr & Mrs Scott and Emma Randall

Proposal: Proposed off street parking by altering the existing front garden and part boundary wall

Date limit for comments: 12.08.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection subject to comments from Conservation.

Planning Application No: 22/1572/LBC

Location: 29 Clarence Road, EX8 1LB

Applicant: Mr & Mrs Scott and Emma Randall

Proposal: Proposed off street parking by altering the existing front garden and part boundary wall.

Date limit for comments: 12.08.22

Comments Statutory Consultees:

View of representations:

2 letters of support application for off road parking as town centre parking an issue,

ENP Policy:

Decision: Proposed: TD

Seconded: JW

No objection subject to comments from Conservation.

Planning Application No: 22/1249/FUL

Location: 12 Rolle Street, EX8 1HD

Applicant: Mr & Mrs R Gosling

Proposal: Proposed alterations to existing building for dental practice to include shop frontage, roof light, bin store and lighting.

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Site borders Conservation Area & adjacent listed building)

Decision: Proposed: TD

Seconded: BB

No objection subject to a report for the Conservation Officer as the site bordered a Conservation Area and was adjacent to a Grade II listed building, Tower Street Methodist Church (List UID 1333481)

WITHYCOMBE RALEIGH

Planning Application No: 22/1468/FUL

Location: Jewson Ltd, Withycombe Village Road, EX8 3BE

Applicant: Saint Gobain Building Distribution

Proposal: Demolition of kitchen and bathroom showroom area adjacent to Withycombe Road; removal of internal mezzanine floor . Internal alterations to form new sales area with formation of new customer entrance doors, removal of fibre cement sheeting and recladding external walls / roof. Installation of photovoltaic panels to roof

Date limit for comments: 08.08.22

Comments Statutory Consultees:

Environmental Health – 18.07.22 - the site was in a residential area which might 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. There shall be no burning on site.

View of representations:

ENP Policy: GA1

Decision: Proposed: FCu

Seconded: BB

No objection. Councillor Bailey felt that the cladding should be a sympathetic colour for the environment e.g. green.

Planning Application No: 22/1562/FUL

Location: 13 Newlands Avenue, EX8 4AX

Applicant: Mr & Mrs Biddulph

Proposal: Proposed loft conversion and rear extension.

Date limit for comments: 12.08.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCu

Seconded: TD

Objection; the proposed design to convert the bungalow into a house was considered to be out of keeping and unsympathetic to the street scene. Therefore the application was contrary to Exmouth Neighbourhood Plan Policy EB2 which states that development should be mindful of surrounding building styles and ensure a high level of design.

P22/045. Other items

None

P22/046. Items for information

None

P22/047. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
21/2517/VAR Land at Former Rolle College	No objection	Conditional Approval
22/1061/FUL 21 Highbury Park	No objection	Conditional Approval
22/1131/FUL 23 Hereford Close	No objection	Conditional Approval
22/1392/FUL 10 Lipscomb Avenue	No objection	Approval
22/1107/FUL 81 Bradham Lane	No objection	Approval
22/1329/FUL 5 Oakwood Rise	No objection	Conditional Approval
<u>22/1029/FUL</u> <u>7 Masey Road</u>	Objection	Conditional Approval
<u>22/1283/FUL</u> <u>21 Marpool Hill</u>	Objection	Conditional Approval
22/1326/FUL 3 Walnut Grove	No objection	Conditional Approval
22/1036/FUL 2 Buckingham Close	No objection	Approval

The meeting concluded at 19:11

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