Exmouth Town Council

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This meeting is open to the Public and Press

21 September 2022

To: Members of the Exmouth Town Council Planning Committee, other members of Exmouth Town Council for information & The Press

Dear Councillors

A Meeting of the Exmouth Town Council Planning Committee, to which you are summoned, will be held in the Chamber at Exmouth Town Hall, St Andrews Road, EX8 1AW on **Monday 26 September 2022 at 6.00pm** to consider the matters detailed on the agenda below.

Yours faithfully

Lisa Bowman
TOWN CLERK

AGENDA

1. Apologies for absence

PUBLIC SPEAKING

- Representations will be taken ahead of each discussion by Councillors on each application.
- Members of the public wishing to make an oral representation on an application should make themselves known to the clerk on arrival, 15 minutes before the meeting begins.
- Representations may be up to 3 minutes.
- Speakers must begin, within their representation, by stating their name and interest in the application, and whether they are supporting or objecting to the application.
- Speakers must endeavour to avoid repeating themselves or earlier comments by others.
- The Chairman, at their absolute discretion, may limit the number of speakers or ask for members of the public wishing to make similar points to choose one speaker to represent them all. This is to enable the business of the meeting to be carried out in a timely way and allow representations on other applications to be heard.

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2. Minutes of meeting held on 30 August 2022:

To confirm the minutes (copies attached)

3. **Declarations of Pecuniary Interest and Dispensations:**
   Members to declare any interests they may have on the agenda and agree any dispensations to stay.

4. **Urgent Business:**
   To consider any items which, in the opinion of the Chairman should be dealt with as a matter of urgency.

5. **Tree and advertising consent applications**

BRIXINGTON

Planning Application No: 22/1579/TRE

Location: 7 Walls Close, EX8 4LY
Applicant: Mr Nick Wright
Proposal: T1, Oak : crown reduce by 1.5m from branch tips while retaining the main framework of the crown & therefore a high proportion of the foliage bearing structure because of excessive shading; remove major deadwood

Planning Application No: 22/1452/TRE

Location: 120 The Marles, EX8 4NU
Applicant: Mr Michael Griffiths
Proposal: T4 and T5: canopy should be reduced by 2 metres with no cut more than 50mm and that all dead wood should be removed

Target date: 06.10.22

Planning Application No: 22/1689/TRE

Location: 125 Parkside Drive, EX8 4LX
Applicant: Mrs Judith Fisher
Proposal: T1, Oak : Dismantle in stages to ground level; significant decay has been found throughout the entirety of the main stem; the tree has been assessed using a probe, a sounding mallet and a micro-drill; all tests indicated the presence of decay, as well as showing a large cavity within the tree stem.

Target date: 28.09.22

Planning Application No: 22/1705/TRE

Location: 49 Maple Drive, EX8 5NR
Applicant: Mrs Peakman
Proposal: T1 Oak - The tree is a mature specimen with historical large pruning wounds. A large limb snapped out in the winter and blocked the road the regrowth from the historic pruning now needs reducing to lessen the risk of future branches breaking out. Reduce the crown by up to 3 meters by reducing the longest regrowth to leave a finished height of approximately 10 meters. Cut size to no more than 75mm. Crown raise up to 5 meters above the highway and 4 meters over the garden.

Target Date: 29.09.22

Planning Application No: 22/1716/TRE

Location: 149 St Johns Road, EX8 4EW
Applicant: Mr Henry Mock
Proposal: Tree 1, Oak : crown lift by 4m, clearing back to the stem to improve the structure of the tree (See 'Photo 1' for reference) to i
Tree 2, Ash : Signs of ash dieback with split appearing at the base, total removal required (See 'Photo 2' for reference)
Tree 3, Oak : Crown lift by 5m, clearing back to the stem and to clear off any overhanging branches on the property. Currently the branches overhang the roof (See 'Photo 3' for reference.)

Target date: 04.10.22

Planning Application No: 22/1780/TRE

Location: Whiteoaks, Higher Marley Road, EX8 5DT
Applicant: J Docherty
Proposal: T1, Oak - This mature tree is generally in a good condition. Some limbs protrude from the canopy and are becoming exposed. These limbs require a selective 1.0m reduction to avoid any breakage in inclement weather. Maximum diameter of cuts - 40mm. The crown is also low over the garden and requires a minor crown lift up to 3.0m above ground level, maximum diamerer of cuts - 50mm.
T2, Oak - This tree is also generally in a good condition, however the canopy is low over the garden and requires a minor crown lift up to 3.0m above ground level, maximum diameter of cuts - 50mm.

HALSDON

Planning Application No: 22/1715/TRE

Location: 4 The Maldens, Marley Road, EX8 5DE
Applicant: Mrs Emmins
Proposal: T1, Oak : The tree has previously been heavily "topped" but only on one side (see picture attached) this has left the tree with an unsightly unbalanced appearance.; reduce the Northern side of the tree by approximately 2 metres to improve the amenity value of the tree ensuring the tree is left with a balanced shape and a more dignified appearance and good arboricultural practices.

Target date: 03.10.22

LITTLEHAM

Planning Application No: 22/1624/TRE

Location: Flat 1 Greenacre, 5 Isca Road, EX8 2EZ
Applicant: Mrs Janet Pawson

Proposal: T1, Horse Chestnut : Crown reduce by approximately 2m from existing Crown spread of approximately 10m. Maximum diameter of cuts approximately 100cm (appropriate arb management following failure of limb.)

Planning Application No: 22/1665/TRE

Location: Chestnut House 3 Montpellier Road, EX8 1JN
Applicant: Mr Alex Banks
Proposal: T1, Horse Chestnut : prune back over extended lateral branches by 1.0 to 1.5 meters to bring back shape; clear phone line
T2, Lime: reduce height only by 1.0 to 1.5 meters to maintain height.

6. Planning applications.

BRIXINGTON

Planning Application No: 22/1597/FUL

Location: Bystock Court, Old Bystock Drive, EX8 5EQ
Applicant: Miss J Rhodes
Proposal: Proposed change of use of existing agricultural pig house and office/store to dog kennel and associated management office along with associate new hard surface gravelled area.

Amended plans for consultation.
Additional information provided:
Heritage and Justification Statement
Planning Support Statement

Date limit for comments: 26.09.22

Planning Application No: 22/1873/FUL

Location: Knappe Cross Nursing Home Brixington Lane, EX8 5DL
Applicant: Halcyon Care Ltd (Mr Pradham)
Proposal: Single storey rear extension for 11 bedrooms

Date limit for comments: 26.9.22

Planning Application No: 22/1874/LBC

Location: Knappe Cross Nursing Home Brixington Lane, EX8 5DL
Applicant: Halcyon Care Ltd (Mr Pradham)
Proposal: Single storey rear extension for 11 bedrooms

Date limit for comments: 26.09.22

Planning Application No: 22/1971/VAR

Location: Woodland Lodge, Bystock,EX8 5ED
Applicant: Mr Nicholas Burt
Proposal: Variation of Condition No.2 (Approved Plans) on application

21/2913/FUL.

Date limit for comments: 28.09.22

Planning Application No: 22/2050/FUL

Location: 1 Ivydale, EX8 4TA
Applicant: Mr Andy Laws
Proposal: Proposed conversion of existing garage to kitchen and erection of single detached garage within grounds.

Date limit for comments: 07.10.22

HALSDON

Planning Application No: 22/0879/FUL

Location: 16 Seafield Avenue, EX8 3NJ
Applicant: Mr & Mrs Griffin
Proposal: Two storey rear/side extension, creation of first floor level balcony above single storey extension, new external stair, creation of attic level balcony, creation of 2 no. dormers, insertion of rooflights, laying out of hardstanding and creation of an additional access onto the highway.

Amended plans for consultation.
Amended plans and Protected Species report received 1 September.

Date limit for comments:26.09.22

Planning Application No: 22/1486/FUL

Location: 6 Ash Grove, EX8 3BN
Applicant: Jo Leonard
Proposal: Single storey rear extension and front porch extension

Amended plans for consultation.
Change of proposal description and submission of amended plans

Date limit for comments: 26.09.22

Planning Application No: 22/1868/FUL

Location: 42 Springfield Road, EX8 3JY
Applicant: Mr & Mrs Tim Prince
Proposal: Conversion of roof space to habitable use to include front flat roof dormer, single storey front extension and single storey rear extension

Date limit for comments: 26.09.22

Planning Application No: 22/1797/FUL

Location: South Lodge Courtlands Lane, EX8 3NZ

Applicant: Mr And Dr Kitson
Proposal: Erection of a two storey 4-bed detached dwelling and associated infrastructure.

Date limit for comments: 03.10.22

Planning Application No: 22/1798/LBC

Location: South Lodge Courtlands Lane, EX8 3NZ
Applicant: Mr And Dr Kitson
Proposal: Erection of a two storey 4-bed detached dwelling and associated infrastructure.

Date limit for comments: 03.10.22

Planning Application No: 22/201 2/FUL

Location: 5 Phillipps Avenue, EX8 3HY
Applicant: Mr David Lewis
Proposal: Proposed ground floor rear annexe, removal of conservatory.

Date limit for comments: 05.10.22

LITTLEHAM

Planning Application No: 22/1763/FUL

Location: 6 Trefusis House, Flat 1 Trefusis Terrace, EX8 2AX
Applicant: Mr Bobby Sleightholm
Proposal: Replace plain casement UPVC window with new UPVC window with glazing bars.

Date limit for comments: 26.09.22

Planning Application No: 22/1910/MFUL

Location: Devoncourt Hotel, 16 Douglas Avenue, EX8 2EX
Applicant: Mr Azim Lalani
Proposal: Demolition of the existing Devoncourt building and outbuildings, construction of 77 no. new residential apartments (25% affordable) and new 62 bed hotel with access via Maer Road car park, associated car parking and landscaping works

Date limit for comments: 26.09.22

Planning Application No : 22/1927/FUL

Location: 58A Salterton Road, EX8 2NF
Applicant: Mr Mike Camp
Proposal: Two storey side extension

Date limit for comments: 26.09.22

Planning Application No: 22/1934/FUL

Location: 5 Pankhurst Close, EX8 2TB
Applicant: Mr Dave Cockman
Proposal: Provision of offices and toilets to the existing light industrial units

Date limit for comments: 26.09.22

Planning Application No: 22/1802/FUL

Location: Devon Cliffs Holiday Centre, Sandy Bay, EX8 5BT
Applicant: Haven Leisure Limited
Proposal: Removal of storage containers and installation of bases for the siting of static caravans and decking, with access, car parking, hard and soft landscaping and associated infrastructure works.

Date limit for comments: 04.10.22

Planning Application No: 22/1803/FUL

Location: Upper Deck Gore Lane, Sandy Bay, EX8 5BZ
Applicant: Haven Leisure Limited
Proposal: Demolition of dwelling and double garage; and installation of bases for the siting of static caravans and decking, with access, car parking, hard and soft landscaping and associated infrastructure works.

Date limit for comments: 04.10.22

Planning Application No: 22/1882/FUL

Location: 49 Raleigh Road, EX8 2RX
Applicant: Mr Philip Jackson
Proposal: Single storey rear infill extension and conversion of roof space to habitable use to include 1no. rear dormer with associated juliette balcony, 3 x rooflights, alterations to first floor rear fenestration and demolition of existing rear single storey extension.

Date limit for comments: 29.09.22

Planning Application No: 22/1963/FUL

Location: 7C Cyprus Road, EX8 2DZ
Applicant: Mr Ian Dunstan
Proposal: Single storey front/side extension.

Date limit for comments: 27.09.22

Planning Application No: 22/1996/FUL

Location: Little Foxholes,15 Foxholes Hill, EX8 2DF

Applicant: Mr Robert Cox
Proposal: Erection of detached dwelling with double garage together with associated external works including amendments to access driveway.

Date limit for comments: 30.09.22

Planning Application No: 22/1510/VAR

Location: Prattshayes Campsite Maer Lane, EX8 5DB
Applicant: Red Rock Leisure Ltd (Mr Edward Morgan)
Proposal: Variation of condition 1 of planning permission 04/P0756 (variation of condition to allow use of campsite from April to September), to allow year round holiday use.

Date limit for comments: 06.10.22

Planning Application No: 22/2030/FUL

Location: Exmouth Beach Queens Drive, EX8 2GD
Applicant: Alice Johnson (Queen's Drive CIC)
Proposal: Construction of a single storey flexible office/community hub building, single storey side extension to existing bin store to provide 5 WCs and installation of 23 x photovoltaic panels

Date limit for comments: 05.10.22

TOWN

Planning Application No: 22/2053/FUL

Location: 9 Ashleigh Road, EX8 2JY
Applicant: Mr & Miss Martin & Marian Jones & O'Boyle
Proposal: Two storey replacement rear extension, conversion of garage to modern open plan living space and utility and removal of front porch.

Date limit for comments: 07.10.22

WITHYCOMBE RALEIGH

Planning Application No: 22/1825/VAR

Location: Land At Liverton Business Park Salterton Road
Applicant: Mr John Wilding
Proposal: Variation of conditions 2 (approved plans), 3 (emergency management plans), 4 (construction management plan), 6 (colours), 7 (additional details) and 8 (surface materials) of planning permission 19/1351/FUL for the installation of a synchronous gas-powered standby generation facility, ancillary infrastructure, equipment and access.

Date limit for comments: 20.09.22

7. Other items

None

8. Items for information

i. Appeal decision

Appeal ref: APP/U1105/W/22/3294916
Appeal by: Carey
Application Ref: 20/2363/FUL
Location: The Cottage, 11 Douglas Avenue, EX8 2EY

Appeal decision attached for your information.

9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
22/1357/FUL 44 Parade	No objection	Conditional Approval
22/1260/OUT 65 Moorfield Road	No objection	Conditional Approval
22/1423/FUL 20 Linden Close	No objection	Conditional Approval
22/1378/FUL 31 Willow Avenue	No objection	Conditional Approval
22/1405/FUL 11 Grange Avenue	No objection	Conditional Approval
22/1464/FUL 1 Red Lodge 11 Elwyn Road	No objection	Approval
22/1573/FUL Broad Gables Maer Lane	No objection	Approval
22/1611/FUL 44 Douglas Avenue	No objection	Conditional Approval
22/1063/FUL Amberwood Nursing Home 231 Exeter Road	No objection	Conditional Approval
22/1710/FUL 209 Exeter Road	No objection	Approval
22/1717/FUL 11 Langstone Drive	No objection	Approval
22/1751/FUL 89 Byron Way	No objection	Approval
22/0026/FUL **42 Hill Drive**	**Objection**	**Approval**
22/1134/FUL **The Meetings**	**Objection**	**Conditional Approval**

Maer Lane		
22/1517/FUL Anglesea, Maer Lane	No objection	Conditional Approval
22/1593/FUL 3 Hartley Road	No objection	Conditional Approval
22/1098/FUL **16 Grange Avenue**	**Objection**	**Conditional**
22/1562/FUL **13 Newlands Avenue**	**Objection**	**Approval**
22/1015/FUL 245 Exeter Road	No objection	Conditional Approval
22/1709/FUL **2 Ryll Court Drive**	**Objection**	**Approval**