

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 15 August 2022 at 6:00pm

Present:

T Dumper (Acting Chairman)
B Bailey
F Caygill (FCa)
F Cullis (FCu)
C Nicholas
M Rosser
B Toye

Apologies:

Councillors: J Whibley L Elson, D Poor

Public Speaking

There were no members of public wishing to speak.

P22/048. Minutes of the previous meeting

Councillor B Toye proposed, seconded by Councillor B Bailey that the minutes of the previous meeting held on 1 August 2022 were approved.

P22/049. Declarations of pecuniary interests and dispensations:

| | |
|-----------------------|--|
| Application: | 22/1597/FUL Bystock Court, Old Bystock Drive |
| Councillors | C Nicholas & F Caygill |
| Pecuniary or personal | Personal |
| Reason | Know applicant and some of the objectors |
| Application: | 22/1134/FUL The Meetings, Maer Lane |
| Councillor | T Dumper |
| Pecuniary or personal | Personal |
| Reason | A member of the AONB Partnership |

P22/050. Urgent business

None

P22/051. Tree and advertising consent applications

TOWN

Planning Application No: 22/1446/ADV

Location: 4-6 Rolle Street, EX8 1HE

Applicant: Tesco

Proposal: Proposal to install 4 x fascia signs, 1x projecting signs, 2 x vinyls, 1 x

frosting.

Target date: 12.09.22

Comments Statutory Consultees:

Cllr J Whibley – No objection, appeared to be an update of existing signs to fit their current font/branding. Lighting appeared to be directed purely at sign.

View of representations: None

Policies:

NPPF – National Planning Policy Framework

East Devon Local Plan (2013-2031)

Policy D4 – Applications for Display of Advertisements

Supplementary Planning and other informal guidance

Exmouth Shop Front Guidance

Exmouth Neighbourhood Plan

Decision: Proposed: TD
Approval

Seconded: BB

P22/052. 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.

Date limit for comments: 18.08.22

Comments Statutory Consultees:

Cllr D Poor – appeared to be inappropriate development for that area and noted that the neighbourhood plan designated area to be a possible conservation area. The works already completed suggest that enforcement measures needed to taken and EDDC should consider issuing a stop notice

View of representations:

12 x Rep – letters of objection previously circulated to members. Main points of concerns raised:

- Noise from dogs and vehicles
- Environmental and ecology impact, loss of wildlife habitat and wild fires
- Impact on residential amenity

- Lack of detail regarding kennels purpose and use
- Additional traffic and highway access

Exmouth Civic Society & Exmouth Local history Group

Fully concurred with objection submitted by John Connolly and could not support destruction of trees and protected woodland.

ENP Policy: EN1 (Outside BUAB)

Decision: Proposed: BT

Seconded: BB

Objection; members felt that the proposed development which was outside the BUAB would harm it's environmental qualities within which it is located. The Bystock House Estate was highlighted in the Exmouth Neighbourhood Plan (Policy EN1) as locally important and distinctive where only minor proposals associated with the existing residential or business premises will be supported. Members felt that an assessment should be done on the ecology and environmental impact.

Planning Application No: 22/1630/FUL

Location: 84 St Johns Road, EX8 4EA

Applicant: Mr And Mrs Clarke

Proposal: Single storey side extension.

Date limit for comments: 22.08.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCa

Seconded: CN

No objection

HALSDON

Planning Application No: 22/1710/FUL

Location: 209 Exeter Road, EX8 3DZ

Applicant: Mr Read

Proposal: Demolition of existing conservatory and erection of a single storey extension onto existing garage including construction of a rear single storey hipped roof extension

Date limit for comments: 29.08.22

Comments Statutory Consultees:

Cllr L Elson – not a significant change and did not create any problems with adjoining properties or street scene. There were a variety of properties in Exeter Road all with various extensions and changes. NO OBJECTION

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT
No objection

Seconded: TD

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.

Amended Plans

Amended Supplemental justification statement

Date limit for comments: 19.08.22

Comments Statutory Consultees:

Town Council - Meeting 20.06.22 -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 create that opportunity.

Conservation 14.07.22 – Requested further clear and convincing justification Statement. No updated comments received so far

EDDC Trees – No objection

SWW – 12.08.22 – advise to contact if unable to comply with their requirements

Cllr D Poor - No Objection as long as it can be confirmed that all the matters raised by the Conservation Officer and in Natural England Report have been satisfactorily dealt with.

View of representations: None

ENP Policy: EB2, EN5

Decision: Proposed: MR

Seconded: BB

No objection subject to comments from the Conservation Officer It was also noted from the application form that surface was to be discharged via main sewer. Policy EN5 of the Exmouth Neighbourhood Plan states surface water should be satisfactorily mitigated and not cause adverse impact to river and sea water quality and a drainage impact assessment should be submitted. Policy EN6 states that new drainage systems should be effective in allowing for surface water management on site.

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.

Amended Plans

Amended Supplemental justification statement

Date limit for comments: 19.08.22

Comments Statutory Consultees:

As per 22/0972/FUL

View of representations: None

ENP Policy:

Decision: Proposed: MR

Seconded: BB

No objection subject to comments from the Conservation Officer It was also noted from the application form that surface was to be discharged via main sewer. Policy EN5 of the Exmouth Neighbourhood Plan states surface water should be satisfactorily mitigated and not cause adverse impact to river and sea water quality and a drainage impact assessment should be submitted. Policy EN6 states that new drainage systems should be effective in allowing for surface water management on site.

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.

Amended Plans

New proposed site plan No: L01.01 dated 22/07/2022

Date limit for comments: 16.08.22

Comments Statutory Consultees:

Town Council – 20.06.22 - 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.

Environmental Health – did not anticipate any concerns.

Cllr D Poor - Getting there, but still nothing about possible mitigation measures for the bats. Overall no objection but would like to note to EDDC the lack of bat mitigation measures.

View of representations: None

ENP Policy: EN1 (Outside BUAB, AONB, Coastal Preservation Area), EB2

Decision: Proposed: BB

Seconded: MR

No objection to the amended plans subject to approval of the Ecology Officer as the proposal was outside the BUAB.

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

Amended plans for consultation.

Amendments to Kitchen window 5

Date limit for comments: 16.08.22

Comments Statutory Consultees:

Town Council – Meeting 04.07.22 – No objection subject to the Conservation Officer's report.

Conservation – 05.07.22 – Requested further info. No comments received so far regarding amended plans.

Cllr D Poor – No objection

View of representations: None

ENP Policy: EB2 (Conservation Area)

Decision: Proposed: MR

Seconded: BB

No objection to the amended plans subject to 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

Amended plans for consultation.

Amendments to Kitchen window 5

Date limit for comments: 16.08.22

Comments Statutory Consultees:

As per 22/1347/FUL

View of representations: None

ENP Policy:

Decision: Proposed: MR

Seconded: BB

No objection to the amended plans subject to Conservation Officer's report.

Planning Application No: 22/1516/FUL

Location: 1A Jarvis Close, EX8 2PX

Applicant: Gill Parry

Proposal: Construction of additional two storey dwelling with associated car parking and amenity space

Date limit for comments: 19.08.22

Comments Statutory Consultees:

Cllr D Poor - appeared to be an overdevelopment of the site, could be overlooking issues for the houses on Littleham Road, and therefore objects to this application.

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: FCa

Objection; members felt the proposal for a further two storey attached dwelling was overdevelopment of the site. It was also noted from the application form that surface was to be discharged via main sewer. Policy EN5 of the Exmouth Neighbourhood Plan states surface water should be satisfactorily mitigated and not cause adverse impact to river and sea water quality and a drainage impact assessment should be submitted. Policy EN6 states that new drainage systems should be effective in allowing for surface water management on site.

Planning Application No: 22/1611/FUL

Location: 44 Douglas Avenue, EX8 2HE

Applicant: Mr And Mrs McCarthy

Proposal: First floor side extension, single storey rear extension, alterations to fenestration, removal of front porch and relocation of entrance.

Date limit for comments: 23.08.22

Comments Statutory Consultees:

Cllr D Poor – did not feel application would adversely affects the street scene because of the variety of different house styles in the area

View of representations:

1 x Rep – proposal would set a negative precedent on The Avenues area. Proximity of the 1st floor extension to the road would change the character of the street scene and close gap on neighbouring property affecting open feel of the Avenues area. Negatively impact amenity of the garden of no 46.

ENP Policy: EB2

Decision: Proposed: MR
No objection

Seconded: BB

Planning Application No: 22/1615/LBC

Location: 1 Castle Cottages Castle Lane, EX8 5BR

Applicant: Mr Alexander Wood

Proposal: Replacement of 8 windows A-H on south westerly elevation, south easterly elevation, north westerly elevation & north easterly elevation.

Date limit for comments: 29.08.22

Comments Statutory Consultees:

Cllr D Poor – No objection subject to Conservation Officer's report.

View of representations: None

ENP Policy: EN1 (Outside BUAB) EB2

Decision: Proposed: BB

Seconded: MR

No objection subject to Conservation Officer's report.

ADDENDUM

Planning Application No: 22/1202/FUL

Location: 20 Portland Avenue, EX8 2BS

Applicant: Mrs Dawn Chandler

Proposal: Garage block with independent living accommodation over

Amended plans for consultation

Removal of shepherds hut from application and amended design for garage block with living accommodation over.

Date limit for comments: 25.08.22

Comments Statutory Consultees:

Town Council – meeting 20.06.22 - No objection; members noted that 3 leylandii trees were to be removed. Whilst it was acknowledged these were not protected, members would have liked to have seen replacement planting to mitigate their loss.

Cllr D Poor – Now objects, the proposed garage development would cause overlooking issues for the house at the back in Fairfield Close. One objector has commented that the three leylandii could be protected, has the tree officer a view on this?

View of representations:

4 x Rep – in respect of the original application.

1 x Rep – in respect of amended plans. Floor to apex roof window remain with clear glass which directly overlook no 16a Portland Avenue house and garden. Roof

height too dominant and should be reduced. Plans do not show any retained trees.

ENP Policy: EB2 (Conservation area)

Decision: Proposed: MR

Seconded: BB

Objection; it was noted that the EDDC Tree officer had not been consulted on the application. The impact on neighbouring trees should be considered especially in relation to the construction of the drive and a tree survey should be requested including appropriate landscaping plans that include replacement trees.

TOWN

Planning Application No: 22/1702/FUL

Location: 108 Victoria Road, EX8 1DR

Applicant: Mr & Mrs Marshall

Proposal: Single storey rear extension.

Date limit for comments: 29.08.22

Comments Statutory Consultees:

Cllr J Whibley - There are similar extensions in the road / area though not in the surrounding properties. Some rear yard space is retained. No neighbours have commented and there are similar builds in the area. No objection.

View of representations: None

Decision: Proposed: TD

Seconded: FCu

No objection

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.

Amended Plans

Amended site layout plan to make car parking provision for proposed and existing Dwelling.

Comments Statutory Consultees:

Town Council – 04.07.22 - No objection

Cllr B Taylor & S Gazzard – there was sufficient space

SWW – advised to comply with requirements for asset protection.

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCu
No objection to the amended plans

Seconded: TD

P22/053. Other items

i. Notification of New Premises licence application received

Ref No: 054278

Premises: Mickey's Beach Bar & Restaurant & Café Patisserie Glacerie

Ward: Littleham

Name of applicant: Maer beach Limited

Details of the applications could be viewed on [EDCC's website](#).

Date limit for comments: 30.08.22

Cllr D Poor - No comment subject to the changes not restricting access for people using wheelchairs and pushchairs.

Application deferred pending requested for a map of the area to be extended.

ii. Notification of a pavement licence renewal received – The York Inn

Location requested: Paved area in front of The York Inn pub

Times and days requested: Monday to Sunday 10:00 - 22:00

Period of licence requested: 01/09/2022 - 31/08/2023

The application is for: Tables and chairs for the consumption of food and drink from The York Inn Pub. Furniture to include crowd barriers and planters.

This was an extension of the pavement licence that was originally issued in 2020. A map of the proposed site was previously circulated for information.

Date limit for comments: 23.08.22

Members were concerned that the tables and chairs encroached the footpath between the licenced area and the premises. Councillor F Caygill volunteered to speak to the landlord.

P22/054. Items for information

i. Appeal decision

Appeal ref: APP/U1105/W/22/3295682

Appeal by: Mrs R Jones

Application Ref: 21/1753/FUL

Location: 10 Fairfield Close, EX8 2BN

Appeal decision previously circulated for information.

P22/055. East Devon District Council – Planning Decisions

| <i>Application</i> | <i>Exmouth Town Council View</i> | <i>EDDC Decision</i> |
|--|----------------------------------|-----------------------------|
| 22/1438/FUL 14 Essington Close | No objection | Approval |
| 22/0983/FUL 13 Woodfield Close | No objection | Conditional Approval |
| <u>22/1021/FUL</u> <u>361 Exeter Road</u> | Objection | Conditional Approval |
| 22/1247/FUL 2 Dene Close | No objection | Conditional Approval |
| 22/1431/FUL 9 Mudbank Lane | No objection | Conditional Approval |
| <u>21/3275/FUL</u> <u>5 Fairfield Road</u> | Objection | Conditional Approval |
| <u>22/0892/FUL</u> <u>The Headland,</u> <u>19 Foxholes Hill</u> | Objection | Conditional Approval |
| 22/1169/FUL 18 Victoria Road | No objection | Approval |
| 22/1319/FUL 27 Hill Drive | No objection | Conditional Approval |

The meeting concluded at 19:34

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