

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 26 September 2022 at 6:00pm

Present:

J Whibley (Chairman)
B Bailey
F Caygill (FCa) Left the meeting at 20.13
A Colman
F Cullis (FCu)
T Dumper
C Nicholas
D Poor
M Rosser

Apologies:

Councillors: L Elson, B Toye

Public Speaking

Public Speaking Time

The meeting was adjourned for: -

Jennifer Dawson, Julian Short, Christine Channon & Richard Stradling spoke regarding application 22/1910/MFUL, Devoncourt Hotel, 16 Douglas Avenue, 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.

Note: The application stated above was discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P22/064. Minutes of the previous meeting

Councillor J Whibley proposed, seconded by T Dumper and it was agreed that the minutes of the previous meeting held on 30 August 2022 be approved.

P22/065. 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:	22/1910/MFUL Devoncourt Hotel
Councillors	B Bailey, M Rosser, D Poor
Pecuniary or personal	Personal

Reason	Had met residents & local groups
Applications:	22/1910/MFUL Devoncourt 22/1802/FUL Devon Cliffs 22/1803/FUL Upper Deck, Gore Lane 22/1996/FUL Little Foxholes, 15 Foxholes Hill
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	A member of the AONB Partnership
Application:	22/1624/TRE Flat 1 Greenacre, 5 Isca Road
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	22/1510/FUL Prattshayes Campsite Maer Lane
Councillor	J Whibley
Pecuniary or personal	Personal
Reason	Knows applicant's father
Application:	22/2050/FUL 1 Ivydale
Councillor	C Nicholas
Pecuniary or personal	Personal
Reason	Lives nearby
Application:	22/1597/FUL Bystock Court, Old Bystock Drive
Councillors	C Nicholas, B Bailey & F Caygill
Pecuniary or personal	Personal
Reason	Applicant a friend

P22/066. Urgent business

Planning Application No: 22/1250/ADV

Location: 12 Rolle Street, EX8 1HD

Applicant: Mr & Mrs Robert & Karen Gosling

Proposal: Installation of a replacement non-illuminated fascia sign to front and installation of a banner sign to second floor.

Amended plans for consultation.

Removal of lighting and banner from application

Date limit for comments: 28.09.22

Comments Statutory Consultees:

Conservation – 22.08.22 – Concern had been raised over proposed banner sign and the eaves lighting and the lack of supporting information.

26.09.22 – Amended drawings address concerns and there were no heritage objections.

Decision: Proposed: JW
Approval

Seconded: TD

P22/067.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

Comments Statutory Consultees:

Tree Officer's Report – previously circulated. Recommendation – Conditional Approval:

T1 Oak – crown reduced by no more than 1.5m as per photo and reshaped ensuring the tree retains a balance and uniform shape. Maximum diameter of cuts no more than 65mm.

Decision: Proposed: Fca

Seconded: BB

Conditional Approval in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:

Tree Officer's Report – previously circulated. Recommendation – Split decision. Refusal of works described above.

Approval of alternative works:

T4 & T5 Oak - Reduce lateral branches of the crown growing to the north over the applicant's property by no more than 2m and reshape the upper crown as per the attached picture. Maximum diameter of cuts no more than 50mm. Crown clean removing all deadwood.

Decision: Proposed: FCa

Seconded: AC

Split decision in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:

Tree Officer's Report – previously circulated. Recommendation – Split decision.

Refusal of T1 Oak, dismantle to ground level.

Approval of alternative works:

T1, Oak - Crown reduce so that the height of the tree is no lower than that shown by the red dashed line in photograph one. Retain as much of the lower foliage as possible.

Decision: Proposed: CN

Seconded: AC

Approval of alternative works in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:

Tree Officer's Report – previously circulated. Recommendation – Approval of slightly lesser works.

T1, Oak - Crown reduce by no more than 2.5m as per the attached photograph and reshape ensuring that the tree retains a balanced and uniform shape. Maximum diameter of cuts no more than 75mm. Crown raise over highway to no more than 5m in height and over the garden to 4m in height by tip pruning.

Decision: Proposed: AC

Seconded: FCa

Approval of lesser works in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:

Tree Officer's Report – previously circulated. Recommendation – Approval subject to site visit by Tree Officer.

Decision: Proposed: FCa

Seconded: CN

Approval subject to site visit from the Tree Officer.

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 diameter 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.

Comments Statutory Consultees:

Tree Officer's Report – previously circulated. Recommendation – Approval

Decision: Proposed: AC

Seconded: CN

Approval in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:

Tree Officer's report – previously circulated. Recommendation – Approval

Cllr L Elson & B Toye – Approval in accordance with the Tree Officer's report.

Decision: Proposed: JW Seconded: TD
Approval in accordance with the Tree Officer's report.

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.)

Comments Statutory Consultees:
Tree Officer's Report – previously circulated. Recommendation – Approval
Cllr D Poor – No objection

Decision: Proposed: TD Seconded: JW
Approval in accordance with the Tree Officer's report.

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.

Comments Statutory Consultees:
Tree Officer's Report – previously circulated. Recommendation – Approval of lesser works.
 T1, Horse Chestnut - Prune back over extended lateral limbs by no more than 1/1.5m as per the attached pictures. Clear phone lines to achieve clearance where possible of 0.5m. Maximum diameter of cuts no more than 50mm.
 T2, Lime - Crown reduce by no more than 1.5m and reshape ensuring the tree retains a balanced and uniform shape.
CIlr D Poor – No objection

Decision: Proposed: DP Seconded: BB
Approval of lesser works in accordance with the Tree Officer's report.

P22/068. 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:

25.08.22 Heritage and Justification Statement

Planning Support Statement

Date limit for comments: 26.09.22

Comments Statutory Consultees:

No further comments received from statutory consultees regarding the additional Information submitted.

Town Council – 15.08.22 - Objection; members felt that the proposed development which was outside the BUAB would harm its 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.

View of representations:

4 x rep in respect of the additional information – original objections still stand; the additional information does not mitigate previous concerns raised.

45 x rep in respect of the original application.

ENP Policy: EN1 (Outside BUAB)

Decision: Proposed: FCa

Seconded: CN

The proposal for no objection was not supported when put to vote therefore the recommendation was for objection. Members felt the additional information submitted did not mitigate previous concerns raised.

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

Comments Statutory Consultees:

DCC Highways – 05.09.22 – requested further information on parking arrangements.

View of representations:

2 x Rep – concerned about the additional traffic the proposal would generate in the narrow access lane. The plans did not show new parking plan or where staff will park if the workshop is relocated. The location plan did not show the correct boundaries of the surrounding properties, the proposal northeast corner of the extension would

be very close to the fence of no 44. Concern raised that the mature holly trees that run along the boundary would be removed and result in loss of privacy and natural habitat. The re-siting of the bins would cause a noise nuisance. Objection to the disposal of surface water via soakaways, abutting gardens already get saturate with surface water. The ground was heavy clay and not suitable for success soakaways and conditional that surface water is satisfactorily mitigated. The location of re-sited workshop is not clear.

ENP Policy: EB2, EN5

Decision: Proposed: BB

Seconded: FCu

Objection, members were concerned that the applicant had not demonstrated that surface water resulting from the development would be controlled and satisfactorily mitigated. The proposal was therefore considered to be contrary to policy EN5 of the Exmouth Neighbourhood Plan. It was also noted on a report for a previous withdrawn application that the Conservation Officer comments in their opinion the opportunity for future development had already been maximised.

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

Comments Statutory Consultees:

View of representations:

ENP Policy:

Decision: Proposed: BB

Seconded: FCu

Objection, members were concerned that the applicant had not demonstrated that any surface water resulting from the development would be controlled and satisfactorily mitigated. The proposal was therefore considered to be contrary to policy EN5 of the Exmouth Neighbourhood Plan. It was also noted on a report for a previous withdrawn application that the Conservation Officer comments in their opinion the opportunity for future development had already been maximised.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AC
No objection

Seconded: FCa

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCa

Seconded: CN

Objection, members were concerned that proposed detached garage with a terrace above would overlook the neighbours' gardens to the rear (17 & 19 Ivydale) and be harmful to their residential amenity and privacy. Concern was also raised about the potential damage to the Devon bank.

HALSDON

Planning Application No: 22/0879/FUL

Location: 16 Seafeld 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

Comments Statutory Consultees:

Town Council 11.05.22 – No objection

Cllr L Elson – No objection to the amended plans.

Cllr B Toye - Most of the proposals were acceptable. Still felt the dormer on one side makes the house look out of balance and out of keeping with the street scene.

View of representations:

1 x rep – amended plans do not mitigate previous concerns raised

ENP Policy: EB2

Decision: Proposed: JW

Seconded: TD

No objection to amended plans.

Planning Application No: 22/1486/FUL

Location: 6 Ash Grove, EX8 3BN

Applicant: Jo Leonard

Proposal: Proposed roof alterations works including a rear dormer and single storey rear and front porch extensions.

Amended plans for consultation.

Change of proposal description to “Single storey rear extension and front porch extension” and submission of amended plans.

Date limit for comments: 26.09.22

Comments Statutory Consultees:

Town Council 18.07.22 - Objection; the street scene of Ash Grove was characterised by bungalows, all of a similar style, with uniform hip roof design. The application sought to alter the roof design from hip to gable and introduce a porch to the front elevation to the semi-detached bungalow. Members felt that the alterations to the roof design would be detrimental to the street scene's uniform character and would look incongruous to the pair of semi-detached bungalows which it formed part of. Also, the introduction of a front porch was not in keeping with the pattern and style of the street scene. The application was therefore considered to be contrary to Policy EB2 of the Exmouth Neighbourhood Plan which states that development needed to be development should be mindful of surrounding building styles and ensure a high level of design.

Cllr L Elson & B Toye – Amended plans appeared to have mitigated objection to original plans, other properties in the road had porch and extensions.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection; the amended plans mitigated previous concerns raised.

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

Comments Statutory Consultees:

Cllr L Elson – Objected in the past to any front extension applications in this road that were forward of the building line as out of keeping with other bungalows. From the plans it appeared this was slightly forward of the front building line of adjacent properties, so object to this part of the application

Cllr B Toye – Front elevation looked out of keeping.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: BB

Objection; members were concerned that the proposal to extend in front of the current building line would be out of keeping and harmful to 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 styles.

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

Comments Statutory Consultees:

Cllr L Elson – Great care had been taken to ensure that the building design and placement would not cause too much intrusion into the area and there was sufficient room on the site. Pleased to see that they were incorporating solar panels and energy to ensure efficiency. However, a site meeting should take place as I have been unable to visit the site and it was not totally clear on google earth the effect it may have on surrounding areas and part of Coastal Preservation area. Conservation was listed as a consultee and should be subject to their report.

Cllr B Toye – Proposal as eco-friendly as possible and ensured the 18thC walls are protected. I would personally like to have seen a building with a nod to older times as this is a very stark geometrical modern design.

View of representations: None

ENP Policy: EB2, EN1 (Coastal Preservation Area)

Decision: Proposed: FCa

Seconded: BB

Objection, it was felt that the proposal was out of keeping with the historic setting and would be very visible in a Coastal Preservation Area. The Proposal was therefore considered to be contrary to policy EN1 of the Exmouth Neighbourhood

Plan which states that development should not harm the distinctive landscape within which it is located.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy:

Decision: Proposed: FCa

Seconded: BB

Objection, it was felt that the proposal was out of keeping with the historic setting and would be very visible in a Coastal Preservation Area. The Proposal was therefore considered to be contrary to policy EN1 of the Exmouth Neighbourhood Plan which states that development should not harm the distinctive landscape within which it is located.

Planning Application No: 22/2012/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

Comments Statutory Consultees:

Cllr L Elson – No objection subject to normal condition for an annexe.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: TD

No objection subject to any approval condition that the annexe was not used or sold separately to the host dwelling.

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

Comments Statutory Consultees:

Cllr D Poor – No objection

View of representations: None

ENP Policy: EB2 (Conservation Area)

Decision: Proposed: DP

Seconded: BB

No objection subject to Conservation Officer's report.

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

Comments Statutory Consultees:

DCC Flood Risk Management Team – additional information required.

RSPB – Recommends minimum of 24 bird boxes.

EDDC Ecologist – agreed with RSPB recommendation

Police Architectural Liaison Officer – Made recommendations regarding the basement car park, recessed space and communal area.

Contaminated Lane Officer – Any contaminated soil and/or ground or surface water be discovered to contact LPA.

Environmental Health – Recommend conditions regarding a CEMP, noise levels and potential airborne nuisance.

SWW – No objection subject to surface water being managed in accordance with the submitted drainage strategy.

Cllr D Poor - Objection for exactly the same reasons as last time including the statement on potential traffic problems and the lack of adequate consultation in time. Would like to propose that someone from the town council makes a presentation to East Devon should the application go to Committee and is happy to volunteer to do that.

View of representations:

121 x Rep – In brief, summary objections were on the grounds of:

- Loss of health and wellbeing facilities currently provided by the existing hotel.
- Dispute claim that the hotel is not financially viable
- Hotel has not been properly marketed.
- Overdevelopment of the site

- Size & height too large
- Visually Distract from landscape and the AONB
- Sewage system will be unable to cope.
- Douglas Avenue unable to cope with additional traffic
- Apartments will become second homes

ENP Policy: EN1, EB2, CF1, EE1

Decision: Proposed: DP

Seconded: AC

Objection, members felt this resubmission of the previously withdrawn application did not address the previous concerns raised.

The proposal would result in the loss of a natural amenity; Policy EN1 of the Exmouth Neighbourhood Plan only supports development where it would not harm the amenity and environmental qualities within which it is located.

The application still incorporated part of EDDC's car park as the parking provision for the hotel. Currently the car park is used as an overnight parking provision for motorhomes and for the Exmouth land train. Concern was raised about the impact that this proposal would have on these facilities and the loss of public parking spaces which make a positive contribution to the tourist facilities in the area.

The site had not been appropriately marketed and at an unrealistic price and therefore did not meet the policy requirements of EE3.

Policy CF1 does not support the reduction of health and wellbeing facilities. The applicant had not mitigated the loss of these facilities.

In the context of recent storm water surges members were concerned the development would exacerbate existing sewage capacity issues in the town and did not meet the policy requirements of EN5 & EN6.

Members mooted the scope to ask for an embargo on all new development in light of concerns over SWW sewage infrastructure capacity. The Clerk advised that this should be done through the local plan consultation process later in the year when the Council could look at more strategic/ district wide policy interventions.

Members agreed that should the application go to Committee at East Devon that Cllr D Poor would make representations on behalf of this Committee.

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

Comments Statutory Consultees:

Cllr D Poor – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP
No objection

Seconded: MR

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

Comments Statutory Consultees:

Contaminated Land Officer – 05.09.22 – Contact LPA should any contamination of soil and/or ground or surface water be discovered during excavation.

View of representations: None

ENP Policy: EB2, EE2

Decision: Proposed: MR
No objection subject to a Tree Officer's report.

Seconded: DP

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

Comments Statutory Consultees:

Cllr D Poor – Objection due to the cumulative impact of the proposed development on the AONB landscape and the visual amenity of the area.

View of representations:

6 x Rep – The site infrastructure struggled at peak times and the loss of parking and green space would compound this. Bus services were affected/delayed by cars blocking site access roads. Concern regarding the volume of traffic using the small bridge leading up to Devon Cliffs. The area needed green space, which was rapidly disappearing.

ENP Policy: EN1 (AONB, Coastal Preservation Area), EN5, EN6, EE1

Decision: Proposed: DP

Seconded: MR

Objection due to the cumulative impact of the proposed development on the AONB landscape and the visual amenity of the area.

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

Comments Statutory Consultees:

Cllr D Poor – Objection due to the cumulative impact of the proposed development on the AONB landscape and the visual amenity of the area.

View of representations:

6 x Rep - The site infrastructure struggled at peak times and the loss of parking and green space will compound this. Concern regarding the volume of traffic using the small bridge leading up to Devon Cliffs. Bus services were affected/delayed by cars blocking site access roads. The area needed green space, which was rapidly disappearing.

ENP Policy: EN1 (AONB, Coastal Preservation Area), EN5, EN6, EE1

Decision: Proposed: MR

Seconded: DP

Objection due to the cumulative impact of the proposed development on the AONB landscape and the visual amenity of the area.

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 1 no. 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

Comments Statutory Consultees:

Cllr D Poor – Objection – risk of overlooking from the French doors on the first floor and from Juliet balcony in the attic conversion. Also, from the proposed attic bathroom window which should be obscured glazing.

View of representations:

1 x Rep – Objection, the design is insensitive and visually unbalanced. Glazed area on north elevation is far too large and out of character to the building, street scene and boarding conservation area.

ENP Policy: EB2

Decision: Proposed: DP

Seconded: BB

Objection, members felt that the proposed French doors on the first floor and Juliet balcony in the dormer would give rise to an unacceptable level of overlooking into neighbouring properties. The proposed attic bathroom window should be obscured glazing.

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

Comments Statutory Consultees:

Cllr D Poor – No objection

View of representations: None

ENP Policy: EB2 (Conservation Area)

Decision: Proposed: DP

Seconded: BB

No objection

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

Comments Statutory Consultees:

Environmental Health – Recommended restricted working hours.

Cllr D Poor – No objection

View of representations:

ENP Policy: EN1 (AONB), EB2

Decision: Proposed: DP

Seconded: BB

No objection

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

Comments Statutory Consultees:

Cllr D Poor – No objection as should help safeguard business, though would note road was prone to flooding in the winter.

View of representations: None

ENP Policy: EE1

Decision: Proposed: DP
No objection

Seconded: MR

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

Comments Statutory Consultees:

View of representations:

3 x Rep – objection, the location was unsuitable for the proposed office space and set a precedent to allow further development on this open space, it should be kept clear for views and seascape. The proposed WC's facilities for the disabled should be to the standards recommended by the organisation changing places.

Cllr D Poor – No objection

ENP Policy: EB2, EE6

Decision: Proposed: DP
No objection

Seconded: BB

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: JW

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

Comments Statutory Consultees:

DCC Flood Risk Management – further info requested.

Environmental Health – Noise level of fixed plant should be restricted to protect residential amenity.

View of representations:

3 x Rep – Objecting to the gas-powered facility.

Decision: Proposed: TD

Seconded: MR

Objection, the Committee did not support the original application and therefore could not support this variation application.

ADDENDUM

P22/069. Other items

(i) **Notification of a EDDC Pavement Licence application**

The applicant: Anna Fitzgerald of Sea Dog Art

Location requested: Sea Dog Art, Temple Winds, Beacon Hill, EX8 1PB

Times and days requested:

Monday to Saturday 08:00 until 17:30
and
Sunday 10:30 until 16:00
Period of licence requested: 01/10/22 until 30/09/23

Map of proposed site attached.

Date limit for comments: 06.10.22

Members had mixed views regarding safety however did not wish to formally comment to the Licencing Authority.

P22/070. 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.

P22/071. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
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	No objection	Approval

209 Exeter Road		
22/1717/FUL 11 Langstone Drive	No objection	Approval
22/1751/FUL 89 Byron Way	No objection	Approval
<u>22/0026/FUL</u> <u>42 Hill Drive</u>	Objection	Approval
<u>22/1134/FUL</u> <u>The Meetings</u> <u>Maer Lane</u>	Objection	Conditional Approval
22/1517/FUL Anglesea, Maer Lane	No objection	Conditional Approval
22/1593/FUL 3 Hartley Road	No objection	Conditional Approval
<u>22/1098/FUL</u> <u>16 Grange Avenue</u>	Objection	Conditional
<u>22/1562/FUL</u> <u>13 Newlands Avenue</u>	Objection	Approval
22/1015/FUL 245 Exeter Road	No objection	Conditional Approval
<u>22/1709/FUL</u> <u>2 Ryll Court Drive</u>	Objection	Approval

The meeting concluded at 20:33

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