

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 10 October 2022 at 6:00pm

Present:

Councillor Joe Whibley (Chairman)
Councillor Tim Dumper
Councillor Cherry Nicholas
Councillor Andrew Colman
Councillor Frank Cullis
Councillor Brian Toye
Councillor Lynne Elson
Councillor Mike Rosser
Councillor Brian Bailey
Councillor David Poor

Apologies:

Councillor Fred Caygill

Public Speaking Time

No members of the public were present at the meeting.

P22/071. Minutes of the previous meeting

Councillor David Poor proposed, seconded by Councillor Brian Bailey and it was agreed that the minutes of the previous meeting held on 26 September 2022 be approved.

P22/072. Declarations of pecuniary interests and dispensations:

Application:	22/1835/ADV
Councillors	ALL
Pecuniary or personal	Personal
Reason	Customers / shareholders of M&S;
Application:	22/2102/FUL
Councillor	Frank Cullis
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	22/0781/FUL
Councillor	Lynne Elson
Pecuniary or personal	Personal
Reason	Employer owns a property on the development site
Applications:	2/0781/FUL and 22/2054/FUL

Councillor	Tim Dumper
Pecuniary or personal	Personal
Reason	Member of AONB Partnership Board
Application:	22/2143/FUL
Councillor	Mike Rosser
Pecuniary or personal	Personal
Reason	Knows the applicants
Application:	Street Café Licence for Deli on The Strand
Councillors	Joe Whibley
Pecuniary or personal	Personal
Reason	Knows one of the employees at the D

P22/073. Urgent business

There was no urgent business.

P22/074.Tree and advertising consent applications

TOWN

Planning Application No: 22/1835/ADV

Location: Marks & Spencer Foodhall, Royal Avenue, EX8 1EN

Applicant: Marks & Spencer

Proposal: Replacement of various signage.

Policies: D4 – Applications for Display of Advertisements

Supplementary planning and other informal guidance: Exmouth Shop Front Guidance and Exmouth Neighbourhood Plan

Decision: Proposed by Cllr Tim Dumper, Seconded by Cllr Joe Whibley

Approval.

P22/075. Planning applications.

BRIXINGTON

Planning Application No: 22/1729/FUL

Location: 33 Hawthorn Grove, EX8 4HD

Applicant: Scott McDonald

Proposal: Single storey rear extension and garage conversion.

Date limit for comments: 18.10.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Cherry Nicholas, Seconded by Cllr Andrew Colman

No objection.

HALSDON

Planning Application No: 22/2029/VAR

Location: 21 Highbury Park, EX8 3EJ

Applicant: Mr Terry Gaylord

Proposal: Removal of Condition No.4 (Glazing) on application 22/1061/FUL due to the approved glass being obscure glass which would affect the views of the estuary.

Date limit for comments: 19.10.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Lynne Elson, Seconded by Cllr Brian Toye.

Objection - The original condition relating to obscured glazing was applied to mitigate any impact on the privacy of neighbouring properties and circumstances have not changed.

Planning Application No: 22/2078/FUL

Location: 40 Anson Road, EX8 4NY

Applicant: Mr & Mrs Phil and Diane Burnard

Proposal: Single story rear extension and removal of rear porch.

Date limit for comments: 14.10.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Brian Toye, seconded by Cllr Lynne Elson

No objection.

Planning Application No: 22/2102/FUL

Location: 8 Grange Avenue, EX8 3HU

Applicant: Mr James Bowden

Proposal: Two-storey rear extension and conversion of roof space to habitable use to include dormer and two side roof lights

Date limit for comments: 17.10.22

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Lynne Elson, Seconded by Cllr Brian Toye

No objection but Members wished it to be noted that they are concerned about the cumulative impact on the character of this neighbourhood as a result of the disparity in design, layout and appearance of recently proposed developments.

Planning Application No: 22/2109/FUL

Location: 3 Hulham Road, EX8 3HR

Applicant: Mr and Mrs Clarke

Proposal: Erection of a replacement detached single garage.

Date limit for comments: 17.10.22

View of representations: None

ENP Policy:EB2

Decision – Proposed BY Cllr Brian Toye, Seconded by Councillor Lynne Elson

No objection.

LITTLEHAM

Planning Application No: 22/0781/FUL

Location: Mundys Farm, West Down Lane, EX8 2RH

Applicant: Mr Alan Marriott

Proposal: Construction of a replacement shed

Date limit for comments: 18.10.22

View of representations: None

ENP Policy: EN1 (AONB), EB2, Grade II Listed

Decision – Proposed by Cllr Brian Bailey, Seconded by Cllr David Poor

No objection but approval should be conditioned so that the shed cannot be used as independent living or holiday accommodation.

Planning Application No: 22/1500/LBC

Location: 40 Bicton Street, EX8 2RU

Applicant: Mrs Pauline Moran

Proposal: Install stairlift at ground floor leading to first floor

Date limit for comments: 12.10.22

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Brian Bailey, Seconded by Cllr David Poor

No objection.

Planning Application No: 22/2054/FUL

Location: 1 St Margarets View, EX8 5BJ

Applicant: Mr Mark Dye

Proposal: Conversion of garage to home-office/guest room

Date limit for comments: 12.10.22

View of representations: None

ENP Policy: en1 (AONB), EB2

Decision – Proposed by Cllr Brian Bailey, Seconded by Cllr David Poor

No objection.

Planning Application No: 22/2099/FUL

Location: 3 Clyde Lodge, Flat 2 Cyprus Road, EX8 2DZ

Applicant: Mrs Karen Wright

Proposal: Enlargement of the window on the south east elevation and the reposition of the windows on the southwest elevation.

Date limit for comments: 17.10.22

View of representations: None

ENP Policy: EB2 (Conservation area)

Decision – Proposed by Cllr David Poor, Seconded by Cllr Mike Rosser

No objection

Planning Application No: 22/2110/FUL

Location: 8 Stevenstone Road, EX8 2EP

Applicant: Mr & Mrs Simms

Proposal: Single storey side extension

Date limit for comments: 17.10.22

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Brian Bailey, Seconded by Cllr David Poor

No objection.

Planning Application No: 22/2116/FUL

Location: 2A Cyprus Road, EX8 2DZ

Applicant: Mr & Mrs Beasley

Proposal: Single storey front extension

Date limit for comments: 17.10.22

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Mike Rosser, Seconded by Cllr Brian Bailey

No objection subject to there being no concerns being raised by the tree officer.

Planning Application No: 22/2119/FUL

Location: 8 Dunsford Close, EX8 2HW

Applicant: Mr & Mrs Waring

Proposal: Single storey rear extension, garage conversion into habitable space with alteration to fenestration and 1 new roof light and extension of gable to side

Date limit for comments: 19.10.22

View of representations: None

ENP Policy: EB2

Decision – Proposed by Brian Bailey, Seconded by Cllr Mike Rosser

No objection.

Planning Application No: 22/2142/FUL

Location: 9 Maer Vale, EX8 2DX

Applicant: Mr R Fox

Proposal: Proposed two storey side extension with alteration to fenestration, loft conversion into habitable use with side dormer, detached garage with addition of first floor storage.

Date limit for comments: 20.10.22

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Mike Rosser, Seconded by Cllr Brian Bailey

No objection but Members noted it was difficult to assess the impact on the adjoining property @ no. 7 and any associated impact on trees. Members recommended that any approval should be conditioned so that the garage is only used as ancillary accommodation for the main dwelling and not as independent holiday accommodation.

TOWN

Planning Application No: 22/2120/MFUL

Location: Jewson Ltd, Fore Street, EX8 1HX

Applicant: Churchill Retirement Living

Proposal: Redevelopment for 54 retirement living apartments and 6 retirement living cottages, including communal facilities, access, car parking and landscaping and 178sqm of commercial use (Class E)

Date limit for comments: 21.10.22

View of representations: None

ENP Policy: EE3, EB2, H2, GA3

Decision – Proposed by Cllr Tim Dumper, Seconded by Cllr Joe Whibley

Unanimous objection. The associated change of use from employment land to residential is contrary to policy EE3 of the Exmouth Neighbourhood Plan and there is no evidence that the site has been marketed effectively for the prerequisite minimum period.

The proposed development is also contrary to policy EB2 of Exmouth Neighbourhood Plan in so far as the proposed three storey design is incongruous with the surrounding 2 storey street scene.

There is no identified need for more age restricted retirement living in Exmouth. The need is for affordable / social housing for young people. The application does not comply with policy H2 of the adopted Neighbourhood Plan.

The cumulative impact of more age restricted retirement housing on our health service is unsustainable and needs to be addressed.

The capacity constraints of the local sewage system also need addressing before any large scale developments are approved.

Planning Application No: 22/2143/FUL

Location: 24 Albion Street, EX8 1JJ

Applicant: Mr and Mrs Atkinson

Proposal: Ground floor rear extension (and removal of the existing external steel staircase).

Date limit for comments: 19.10.22

View of representations: None

ENP Policy: EB2 – Conservation Area

Decision – Proposed by Cllr Tim Dumper, Seconded by Cllr Joe Whibley

No objection.

Planning Application No: 22/2158/FUL

Location: 44 Montpellier Road, EX8 1JP

Applicant: Mr and Mrs Doliczny

Proposal: Conversion of roof space to habitable use to include a front dormer, 1 x rooflight and covered rear balcony; proposed re-modelling of rear tenement to provide an external staircase and decked area

Date limit for comments: 21.10.22

View of representations: None

ENP Policy: EB2 (Conservation Area)

Decision – Proposed by Cllr Tim Dumper, Seconded by Cllr Joe Whibley

No objection in principle subject to Conservation Officer's approval.

WITHYCOMBE RALEIGH

Planning Application No: 22/2090/FUL

Location: 21 Travershes Close, EX8 3LH

Applicant: H Richards

Proposal: Single storey front extension and conversion of garage to office/utility room.

Date limit for comments: 17.10.22

View of representations: None

ENP Policy: EB2

Decision – Proposed by Cllr Frank Cullis, Seconded by Cllr Joe Whibley

No objection.

P22/076. Other items

i. **New Application Street Café Licence – Deli on The Strand, EX8 1AD**

Attached is a consultation letter and map regarding the above application.

Date limit for comments: 26 October 2022

Members had no objections / comments.

P22/077. Items for information

i. **Appeal Notification**

Appeal by: Mrs E Bancroft

Appeal Ref: APP/TPO/U1105/8517

Proposal: Lime – Fell to ground level

Location: 22, Highbury Park, EX8 3EJ

Planning Application No: 21/0293/TRE

The appeal was noted.

P22/078. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
21/2174/FUL 20, The Strand	No objection	Conditional Approval
22/0879/FUL 16 Seafeld Avenue	No objection	Conditional Approval
22/1486/FUL 6 Ash Grove	No objection	Conditional Approval

<u>22/1375/FUL</u> <u>7 Woodlands Drive</u>	Objection	Conditional Approval
22/1512/FUL Devon Cliffs Holiday Centre	No objection	Approval
22/1826/FUL 28 York Close	No objection	Conditional Approval
21/2447/FUL Exmouth Sea Scouts Scout Hut, Imperial Road	No objection	Conditional Approval

The meeting concluded at 7.30pm

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