

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 24 October 2022 at 6:00pm

Present:

Councillor Joe Whibley (Chairman)
Councillor Brian Bailey
Councillor Fred Caygill (FCa)
Councillor Andrew Colman (left at 18:50)
Councillor Frank Cullis (FCu)
Councillor Lynne Elson
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Brian Toye

Apologies:

Councillors Tim Dumper & David Poor

Public Speaking Time

Zoe Harris, Bob Smith, Mike Keep and Simon Davidson (TARA) spoke regarding planning application 22/1954/MOUT, Douglas Gardens, Douglas Avenue, outline application, with all matters except access reserved, for up to 44 residential units including demolition of 76 Douglas Avenue, open space provision, drainage, and the creation of a linking

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

P22/079. 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:	22/2198/FUL 35 Brixington Lane
Councillors	J Whibley
Pecuniary or personal	Personal
Reason	Knows applicant's son
Application:	22/1810/ADV H Carter & Sons, Rolle Street
Councillors	L Elson
Pecuniary or personal	Personal
Reason	Trustee of Exmouth Welfare Trust
Application:	22/1810/ADV H Carter & Sons
Councillors	B Bailey
Pecuniary or personal	Personal

Reason	Applicant is a personal friend
Application:	22/1954/MOUT Douglas Gardens, Douglas Avenue
Councillors	All
Pecuniary or personal	Personal
Reason	Lobbying from residents and local community groups

P22/080. Urgent business

There was no urgent business.

P22/081.Tree and advertising consent applications

TOWN

Planning Application No: 22/1810/ADV

Location: 28 H Carter & Sons Rolle Street, EX8 2SH

Applicant: Mr Harry Carter

Proposal: Installation of new shop signage

Target date: 08.11.22

Comments Statutory Consultees: None

View of representations: None

Policies:

Policy D4 – Applications for Display of Advertisements

Supplementary Planning and other informal guidance

Exmouth Shop Front Guidance

Exmouth Neighbourhood Plan

Decision: Proposed: JW
Approval

Seconded: FCu

P222/082. Planning applications.

HALSDON

Planning Application No: 22/2198/FUL

Location: 35 Brixington Lane, EX8 4JG

Applicant: Mr Christopher Pusey

Proposal: Proposed two storey rear extension following demolition of existing conservatory

Date limit for comments: 26.10.22

Comments Statutory Consultees:

Cllr L Elson – No objection

View of representations:

1 x Rep – concerned that the development would exacerbate existing surface water run off issues and the upstairs windows would overlook their garden and affect their privacy.

ENP Policy: EB2, EN5

Decision: Proposed: LE
No objection

Seconded: BT

LITTLEHAM

Planning Application No: 22/1942/OUT

Location: Upper Thurlow 58 Douglas Avenue, EX8 2HF

Applicant: Mrs Mary Jordan

Proposal: Outline planning permission for erection of two storey, two bedroom dwelling

Date limit for comments: 25.10.22

Comments Statutory Consultees:

Environmental Health – Construction working hours limited & no burning on site.

Cllr D Poor – Objection – agree principal views of the two objectors, this is an over development of the site and out of keeping with the area and therefore fails on EB2.

View of representations:

3 x Rep – Objection. The site plans were out of date. The proposal was overbearing, the overshadowing effect to no. 60 would be detrimental to their amenity. Design out of character with neighbourhood. Proposed windows would overlook no. 60 and result in loss of privacy, loss of trees and wildlife corridor. There was no vehicular turning area for the existing property or for the proposed increasing potential to reverse onto or off Douglas Avenue and increase the need to park on the road. Other development in the area had been discreet and sympathetic to the surroundings and neighbours, this proposal is out of proportion for the site and area.

ENP Policy: EB2

Decision: Proposed: BB

Seconded: MR

Objection, the proposal was considered to be out of keeping with the development pattern for the area which has a spacious character and appearance which is acknowledged in The Avenues Design Statement to retain. Members felt that the proposal for a two-storey dwelling would be overbearing on the neighbouring property and was over development of the site. The application was considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan which states that new development should be mindful of surrounding building styles and ensure a high level of design as exemplified in the Avenue Design Statement.

Planning Application No: 22/1954/MOUT

Location: Douglas Gardens Douglas Avenue

Applicant: Littleham 2010 Ltd C/O Bell-Cornwell

Proposal: Outline application, with all matters except access reserved, for up to 44 residential units including demolition of 76 Douglas Avenue, open space provision, drainage and the creation of a linking pedestrian access

Date limit for comments: 26.10.22

Comments Statutory Consultees:

NHS Local: S106 contribution

Environmental Health – CEMP must be submitted prior to commencing work on site.

EDDC Trees – No objection subject detailed landscaping scheme.

Police Architectural Liaison Officer – Made recommendations to consider should application progress to reserved matters.

DCC Flood Risk Management Team – Object to the application as it currently Stands as they do not believe it conforms to policy EN22 (Surface Run-off Implications for new development) of the Local Plan. Applicant is required to submit additional information.

Cllr D Poor - The application was refused 4 years ago and this decision was confirmed by a planning inspector. He does not think it is either appropriate or safe to make a decision at this stage as the emerging local plan has not even gone to consultation and East Devon have not confirmed their decision and nor has the inspector.

He noted the developer's comments about traffic, and disagrees with it. Douglas Avenue already has too many cars using it and the risk that this and other possible developments will add to it. The access on to Douglas Avenue is also possibly dangerous.

The development goes against one of the major objectives of our NP which is the creation of a valley park. The developers may not wish it but the NP has been voted and agreed in the NP referendum. Policy EN3

It is close to our local AONB and will impact on it and its visual amenity Policy EN1

There is also the concern about the development impacting on Littleham Brook and putting an increased burden on the local sewage system. Policies: EN5, EN8 and EN6

View of representations:

43 x Rep – summary in brief, objections on the grounds of:

- Traffic & dangerous access
- Outside built-up area boundary
- Loss of agricultural land
- Environmental impact
- Insufficient infrastructure
- Overload sewerage system
- Flood risk
- Management of water run-off

TARA & ECA – Letters previously circulated to members

ENP Policy: EN1 (Outside BUAB), EN3, EN5, EN6, EN8, H2, GA3

Decision: Proposed: MR

Seconded: BB

Objection; the application considered to be contrary to the following Neighbourhood Plan policies;

EN1 - BUAB

The proposed site greenfield was outside Exmouth's BUAB and therefore development in the Countryside which would also result in the loss of productive agricultural land. The application would have a serious visual impact on the distinctive landscape.

EN3 – Maer Valley Park

Concern that the proposal would undermine the proposed Maer Valley Park.

EN5, EN6 – Impact from additional Surface Water

The applicant has failed to demonstrate that they are able to satisfy policy requirements for surface water run-off to be satisfactorily be mitigated and for its future management.

EN8 – Appropriate planting ecological approaches to reduce flood risk

The proposal would exacerbate rather than reduce the issue of flooding or potential flooding within the Maer valley from fluvial "fresh" water flooding via land, sewers and watercourses.

Concern was raised in the context of Strategy 22 – Development at Exmouth, 5c, about the adequacy of the sewerage system to cope with new development.

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

Amended Plans

Amended location plan and red line to identify the application site and land within the applicant's ownership which has also extended to the public highway.

Date limit for comments: 31.10.22

Comments Statutory Consultees:

Environmental Health – Restriction on working hours.

Town Council – 26.09.22 – No objection

Cllr D Poor – Maintained no objection.

View of representations:

1 x Rep – Concerned about being overlooked.

ENP Policy: EB2, EN1(ANOB)

Decision: Proposed: MR

Seconded: BB

The proposal for objection was not supported when put to vote, therefore the recommendation was no objection to the amended plans.

Planning Application No: 22/2274/FUL

Location: 35 Regents Gate, EX8 1TR

Applicant: Mrs J Stewart

Proposal: Proposed single storey rear extension

Date limit for comments: 04.11.22

Comments Statutory Consultees:

Cllr D Poor – No objection

View of representations:

1 x Rep – Objection, the proposed extension was larger than the existing conservatory that it's going to replace. A small garden and considered it to be over development with potential flooding issues as the site was higher.

ENP Policy: EB2

Decision: Proposed: BB

Seconded: MR

No objection

TOWN

Planning Application No: 22/2157/FUL

Location: 30 Camperdown Terrace, EX8 1EH

Applicant: Mr and Mrs M Lee

Proposal: Single storey rear extension, single storey side extension with alteration to fenestration, first floor rear balcony.

Date limit for comments: 03.11.22

Comments Statutory Consultees:

SWW – Advised to contact if unable to comply with requirements for asset protection.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: BB

No objection

Planning Application No: 22/2195/FUL

Location: 31 Withycombe Road, EX8 1TF

Applicant: Mr and Mrs Hall

Proposal: Single storey side extension, single storey rear extension, demolition of conservatory, kitchen and storeroom.

Date limit for comments: 27.10.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW
No objection

Seconded: BB

Planning Application No: 22/2258/FUL

Location: 55 Albion Street, EX8 1JH

Applicant: Mr Jones

Proposal: Two storey rear extension, alterations to fenestration and demolition of existing single storey rear extension

Date limit for comments: 04.11.22

Comments Statutory Consultees:
Conservation – did not wish to comment.

View of representations: None

ENP Policy: EB2 (Conservation Area)

Decision: Proposed: JW
No objection

Seconded: FCa

WITHYCOMBE RALEIGH

Planning Application No: 22/2261/FUL

Location: 1 Moorfield Close, EX8 3QS

Applicant: Mr Warren Keays-Smith

Proposal: First floor side extension to provide accommodation, single storey front extension, replacement porch to front and associated internal alterations.

Date limit for comments: 04.11.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCu
No objection

Seconded: BB

P22/083. Other items

i. Proposed communications installation for CTIL existing rooftop installation, South Street, EX8 2RZ

Pre-application consultation for the upgrade mobile phone communications apparatus, copy letter previously circulated.

Members did not wish to comment.

ii. Notification of a street trading application received - Sam's Coffee Tricycle

The applicant is: Sam Birkinshaw - Sam's Coffee Tricycle

Location: Paved area in front of the Exmouth in bloom flower bed boat, Imperial Road, (please see maps attached). Permission to use this area for trading has been granted by Highways at Devon County Council.

Dates: Annual Consent - Trading daily.

Times: 08:00 - 16:00

A copy of a map of the trading site was previously circulated.

Date limit for comments: 9.11.22

Some members raised concern regarding possible impact on the main throughfare and safety issues but no objection principle.

P22/084. Items for information

i. Appeal Notification

Appeal by: Mr D Crocker

Appeal Ref: APP/U1105/W/22/3303990

Proposal: Demolition of existing building and construction of 9 no. apartments with associated parking, cycle and bin stores and creation of new vehicular access onto Salterton Road

Location: Chestnuts, 65 Salterton Road, EX8 2EJ

Planning Application No: 21/0103/FUL

An appeal has been made to the Secretary of State against the decision to refuse to grant planning permission for the above proposed development. Copy letter attached for information.

P22/085. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/1249/FUL 12 Rolle Street	No objection	Approval
22/1615/LBC 1 Castle Cottage, Castle Lane	No objection	Approval
22/1773/FUL 16 Raddenstile Lane	No objection	Conditional Approval
22/1702/FUL 108 Victoria Road	No objection	Conditional Approval
22/1630/FUL 84 St Johns Road	No objection	Approval

The meeting concluded at 19:46

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