

# 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 21 November 2022 at 6:00pm

### **Present:**

Councillor Joe Whibley (Chairman)  
Councillor Brian Bailey  
Councillor Fred Caygill  
Councillor Tim Dumper  
Councillor Lynne Elson  
Councillor Cherry Nicholas  
Councillor Mike Rosser  
Councillor Brian Toye

### **Apologies:**

Councillors David Poor, Andrew Colman, Frank Cullis

### **Public Speaking Time**

EDDC Councillor P Millar spoke regarding the Halsdon planning applications below:

22/2447/FUL – 42 Hollymount Close  
22/2367/FUL – Exeter Road Service Station  
22/2428/FUL – Lympstone Manor

### **P22/094. Minutes of the previous meeting**

Councillor L Elson proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meeting held on 7 November 2022 be approved

### **P22/095. 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:	22/2353/FUL Land Adjoining 12 The Copse
Councillors	B Bailey
Pecuniary or personal	Personal
Reason	Knows applicant
Application:	22/2486/FUL Willowbank, Foxholes Hill
Councillors	T Dumper
Pecuniary or personal	Personal
Reason	Member of the AONB Partnership board
Application:	22/2254/LBC A La Ronde
Councillors	B Toye
Pecuniary or personal	Personal
Reason	Member of the National Trust

Application:	22/2416/FUL 6 Camperdown Terrace
Councillors	F Caygill
Pecuniary or personal	Personal
Reason	Town Council Representative for Sea Cadets

## **P22/096. Urgent business**

None

## **P22/097. Tree and advertising consent applications**

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### **LITTLEHAM**

Planning Application No: 22/2139/TRE

Location: 19 Cyprus Gardens, EX8 2DP

Applicant: Mr Stuart Fenner

Proposal: T1, Cedrus atlantica Glauca : Reduce extended branches by up to 2 metres (maximum) to alleviate stress on previously pruned branches; formative prune tree to restore the specimens natural form/ shape after historical pruning; crown raise over the neighbouring property to give a 3 metre clearance from the roof; the works aim to prevent further failure and will not have a negative impact on the trees visual amenities.

Target date: 21.11.22

The Tree Officer's report was not available, it was agreed that the Clerk would contact EDDC as the target date for determination had lapsed.

## **P22/098. Planning applications.**

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### **BRIXINGTON**

Planning Application No: 22/2231/FUL

Location: Land Adjoining Withycombe Brook St Johns Road, EX8 4FA

Applicant: Mr Ian Hooker

Proposal: Installation of gate to provide rear access to garden

Date limit for comment: 24.11.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: FCa

**No objection**

Planning Application No: 22/2353/FUL

Location: Land Adjoining 12 The Copse, EX8 4EY

Applicant: Mr & Mrs J Taylor - Bashford

Proposal: Erection of a two storey 3-bed detached dwelling.

Date limit for comments: 25.11.22

Comments Statutory Consultees: None

View of representations:

**13 x Rep** – Objections raised the following points

- Exacerbate existing parking issues
- More cars parked on road would be a danger to residents
- Protected oak tree would be harmed
- Previous application refused.
- Overlook neighbouring gardens.
- Loss of light
- Design out of keeping
- Extra parking would obstruct access for emergency vehicles

ENP Policy: EB2

Decision: Proposed: FCa

Seconded: CN

Objection; members concurred with the representations from the neighbours.

This revised application had a similar footprint to a previously refused application.

This was refused on the grounds that the proposal would be visually prominent when viewed from Dinan Way and would appear cramped. This revised scheme did not mitigate these concerns and was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan.

Policy TC9 (Parking Provision in New Development) of the Local Plan states that spaces will need to be provided for parking of cars and bicycles in new development. Guidance states that 2 car parking space per home with 2 or more bedrooms should be provided. This proposal was not within a town centre and makes no provision. The application was considered to be contrary to the policy provision of Policy TC9 of the Local Plan.

Furthermore, the proposed development by virtue of the limit space available, failed to allow adequate space for the semi mature replacement tree, which was expected to grow to the same height and proportions of that which was removed. The application was considered to be contrary to the policy provisions of Policy D5 (Tree on development sites) of the Local Plan.

Planning Application No: 22/2397/FUL

Location: 97 Ivydale, EX8 4TA

Applicant: Mr & Mrs A Beasor

Proposal: Extension to residential curtilage to include erection of fence and planting of laurel hedge.

Date limit for comments: 22.11.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCa

Seconded: BB

**No objection**

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## **HALSDON**

Planning Application No: 22/2254/LBC

Location: A La Ronde Summer Lane, EX8 5BD

Applicant: Mr James Wallace

Proposal: Dismantle existing chimneys to install the lead damp proof course (Tray) And rebuild to match the existing appearance; replace 4no. windows within roof on south and north elevation.

Date limit for comments: 01.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

**No objection subject to the Conservation Officer's report.**

Planning Application No: 22/2367/FUL

Location: Exmouth Service Station, 223 Exeter Road, EX8 3DZ

Applicant: Motor Fuel Group

Proposal: Creation of charging zone to include erection of EV chargers, erection of canopy, substation enclosure, associated works and demolition of jet wash bay.

Date limit for comments: 24.11.22

Comments Statutory Consultees:

**Cllrs T Woodward & P Millar** – Broadly supportive as facilities long overdue.

However, objected as the application currently stands due to concerned about impact on the streetscene, adjoining residential properties, light pollution, noise and nuisance and the wooded area.

View of representations: None

ENP Policy: EB2, GA1

Decision: Proposed: BT

Seconded: LE

No objection, subject to the Tree Officer's report and comments from Environmental Health.

Planning Application No: 22/2428/FUL

Location: Lympstone Manor Hotel Courtlands Lane, EX8 3NZ

Applicant: Mr Michael Caines

Proposal: Erection of 6 no. temporary guest shepherd-hut units with supporting Services boiler housings and timber pond boardwalk

Date limit for comments: 25.11.22

Comments Statutory Consultees: None

View of representations:

1 x Rep – Objection, inappropriate development in a sensitive environment.

ENP Policy: EN1 (Coastal Preservation Area), EB2, EE1

Decision: Proposed: BT

Seconded: LE

Objection; the revised application did not mitigate previous concerns raised. The Site was located outside the built-up area boundary for Exmouth and in a Coastal Preservation Area. It was a sensitive ecological area, and it was considered that the development was unacceptable to the amenity and environmental qualities for its location, contrary to policy EN1 of the Exmouth Neighbourhood Plan.

Planning Application No: 22/2434/FUL

Location: 22 Maristow Avenue, EX8 3JF

Applicant: Mr and Mrs Hatchard

Proposal: Single storey rear extension and extension of the existing raised patio.

Date limit for comments: 25.11.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

No objection

Planning Application No: 22/2447/FUL

Location: 42 Hollymount Close, EX8 5PQ

Applicant: Miss Claire Hannah

Proposal: Single storey rear extension and two storey side extension and demolition of conservatory.

Date limit for comments: 25.11.22

Comments Statutory Consultees: None

View of representations:

2 x Rep – Proposed extension would be visually intrusive and encroaching onto neighbours' privacy.

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

Objection, the proposal was considered to be overdevelopment of the site. The dwelling was on a prominent corner plot and would be visually harmful and intrusive to the street scene. The development would harm the open nature of the surrounding area. Concern was also raised about loss of privacy and light to number 41 Hollymount. It was therefore considered to be contrary to policy EB2 of the Exmouth neighbourhood Plan which states development should be mindful of surrounding building styles and ensure a high level of design.

Planning Application No: 22/2457/FUL

Location: 17 Trinfield Avenue, EX8 3JU

Applicant: Mr and Mrs Hawkshaw

Proposal: Single storey side extension, including demolition of existing garage/conservatory and conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end, with alterations to fenestration

Date limit for comments: 30.11.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: LE

No objection

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## **LITTLEHAM**

Planning Application No: 21/1546/FUL

Location: British Red Cross Society, South Street, EX8 2SA

Applicant: Mr Loveridge

Proposal: Erection of a three-storey building to include 4 x 2 bed flats, office suite, and 2 x front dormers with associated parking and amenity space including demolition of existing hall.

Amended plans for consultation.

Amended layout, Drawing No. R118 20 – 1D

Date limit for comments: 24.11.22

Comments Statutory Consultees:

Town Council – 28.09.21 – No objection

Cllr B De Saram – 17.11.22 – Supports application

View of representations:

3 x Rep in respect of amended plans. The amended plans do not address previous concerns raised. Proposed building high than existing and would result in the loss of light.

6 x Rep in respect of the original application.

Cllr D Poor had forwarded his comments which were shared as follows:

Maintains no objection

ENP Policy: EB2

Decision: Proposed: FCa

Seconded: BB

**No objection to the amended plans.**

Planning Application No: 22/2486/FUL

Location: Willowbank, Foxholes Hill, EX8 2DF

Applicant: Mr Andrew Bailey

Proposal: Roof extension to office above detached garage to provide additional space, alterations to fenestration and formation of new external side staircase leading to raised entrance.

Date limit for comments: 02.12.22

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:

No objection

ENP Policy: EN1 (AONB), EB2

Decision: Proposed: BB

Seconded: MR

**No objection**

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**TOWN**

Planning Application No: 22/2241/MFUL

Location: 26 Chapel Street, EX8 1HW

Applicant: Mr B Marsden

Proposal: Additional one and a half storey vertical extension to an existing rank of commercial units to create 24 no. flats.

Date limit for comments: 06.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, GA2, EE4, H2

Decision: Proposed: JW

Seconded: TD

Objection; the proposal fails to comply with policy H2 of Exmouth Neighbourhood Plan which states that housing development on sites of more than 10 properties should seek to deliver as a minimum, 25% affordable units. Concern was raised regarding parking as the Magnolia Car Park was often full and lack of amenity space for bikes and bins. The site is adjacent to the town centre Conservation Area and therefore, the Conservation Officer should be consulted. Disappointment was expressed that the developer hadn't undertaken any pre-consultation prior to submitting the application.

Planning Application No: 22/2416/FUL

Location: 6 Camperdown Terrace, EX8 1EJ

Applicant: Ian Jolley (Exmouth Sea Cadets)

Proposal: Installation of an external fire escape

Date limit for comments: 24.11.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: TD

No objection

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## **WITHYCOMBE RALEIGH**

Planning Application No: 22/2403/FUL

Location: 22 Forton Road, EX8 4NQ

Applicant: Mr Andy Rowe

Proposal: Two storey side extension and demolition of existing single storey

Date limit for comments: 28.11.22

Comments Statutory Consultees: None



View of representations: None

Cllr F Cullis had forwarded his comments which were shared as follows:  
Existing side extension to be replaced with 2 storey, some concern that it would dominate and overshadow the bungalow next door, it's very close to the bungalow. Currently no comment from any neighbours, would tend to lean to recommend approval but interested in other thoughts.

ENP Policy: EB2

Decision: Proposed: FCa

Seconded: LE

Objection; on the grounds that the proposal was overdevelopment of the site. Concern was raised that the development would dominate and overshadow the bungalow next door. The proposal was therefore considered to be contrary to EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of surrounding building styles and ensure a high level of design.

Planning Application No: 22/2471/FUL

Location: 11 Caroline Close, EX8 4AZ

Applicant: Mr Terry O'connor

Proposal: Two storey side and front extension.

Date limit for comments: 02.12.22

Comments Statutory Consultees: None

View of representations: None

Cllr F Cullis had forwarded his comments which were shared as follows:  
Predominantly on the side of the property, it fills a gap between the house and the garage still leaving a path between the two for rear garden access. Recommends approval.

ENP Policy: EB2

Decision: Proposed: LE

Seconded: TD

No objection

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### **P22/099. Other items**

None

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### **P22/100. Items for information**

#### **(i) Appeal Notifications**

Appeal by: Mr Michael Amaman

Appeal Ref: APP/U1105/D/22/3309277

Proposal: Removal of garden wall to rear garden, creation of off street parking with electric charging points, replacement of outbuilding restoration of steps to rear door and associated landscaping

Location: 16 Windsor Square, EX8 1JX

Planning Application No: 22/0721/FUL

Appeal by: Mr Barnaby Griffith

Appeal Ref: APP/U1105/D/22/3307905

Proposal: Single storey front extension, single storey rear extension and first floor extension with rear balcony with alterations to fenestration.

Location: 43 Halsdon Avenue, EX8 3DW

Planning Application No: 22/0758/FUL

Appeals had been made to the Secretary of State against the decision of EDDC to refuse to grant planning permission for the above proposed developments. Copy letters were attached for information

**(ii) Notification of “Made” Neighbourhood Plan for the parish of Kilminster**

The Neighbourhood Plan for Kilminster was formally “made” (Adopted) by East Devon District Cabinet on 10 October 2022.

**(iii) Notification of Tree works considered an exemption to 89/0028/TPO**

Copy letter attached was attached for information.

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**P22/101. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/2195/FUL 31 Withycombe Road	No objection	Conditional Approval
22/1112/FUL Amberwood Nursing Home 231 Exeter Road	Objection	Refusal
22/1934/FUL 5 Pankhurst Close	No objection	Conditional Approval
22/1971/VAR Woodland Lodge Bystock	No objection	Conditional Approval
<u>22/2102/FUL</u> <u>8 Grange Avenue</u>	No objection	Refusal
22/2274/FUL 35 Regents Gate	No objection	Conditional Approval
21/0751/FUL Lypstone Manor Hotel	Objection	Withdrawn
22/2012/FUL 5 Phillipps Avenue	No objection	Conditional Approval
22/1729/FUL 33 Hawthorn Grove	No objection	Approval

**The meeting concluded at 19:42**

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