

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 5 December 2022 at 6:15pm

Present:

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

Apologies:

Councillors Mike Rosser, Frank Cullis, David Poor, Andrew Colman

Public Speaking Time

There were no members of the public wishing to speak.

P22/102. Minutes of the previous meeting

Councillor J Whibley proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meeting held on 21 November 2022 be approved.

P22/103. 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:	22/2491/FUL 2 Long Causeway
Councillors	L Elson
Pecuniary or personal	Personal
Reason	Sister a governor of the Deaf School
Application:	22/2562/FUL 56 Foxholes Hill
Councillors	T Dumper
Pecuniary or personal	Personal
Reason	Member of the AONB Partnership board
Application:	22/2050/FUL 1 Ivydale
Councillors	C Nicholas
Pecuniary or personal	Personal
Reason	Lives on Ivydale
Application:	22/2507/FUL 7 Seafeld Avenue
Councillors	B Toye
Pecuniary or personal	Personal
Reason	National Trust member

P22/104. Urgent business

None

P22/105. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 22/2255/TRE

Location: The Dairy, Old Bystock Drive, EX8 5EQ

Applicant: Mr Paul Nother

Proposal: Western Red Cedar - reduce height by 2 - 2.5m (close to previous pruning height). Variety of pruning cuts between 25-75mm, with a maximum of 150mm where balanced form of tree to be retained.

Target date: 07.12.22

Comments Statutory Consultees:

Tree Officer's report – previously circulated to members.

Recommendation – Approval

Decision: Proposed: CN

Seconded: FC

Approval in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:

Tree Officer's report – was previously circulated to members.

Recommendation – Approval

Decision: Proposed: BB

Seconded: JW

Approval in accordance with the Tree Officer's report.

WITHYCOMBE RALEIGH

Planning Application No: 22/2398/TRE

Location: 6 Drakes Gardens Drakes Avenue, EX8 4AD

Applicant: Mrs Vivienne Mably

Proposal: T4, Oak: kick out/ remove major deadwood; install triangular 7 tonne

Applicant: Mr Brewster

Proposal: Two-storey side extension, single-storey rear extension and rear decking.

Date limit for comments: 09.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

Objection, members felt that the proposal was out of keeping with the surrounding house styles and 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 and ensure a high level of design.

Planning Application No: 22/2507/FUL

Location: 7 Seafeld Avenue, EX8 3NJ

Applicant: Matthew Clemow

Proposal: Conversion of garage to habitable space with new link to main house; erection of detached garage; construction of open-air swimming pool; erection of new sliding gate to driveway.

Date limit for comments: 13.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: LE

No objection subject to the new proposed garage conditioned that it could not be used as independent accommodation.

Planning Application No: 22/2524/FUL

Location: 371 Exeter Road, EX8 3NS

Applicant: Nina Sidney-Wicks

Proposal: Two storey side extension, single storey rear extension, conversion of roof space to habitable use to include a rear dormer with Juliet balcony, rear raised decked area, widening of existing driveway entrance and removal of existing outbuilding.

Date limit for comments: 12.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE
No objection

Seconded: BT

Planning Application No: 22/2623/FUL

Location: 13 Partridge Road, EX8 4PF

Applicant: Mr & Mrs Michelle & Andrew Leesmith

Proposal: Single storey rear extension, extend the existing garage up to the Dwelling and replace the garage roof.

Date limit for comments: 20.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT
No objection

Seconded: LE

LITTLEHAM

Planning Application No: 22/2491/FUL

Location: 2 Long Causeway, EX8 1TS

Applicant: Deaf Academy

Proposal: Change of use of building from a convent to a C2 use for the Deaf Academy.

Date limit for comments: 13.12.22

Comments Statutory Consultees: None

View of representations: None

Cllr M Rosser had forwarded his comments which were shared as follows:

No objection, though concerned for the safety of pupils as there was no pavement on that section of Long Causeway. Suggests that a path across the garden to the corner of Raddenstile Lane combined with a pedestrian crossing would allow safer access by foot.

ENP Policy: Action CFA1 (Supports provision of additional further education Opportunities)

Decision: Proposed: BB

Seconded: FC

No objection

Planning Application No: 22/2562/FUL

Location: 56 Foxholes Hill, EX8 2DH

Applicant: Mr & Mrs N. Yorke

Proposal: Removal of conservatory, proposed rear extension and rear door dormer. Rendering to external faces. Side extension (Store) and a garage conversion with alterations to front fenestration.

Date limit for comments: 15.12.22

Comments Statutory Consultees: None

View of representations: None

Cllr M Rosser had forwarded his comments which were shared as follows:

Objection, as application currently stands. The side elevation facing open an open grass area crossed by a path leading to cliff top, to the west of the site, is currently softened and hidden by small trees and shrubs which were in keeping with views along the coast. I think the proposed timber storage shed would replace that greenery, look entirely out of keeping with the bungalow and be an eye sore to those walking across this area of land to admire the coast.

Conversion of the garage to a bedroom, together with the proposed first floor bedroom to create a 5-bedroom property may again raise concerns about the need for increased parking space.

The proposed rear extension and dormer windows are similar those to the rear of at least one nearby bungalow. However, I think the visual impact of these proposed alterations needs careful assessment because of the prominent elevated position of this bungalow which is visible to access to the coastal path

Concerns about the previous application to changes of the front elevation have to some extent been addressed by removal of the proposal for 3 dormer windows.

ENP Policy: EB2 (AONB)

Decision: Proposed: BB
No objection

Seconded: FC

TOWN

Planning Application No: 22/2473/FUL

Location: 34A Rolle Street, EX8 2SH

Applicant: Mrs Kelly Taylor

Proposal: Change of use of premises from Class E to Class F1 for Learning and development

Date limit for comments: 08.12.22

Comments Statutory Consultees: None

View of representations:
14 comments in support.

Decision: Proposed: TD
No objection

Seconded: JW

Planning Application No: 22/2509/FUL

Location: The Beacon Vaults Beacon Hill, EX8 1PB

Applicant: Mr Brian Male

Proposal: Erection of 2 no. four storey 5-bed residential Georgian town houses,
redevelopment, change of use of site to residential and demolition of The Beacon Vaults.

Date limit for comments: 14.12.22

Comments Statutory Consultees:

DCC Historic Environment Officer - a Written Scheme of Investigation was required setting out a programme of heritage work to be undertaken in mitigation for the loss of heritage assets.

Olly Davey - Having read the Heritage Statement and Structural survey, he had no objection assuming that marketing as an employment and hospitality site has taken place.

View of representations:

3 x Rep - Objection to demolition iconic building, the proposed replacement dwellings were out of keeping and not affordable housing.

ENP Policy: EB2 (Conservation Area), EE3

Decision: Proposed: JW

Seconded: TD

No objection in principle; members felt that the proposed design was more in keeping that the existing mock Tudor frontage, however the proposed 5 bed town houses did not meet the identified housing need for affordable 1 or 2 bedroom units.

Planning Application No: 22/2540/FUL

Location: 2 Chapel Street, EX8 1HS

Applicant: Mr Tom Vantreen

Proposal: Replacement of curtain walling to front and relocation of existing cycle stands.

Date limit for comments: 13.12.11

Comments Statutory Consultees:

Cllr O Davey – No objection subject to the same number of cycle parking space provision.

View of representations: None

ENP Policy: EB1

Decision: Proposed: TD
No objection

Seconded: JW

Planning Application No: 22/2558/PVJ

Location: 12 Rolle Street, EX8 1HD

Applicant: Mr & Mrs Robert and Karen Gosling

Proposal: Installation of solar PV to the existing rear pitched roof and rear flat roof.

Date limit for comments: 14.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN4

Decision: Proposed: JW
No objection

Seconded: TD

WITHYCOMBE RALEIGH

Planning Application No: 22/2605/FUL

Location: 5 Nursery Mews, EX8 3RA

Applicant: Live West Housing

Proposal: Single storey front/side extension.

Date limit for comments: 19.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: H1

Cllr F Cullis had forwarded his comments which were shared as follows:

Objection, not mindful of surrounding styles EB2, extension looks to be forward of the existing fence to the side of the property and so into the area that is currently a dedicated parking space.

Decision: Proposed: FC
No objection

Seconded: BB

P22/107. Other items

i. Notification of New time limited” premises licences received – “Party in the Park”, formerly known as “Manorfest”

THREE events in total had been submitted, with a separate application being submitted for each one.

Ref No: 054965

TIME LIMITED Premises Licence Application from 28/04/23 - 30/04/23

Ref No. 054966

TIME LIMITED Premises Licence Application from 26/05/23 - 28/05/23

Ref No. 054968

TIME LIMITED Premises Licence Application from 25/08/23 - 27/08/23

Premises: Manor Gardens, EX8 1NZ

Ward: Exmouth Town

Name of Applicant: Hospitality Exmouth Limited

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

Date limit for comments: 26.12.22

Members did not wish to comment.

P22/108. Items for information

i. Appeal decisions

Appeal ref: APP/U1105/W/22/3298012

Appeal by: Mr R Pearcey

Application Ref: 21/3187/FUL

Location: The Store, Little Bicton Place, EX8 2SS

Appeal ref: APP/U1105/W/21/3287929

Appeal by: Mr Martin Jackson

Application Ref: 20/2701/FUL

Location: 18 Hartley Road, EX8 2BQ

Appeal decisions for above were previously circulated for information.

P22/109. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>22/1882/FUL</u> <u>49 Raleigh Road</u>	Objection	Conditional Approval
22/2261/FUL 1 Moorfield Close	No objection	Approval
22/0797/LBC 4 Henrietta Road	No objection	Conditional Approval
22/1763/FUL 6 Trefusis House Flat 1 Trefusis Terrace	No objection	Approval
22/1942/OUT Upper Thurlow 58 Douglas Avenue	Objection	Refusal
22/2116/FUL 2A Cyprus Road	No objection	Approval

The meeting concluded at 19:25

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