

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 19 December 2022 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chairman)
Councillor Brian Bailey
Councillor Fred Caygill
Councillor Andrew Colman
Councillor Cherry Nicholas
Councillor Brian Toye (arrived 18.20)

Apologies:

Councillors Jo Whibley, Frank Cullis, David Poor, Lynne Elson, Mike Rosser

Public Speaking Time

There were no members of the public wishing to speak.

P22/110. Minutes of the previous meeting

Councillor B Bailey proposed, seconded by Councillor C Nicholas and it was agreed that the minutes of the previous meeting held on 5 December 2022 be approved.

P22/111. Declarations of pecuniary interests and dispensations:

Application:	22/2237/FUL Normanlea, 29 Albion Hill
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Done work on their behalf a number of years ago

P22/112. Urgent business

None

P22/113. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 22/2496/TRE

Location: 15 Cheriswood Avenue, EX8 4HG

Applicant: Mr Davis

Proposal: Deodar Cedar (T1) - Dismantle in stages to near ground level.

Target date: 05.01.23

Comments Statutory Consultees:

Tree officer's report – was previously circulated for information.

Recommendation - Refusal

Decision: Proposed: CN

Seconded: AC

Refusal in accordance with the Tree Officer's report.

WITHYCOMBE RALEIGH

Planning Application No: 22/2448/TRE

Location: 196 Withycombe Village Road, EX8 3BD

Applicant: Pullen (Environment Agency)

Proposal: Horse Chestnut (T1) - crown reduction by 1-2m; crown lifting to 3m above footpath; pruning around telecommunication wires to create 'air gaps'.

Target date: 29.12.22

Comments Statutory Consultees:

Tree Officer's report – Previously circulated to members

Recommendation - Approval

View of representations: None

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

Recommend approval in accordance with the Tree Officer's report.

Decision: Proposed: BB

Seconded: AC

Approval in accordance with the Tree Officer's report.

P22/114. Planning applications.

BRIXINGTON

Planning Application No: 22/2702/VAR

Location: 38 Greenpark Road, EX8 4JT

Applicant: Aline Delarue

Proposal: Variation of condition no.2 (approved plans) of planning permission 22/0179/FUL (construction of two storey rear extension with alteration to fenestration) to allow for amendments to the drawing numbers

Date limit for comments: 30.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FC

Seconded: CN

No objection

HALSDON

Planning Application No: 22/2634/FUL

Location: 20 Willow Avenue, EX8 4QS

Applicant: Mr Ali Clifford-Harding

Proposal: The redevelopment of the driveway to the dwelling to include a level Parking and turning space

Date limit for comments: 26.12.22

Comments Statutory Consultees: None

View of representations:

1 x letter of support

ENP Policy: EB2

Decision: Proposed: BT
No objection

Seconded: BB

Planning Application No: 22/2669/MFUL

Location: Warren View Sports Ground Halsdon Avenue, EX8 3DH

Applicant: Exmouth Youth Football Club

Proposal: Engineering operations for playing pitch improvement works including Raising and levelling of surface

Date limit for comments: 28.12.22

Comments Statutory Consultees:

Environmental Health – No objection

Sport England – insufficient information

DCC Flood Risk Management Team – insufficient information submitted regarding surface water drainage.

View of representations:

3 x Rep – concerned if the pitch was improved it will lead to increased use exacerbating existing traffic and access issues. Flooding has not been apparent in past.

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

Like to express my support for the groundwork that will improve drainage and make a better level playing surface. A letter of objection refers to consultation event regarding a proposed building and uses, however this application relates ONLY to groundwork on the pitch. Any further development on the site will be the subject of a further application to be decided at another time, but in regard to this application and the improvement to the playing surface I would support it as an asset to the town.

ENP Policy: CF3

Decision: Proposed: BT

Seconded: FC

No objection in principle subject to the submission of additional information requested by consultees and that subsequently supported the proposed works. It was noted that the Contaminated Land Officer had not been consulted, members were concerned given that the site was previously used as a landfill that they should be consulted.

Planning Application No: 22/2711/FUL

Location: 30 Trinfield Avenue, EX8 3JU

Applicant: Mr and Mrs Avery

Proposal: Single-storey rear extension.

Date limit for comments: 02.01.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: FC

No objection

LITTLEHAM

Planning Application No: 22/2659/FUL

Location: 8 Claredale Road, EX8 2EE

Applicant: Mr and Mrs Cotton

Proposal: Single-storey side extension

Date limit for comments: 27.12.22

Comments Statutory Consultees: None

View of representations: None

Councillor D Poor – No objection

ENP Policy: EB2

Decision: Proposed: BB

Seconded: TD

No objection

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)

Amended plans for consultation.

Additional supporting information received 16 November 2022:

Letter to Planning Officer

Response to neighbour comments

Average occupancy stats

Date limit for comments: 26.12.22

Comments Statutory Consultees:

SWW – 12.12.22 – Advised to contact SWW regarding surface water drainage strategy.

County Highways – 28.11.22 – No objection

DCC Flood Risk Management – 24.10.22 – Objected as the application currently stood due insufficient information regarding surface water drainage management.

Contaminated Land Officer – 17.10.22 – Remediation strategy to be submitted prior to commencement of development.

Housing Strategy/Enabling Officer – Melissa Wall 20.10.22 – Under Strategy 34 of the East Devon LP should be providing 25% affordable housing (15 units). Opportunity to provide some on-site affordable units with the 6 cottages, this was communicated at pre-app stage. Applicant claims affordable housing contribution of £693,540 is not viable. Viability assessment will be reviewed by EDDC. As with all other Churchill schemes in the district where viability is often argued I am hopeful that this scheme can provide a full commuted sum. Exmouth is the highest area of housing need in Exmouth and supply of affordable housing is difficult, especially with retirement schemes and viability challenges. An overage clause will be sought in respect of future profits and affordable housing provision, where levels of affordable housing fall below policy targets.

NHS Local – 12.10.22 – Request £33,638 (£561 per unit) S106 contribution towards cost mitigation of the pressures on the local healthcare facility.

Environmental Health – 11.10.22 – A CEMP must be submitted and approved prior to any works commencing.

Environment Agency – 11.10.22 – No objection subject to conditions in respect of contaminated land.

DCC Historic Environment Officer – 07.10.22 - require a Written Scheme of Investigation setting out a programme of archaeological work.

Police Architectural Liaison Officer – 07.10.22 – No objection in principle but provides security recommendations.

Cllr O Davey – 04.10.22 Objects to change of use from commercial/employment to residential use and would resist any such change. Exmouth already has overprovision of housing for older people. No affordable housing provision.

Town Council - 10 Oct 2022 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.

View of representations:

13 x Rep – in respect of the original application.
2 in support

Councillors F Cullis and D Poor had forwarded their comments which were shared as follows:

Councillor F Cullis - Seems like "land by Tesco" all over again. Building age restrictive housing that Exmouth already has a plentiful supply of at the cost of employment land in a prime location. Protect the employment land and if housing must be built then affordable or social housing that the town so desperately needs, not more retirement homes. Object

Councillor D Poor - I have read the additional notes from the applicant and would vote to maintain our objection. The developer seems to be putting their profit before the needs of our community. EE3 has not been adequately answered, no hard evidence of any additional employment provided other than bland statements of intent. The size of the development has not been addressed and the developer seems to be trying very hard not to provide any s106 or CIL money to Exmouth.

ENP Policy: EE3, EB2, H2, GA3

Decision: Proposed: TD

Seconded: BT

Unanimous sustained objection, the additional information did not mitigate concerns raised. Exmouth Neighbourhood Plan policy EE3 does not support change of use of employment land and no evidence has been submitted that the land has been marketed for the prerequisite minimum period. Additionally, members wished to add that the application is contrary to Policy H2 of the Exmouth Neighbourhood Plan as the application fails to deliver 25% affordable housing. Exmouth is already overloaded with this type of development and fails to deliver an identified housing need for 1- or 2-bedroom units.

Planning Application No: 22/2237/FUL

Location: Normanlea 29 Albion Hill, EX8 1JS

Applicant: Mr Patrick Doyle

Proposal: Single storey side extension, single storey rear extension, basement level rear extension.

Date limit for comments: 30.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: BB

Planning Application No: 22/2520/FUL

Location: 54 Marpool Hill, EX8 2LH

Applicant: Mr Gary Smith

Proposal: Planning permission to drop the kerb outside my house to give vehicle crossing access to my existing driveway as the road is a C class road.

Date limit for comments: 28.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: BT

Planning Application No: 22/2658/FUL

Location: Flat 2 Rear Of 44 Victoria Road, EX8 1DW

Applicant: Mr Quintin Holt

Proposal: Proposed rear extension

Date limit for comments: 23.12.22

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: FC

WITHYCOMBE RALEIGH

None

P22/115. Other items

i. Notification of “New time limited” premises licences received – “Oktoberfest”

Ref No: 054970

Premises: The Strand, EX8 1AQ

Ward: Exmouth Town

Name of Applicant: Hospitality Exmouth Limited

TIME LIMITED Premises Licence Application from 06/10/23 - 07/10/23

Details of the applications could be viewed on EDCC's website.

Date limit for comments: 04.01.23

Members did not wish to comment.

P22/116. Items for information

i. Tree Preservation Order Notification

Confirmation of Tree Preservation Order 22/0012/TPO for Land at and adjacent Olleston, Johns Road was attached for information.

P22/117. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/2382/FUL 75 Mount Pleasant Avenue	No objection	Approval
<u>22/1801/FUL & 22/1802/FUL</u> <u>Devon Cliffs, Sandy Bay</u>	Objection	Conditional Approval
22/2471/FUL 11 Caroline Close	No objection	Conditional Approval
22/2447/FUL 42 Hollymount Close	No objection	Approval
22/2334/FUL 68 Valley Way	No objection	Approval
22/2198/FUL 35 Brixington Lane	No objection	Approval
22/1996/FUL Little Foxholes, 15 Foxholes Hill	No objection	Approval
<u>22/1186/FUL</u> <u>2 Dagmar Road</u>	Objection	Approval
22/0317/FUL 1 Mountbatten Close	Objection	Refusal
22/2457/FUL 17 Trinfield Avenue	No objection	Approval

The meeting concluded at 19:25

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