

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 16 January 2023 at 6:15pm

Present:

Councillor Jo Whibley (Chairman)
Councillor Fred Caygill
Councillor Andrew Colman (arrived 18:25)
Councillor Tim Dumper
Councillor Lynne Elson
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Brian Toye

Apologies:

Councillor Frank Cullis, Brian Bailey, David Poor

Public Speaking Time

There were no members of the public wishing to speak.

P23/006. Minutes of the previous meeting

Councillor T Dumper proposed, seconded by Councillor C Nicholas and it was agreed that the minutes of the previous meeting held on 3 January 2023 be approved.

P23/007. 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:	22/2774/FUL Land Rear Of Hilbrae, Foxholes Hill
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Member of the AONB Partnership board
Application:	22/2814/VAR 349 Exeter Road
Councillor	B Toye
Pecuniary or personal	Personal
Reason	National Trust member
Application:	23/0003/FUL 67 Halsdon Avenue
Councillor	B Toye
Pecuniary or personal	Personal
Reason	National Trust member

P23/008. Urgent business

None

P23/009. Tree and advertising consent applications

LITTLEHAM

Planning Application No: 22/2581/TRE

Location: 6 Albion Hill, EX8 1JS

Applicant: Woolhead

Proposal: T1, Ash: fell.

Target Date: 16.01.23

Comments Statutory Consultees:

Tree Officer's report previously circulated for information.

Recommendation – Refusal

View of representations:

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

Concurred with TO's recommendation.

Decision: Proposed: FCa

Seconded: MR

Refusal in accordance with the Tree Officer's report.

WITHYCOMBE RALEIGH

Planning Application No: 22/2668/TRE

Location: 22 Sturges Road, EX8 4BH

Applicant: Cockram

Proposal: Norway Maple (T2) : fit with cobra bracing to reduce risk of future limb failure.

Quercus robur (T7): crown raise to give a 3-metre clearance over the path outside 22 Sturges Road.

Alder (T8): crown raise up to 4 metres over the pavement.

Target date: 30.01.23

Comments Statutory Consultees:

Tree Officer's report previously circulated for information.

Recommendation – Approval

View of representations:

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

Tree Officer's conclusion was that the proposed works are "relatively minor in scope and are considered reasonable arboriculture management", therefore supports the tree officer's recommendations for approval subject to the conditions laid out in report.

Decision: Proposed: FCa Seconded: LE
Approval in accordance with the Tree Officer's report.

Planning Application No: 22/2675/TRE

Location: Raleigh Manor Care Home 13 Drakes Avenue, EX8 4AB
Applicant: Mr Luke Davey (Raleigh Manor Care Home)
Proposal: Copper Beech (T2): Sectionally dismantle down to 3 metres in height.

Target Date: 30.01.23

Comments Statutory Consultees:
Tree Officer's report – pending receipt.

Decision: Proposed: Seconded:
Application deferred to next meeting pending receipt of the Tree Officer's report.

P23/010. Planning applications.

BRIXINGTON

Planning Application No: 22/2720/FUL

Location: 80 Birchwood Road, EX8 4LS
Applicant: Mr Chris Wood
Proposal: Proposed terraced two storey 3-bedroom dwelling on adjoining garden to 80 Birchwood Road, Exmouth Devon EX8 4LS, with associated off-street parking

Date limit for comments: 26.01.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: FCa Seconded: CN

Objection: members felt the proposal was overdevelopment of the site and were concerned that there was inadequate provision for garden amenity space for the new dwelling. The area is characterized by semi-detached and detached properties. This application proposed to make Number 80 Birchwood a terraced property which was out of character and harmful to the streetscene. It was also felt that the development would be visually intrusive to Birchwood Drive. It was therefore considered that the application was 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. Provision had only been made for 1 car parking space, this was deemed inadequate for a 3-bedroom home and contrary to policy TC9 of the EDDC Local Plan. Members also questioned impact the development would have on drainage.

HALSDON

Planning Application No: 22/1868/FUL

Location: 42 Springfield Road, EX8 3JY

Applicant: Mr & Mrs Tim Prince

Proposal: Conversion of roof space to habitable use to include front flat roof dormer and single storey rear extension

Amended plans

Amended plans received 03.01.23

Date limit for comments: 18.01.23

Comments Statutory Consultees:

Town Council - Meeting 26.09.22 Objection; members were concerned that the proposal to extend in front of the current building line would be out of keeping and harmful to the 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.

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

No objection to amended plans.

Planning Application No: 22/2814/VAR

Location: 349 Exeter Road, EX8 3NS

Applicant: Ms Beverley Searle

Proposal: Variation of condition no. 2 (approved drawing of minor alteration to window positions and material changes 20/0997/FUL) to be replaced with submitted drawing 8599-02A.

Date limit for comments: 25.01.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: LE

No objection

Planning Application No: 23/0003/FUL

Location: 67 Halsdon Avenue, EX8 3DH
Applicant: Mrs Penelope Cowman
Proposal: Proposed rear extension and balcony

Date limit for comments: 26.01.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE
No objection

Seconded: BT

LITTLEHAM

Planning Application No: 22/2774/FUL

Location: Land To Rear Of Hilbrae Foxholes Hill
Applicant: Mr David Leach-Thomas
Proposal: Proposed new dwelling house with integral garage.

Date limit for comments: 18.01.23

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
Had some concerns about impact on the landscape, but the plot is large
and the developer has attempted to reduce its impact. No overlooking issues so
overall had no objection.

ENP Policy: EB2, EN1 (AONB)

Decision: Proposed: MR
Objection; there are hedges and trees on site, contrary to the information declared
on the application form. The application does not include a site plan and an
assessment of the impact on the landscape and ecology.

Seconded: FCa

Planning Application No: 23/0008/FUL

Location: 7 Merrion Avenue, EX8 2HX
Applicant: Dr & Mrs Nick & Kerin Pillans
Proposal: Proposed third floor balcony

Date limit for comments: 27.01.23

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: MR
No objection

Seconded: JW

TOWN

Planning Application No: 22/2803/FUL

Location: 24 Morton Road, EX8 1BA

Applicant: Mr David Hill

Proposal: Proposed annexe, loft conversion and internal alterations to fenestration.

Date limit for comments: 25.01.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: JW

WITHYCOMBE RALEIGH

None

P23/011. Other items

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

Ref No: 055110

Premises: Manor Gardens

Ward: Town

Name of Applicant: Can Do Pub Company Ltd

TIME LIMITED Premises Licence Application from 28.04.23 – 01.05.23

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

Date limit for comments: 02.02.23

Members did not wish to comment under the licensing objectives.

P23/012. Items for information

i. Appeal decision

Appeal ref: APP/U1105/U1105/8517

Appeal by: Mrs E Bancroft

Application Ref: 21/0293/TRE

Location: 22 Highbury Park

Appeal decision above was previously circulated for information.

ii. Notification of tree works considered an exemption to Conservation Area legislation

Copy letter previously circulated for information.

P23/013. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/2659/FUL 8 Claredale Road	No objection	Conditional Approval
<u>22/2718/FUL</u> <u>38 Cranford Avenue</u>	Objection	Conditional Approval

The meeting concluded at 18.57

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