

**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 30 January 2023 at 6:15pm**

**Present:**

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

**Apologies:**

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

**Public Speaking Time**

There were no members of the public wishing to speak.

**P23/014. Minutes of the previous meeting**

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

**P23/015. 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:	22/2675/TRE Raleigh Manor Care Home
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Employer, Hospiscare has contact with the home
Application:	23/0065/FUL 2 Highbury Park
Councillor	B Toye
Pecuniary or personal	Acquainted with next door neighbours

**P23/016. Urgent business**

**TOWN WARD**

Planning Application No: 22/2652/ADV

Location: Bus Shelter, Exeter Road

Applicant: Clear Channel UK

Proposal: Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with Double-sided digital displays; replacement digital displays will portray static advertising images that change every 10 seconds.

Decision: Proposed: JW  
Approval

Seconded: TD

## **P23/017. Tree and advertising consent applications**

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### **WITHYCOMBE RALEIGH**

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 previously circulated to members.

Recommendation – Approval subject to replacement Scots pine plant in location agreed with the LPA.

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

Supports TO's recommendation for approval including type and location of replacement tree. Encouraged to see that the base of the tree was to be retained as habitat.

Decision: Proposed: JW

Seconded: LE

Conditional Approval in accordance with the Tree Officer's report.

## **P23/018. Planning applications.**

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### **BRIXINGTON**

Planning Application No: 22/2660/FUL

Location: Shalimar Marley Road, EX8 5DW

Applicant: Mr Matthew Smith

Proposal: Alterations to dwelling including the construction of single and two storey extensions, the installation of first floor side facing windows, alterations to fenestration, balcony to North elevation and provision of cladding

Date limit for comments: 02.02.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EN1 (Outside BUAB)

Decision: Proposed: FC

Seconded: CN

No objection subject to the cladding was the same as neighbouring properties.

Planning Application No: 23/0048/FUL

Applicant: Mr and Mrs Lampitt

Proposal: Single-storey rear and first-floor side extensions.

Location: 14 Spencer Close, EX8 4LP

Date limit for comments: 02.02.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: FC

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.

Amended plans for consultation.

Amended plans received 25/01/2023 to illustrate reduction in the width of the Dwelling.

Date limit for comments: 08.02.23

Comments Statutory Consultees:

**Town Council** - Meeting 21.11.22 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.

**EDDC Trees – 16.12.22** – The location of the building so close to the trees would inevitably lead to future pressure to prune or fell the trees. The development did not consider the long-term growth or future impact of the development on either tree. Application should be refused as contrary to EDDC LP Policy D3.

View of representations:

19 x Rep in respect of the original application.

ENP Policy: EB2

Decision: Proposed: FC

Seconded: CN

Objection sustained; the amended plans did not mitigate concerns raised. It was acknowledge the amended plans had reduced the footprint however the proposal was still considered to be overdevelopment of site and did not address concerns raised regarding the parking provision. Updated comments from EDDC Trees had not been received.

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## **HALSDON**

Planning Application No: 23/0057/FUL

Location: Elmfield House 19 Littlemead Lane, EX8 4RF

Applicant: Mr N. M. Eyres

Proposal: Conversion of existing roof space above flat 2 (first floor) into a additional residential unit together with formation of new dormers on north east and south west elevations

Date limit for comments: 13.02.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

No objection subject to comments from DCC Highways as there was a concern that the access was on a bend and near to a junction.

Planning Application No: 23/0065/FUL

Location: 2 Highbury Park, EX8 3EJ

Applicant: Anthony

Proposal: Two storey extension to be built to replace existing garage on the side of the house.

Date limit for comments: 08.02.23

Comments Statutory Consultees:

**SWW** – Applicant to contact SWW if unable to comply with requirements for asset

Protection.

View of representations: None

ENP Policy: EB2

Decision: Proposed: BT

Seconded: LE

No objection subject to any fenestration to the side being obscured glazing.

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## **LITTLEHAM**

None

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## **TOWN**

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.

Amended plans for consultation.

Amended floor plans to show proposal is to sub-divide the existing unit into two retail units.

Date limit for comments: 31.01.23

Comments Statutory Consultees:

**Town Council** – No objection

**Cllr O Davey** – No objection subject to the number of cycle parking spaces provided were not reduced.

Decision: Proposed: JW

Seconded: TD

No objection to amended plans.

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## **WITHYCOMBE RALEIGH**

None

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### **P23/019. Other items**

#### **i. Notification of New Premises Licence**

Ref No: 055151

Premises: Moores Newsagents and convenience store, 28 The Strand

Ward: Town

Name of Applicant: Mr Yogananthan Ramesh

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

Date limit for comments: 10.02.23

Concern was raised regarding potential associated antisocial behaviour in the Strand in context of well documented issues with street drinking as referenced in the EDDC Quarter 2 Performance report 2022-23.

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## **P23/020. Items for information**

### **i. Appeal decision**

Appeal ref: APP/U1105/U/22/3307905

Appeal by: Mr Barnaby Griffith

Application Ref: 22/0758/FUL

Location: 43 Halsdon Avenue

Proposal: Front, rear and first floor extension and internal alterations.

Appeal decisions above was previously circulated to members.

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## **P23/021. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/2050/FUL 1 Ivydale	No objection	Approval
22/2237/FUL Normanlea, 29 Albion Hill	No objection	Conditional Approval
22/2623/FUL 13 Partridge Road	No objection	Approval
22/2711/FUL 30 Trinfield Avenue	No objection	Conditional Approval
<b><u>22/0873/FUL</u></b> <b><u>Olleston, St Johns Road</u></b>	<b>Objection</b>	<b>Conditional Approval</b>
22/1202/FUL 20 Portland Avenue	No objection	Conditional Approval
22/1963/FUL 7C Cyprus Road	No objection	Approval
<b><u>22/0781/FUL</u></b> <b><u>Mundys Farm,</u></b> <b><u>West Down Lane,</u></b>	<b>No objection</b>	<b>Refusal</b>
<b><u>22/1572/LBC</u></b> <b><u>29 Clarence Road</u></b>	<b>No objection</b>	<b>Refusal</b>
22/1711/FUL 22A Exeter Road	No objection	Conditional Approval
22/2473/FUL 34A Rolle Street	No objection	Conditional Approval
22/2491/FUL 2 Long Causeway	No objection	Conditional Approval
22/2634/FUL	No objection	Approval

20 Willow Avenue		
22/1925/FUL 9 Maer Road	No objection	Conditional Approval

**The meeting concluded at 19.00**

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