

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 13 March 2023 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chairman)
Councillor Brian Bailey
Councillor Fred Caygill
Councillor Andrew Colman
Councillor Cherry Nicholas
Councillor David Poor
Councillor Mike Rosser
Councillor Brian Toye (Left the meeting at 19:56)

Apologies:

Councillors Frank Cullis, Jo Whibley, Lynne Elson

Public Speaking Time

Fourteen members of the public attended the meeting to object to planning application, 23/0321/FUL 5 Mayfield Drive, including 5 registered to speak. However it was noted that the application had been withdrawn, the application was therefore not discussed by the committee.

Debra Quine spoke regarding item for consideration, notification of "New time limited" premises licence received for Orcombe Point Pop Up Bar (Trailer)

Note: The application stated above was discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P23/038. Minutes of the previous meeting

Councillor B Bailey proposed, seconded by Councillor B Toye and it was agreed that the minutes of the previous meeting held on 27 February 2023 and ward decisions appendices (i) be approved.

P23/039. Declarations of pecuniary interests and dispensations:

Application:	23/0271/TRE 95 Ivydale
Councillor	C Nicholas
Pecuniary or personal	Personal
Reason	Lives in same road though applicant not know to her

P23/040. Urgent business

None

P23/041. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 23/0324/TCA

Location: 20 Warneford Gardens, EX8 4EN

Applicant: Mr Alan Sperrin

Proposal: T1: Oak - reduce side lateral limbs to give approximately 3m clearance to house and to reduce overhang of room. Reduce 3 lowest limbs, at same height, reducing by approximately 2m lengths, diameter cuts of up to 7cm.

Reduce tips of limbs above by approximately 1.5m with diameter cuts of 5cm.

T2: Oak - reduce 2 lowest over-extending limbs by 2m with cut diameters of up to 6cm.

T3: Oak - reduction of small lowest limb by 2000mm; cut diameters up to 50mm.

Target Date: 24.03.23

Comments Statutory Consultees:

Tree Officer's report previously circulated to members.

Recommendation - Approval

View of representations: None

Decision: Proposed: CN

Seconded: AC

Approval in accordance with the Tree Officer's report.

Planning Application No: 23/0271/TRE

Location: 95 Ivydale, EX8 4TA

Applicant: Mrs Rose Mummery

Proposal: Oak - Cut 3 lower branches (growing through fence), max. length 12m; max dia.20cm.

Target date: 04.04.23

Comments Statutory Consultees:

Tree Officer's report previously circulated to members.

Recommendation - Approval

View of representations: None

Decision: Proposed: FCa

Seconded: CN

Approval in accordance with the Tree Officer's report.

P23/042. Planning applications.

BRIXINGTON

Planning Application No: 23/0260/FUL

Location: 51 Little Meadow, EX8 4LU

Applicant: Mr Jamie Walker Agent:

Proposal: Proposed extension to the rear and side of semi detached dwelling

Date limit for comments: 20.03.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AC

Seconded: CN

No objection subject to SWW being consulted regarding the new drainage layout.

HALSDON

Planning Application No: 22/2367/FUL

Location: 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.

Amended Plans

Revised Position of EV Charge Points (and reduced in number from 8 to 4)

Date limit for comments: 13.03.23

Comments Statutory Consultees:

Environmental Health – Any approval should be subject to a full design spec detailing acoustic attenuation being submitted and a lighting scheme.

EDDC Trees – No objection to the amended scheme, subject to pre-commencement Conditions.

Town Council – No objection, subject to Tree Officer's report and comments from Environmental health

Cllrs T Woodward, Cllr P Millar, Cllr M Armstrong – Objected to original application.

View of representations:

1 x Rep in respect of original application. Cllr L Elson had forwarded her comments which were shared as follows:

I was not against the original planning application; I think it is a positive move to have EV points. I know there were objections previously re noise etc but the car wash used to be sited here before they had the jet wash. This application still involves the removal of a tree and lopping of other trees in the vicinity and close to wooded area, therefore I feel we should have sight of a tree officers report. Objects in line with Cllr B Toye.

ENP Policy: EB2, EN4

Decision: Proposed: BT

Seconded: BB

The proposal for objection to the amended plans was not supported when put to vote, therefore, the recommendation was no objection to the amended plans subject to a wildlife assessment and the Tree Officer's conditions being implemented.

Planning Application No: 23/0189/FUL

Location: 1A Halsdon Avenue, EX8 3DL

Applicant: Andy Braddon & Alison Smith

Proposal: Single storey rear infill extension and conversion of roofspace to habitable use to include 2 x side dormers.

Date limit for comments: 22.03.23

Comments Statutory Consultees: None

View of representations: None

Cllr L Elson had forwarded her comments which were shared as follows:

There are many different designs of properties in Halsdon Avenue which includes bungalows and houses of both older and modern design so this will not have any effect on the street scene. Many have been extended or had loft conversions. The extension is only slightly larger than the existing extension. I do not believe the loft extension will affect the adjoining property or overlook any of the properties behind. No objection.

ENP Policy: EB2

Decision: Proposed: DP

Seconded: BB

No objection

Planning Application No: 23/0367/FUL

Location: 36 Willow Avenue, EX8 4QS

Applicant: Mr Mike Ayres

Proposal: Single storey detached garage to the rear following demolition of the existing garage

Date limit for comments: 14.03.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

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

Replacement garage includes new windows and door, may be Committee could ask for a condition to its approval that the garage is not used as a habitable space.

Cllr L Elson had forwarded her comments which were shared as follows:

New garage replacing slightly smaller existing garage. No objection.

Decision: Proposed: BT

Seconded: DP

No objection, subject to any approval conditioned that the garage is not used as a habitable space.

Planning Application No: 23/0438/FUL

Location: 10 April Close, EX8 4QE

Applicant: Mr J Roach

Proposal: Proposed single storey rear extension, hipped to gable roof and front and rear dormers

Date limit for comments: 22.03.23

Comments Statutory Consultees: None

View of representations: None

Cllr L Elson had forwarded her comments which were shared as follows:

Several of the surrounding properties have had extensions or include dormers with a mixture of both single and two storey properties, however other changes do not appear to be similar to this application. The extension replaced the current conservatory and garage so minimum change although loss of garage there is a drive but parking in road would be difficult. I am, however concerned with the rear dormer and consider there could be some overlooking to the adjacent property. I feel it should have a site inspection. Due to my concerns - OBJECTION

ENP Policy: EB2

Decision: Proposed: BT

Seconded: FC

No objection

LITTLEHAM

Planning Application No: 23/0295/FUL

Location: Toilets Maer Road

Applicant: Anna Fitzgerald

Proposal: Change of use from public toilet (sui generis) to Class C with 1 no.

Retained public toilet including associated alterations.

Date limit for comments: 17.03.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (Country Wildlife Site), EE2,

Decision: Proposed: MR

Seconded: BB

The proposal for objection was not supported when put to vote, therefore, the recommendation was no objection.

Planning Application No: 23/0321/FUL

Location: 5 Mayfield Drive, EX8 2HD

Applicant: Mr & Mrs Oliver

Proposal: Construction of a replacement dwelling and an additional dwelling.

Date limit for comments: 15.03.23

Comments Statutory Consultees: None

View of representations:

22 x Rep – Neighbours raised a number of concerns including:

- Style and design detrimental to the street scene.
- Size, scale and massing out of keeping with the area.
- Contrary to the Avenues Design Statement.
- Loss of amenity for neighbouring residents.
- The proposed roof terrace will overlook neighbouring gardens and properties.
- Not enough parking space or allow for turning area.

ENP Policy: EB2

Decision: Proposed:

Seconded:

Application withdrawn

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

Amended Plan: Drawing No. 10119EM – PA10 Proposed Elevations Sheet 4

Date limit for comments: 13.03.23

Comments Statutory Consultees:

Conservation – 09.03.23 – amended plans do not address previous concerns raised. Whilst the redevelopment of the site for housing is acceptable in heritage terms, the overall layout, size and scale is out of keeping with the surrounding area and likely to harm adjacent Conservation area and setting of the listed buildings.

Development Delivery Project Manager – 03.03.23 – Requires additional info.

Environment Agency – No objection

Town Council – 21.12.22 - 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.

SWW – No objection

View of representations:

13 x Rep in respect of the original application

2 letters of support

ENP Policy: H2, EE3, EB2, GA3

Decision: Proposed: BT

Seconded: FCa

Objection sustained; previous concerns raised have not been mitigated. It was further noted that the application was contrary to local plan policy E9 (4).

Planning Application No: 23/0405/FUL

Location: Strand Gardens, The Strand

Applicant: Mr Gerard Mills Agent:

Proposal: To placement of tables and chairs on the Strand.

Date limit for comments: 20.03.23

Comments Statutory Consultees:

View of representations:

ENP Policy:

Decision: Proposed: MR

Seconded: BB

The proposal for objection was not supported when put to vote, therefore, the recommendation was no objection.

WITHYCOMBE RALEIGH

None

P23/043. Other items

i. Notification of New Premises Licence

Ref No: 055329

Premises: Cork Pages CRU Ltd, 13a Albion Street

Ward: Town

Name of Applicant: Cork Pages CRU Ltd

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

Date limit for comments: 27.03.23

Representations must relate to one or more of the four licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

Members did not wish to comment.

ii. Notification of “New time limited” premises licences received – Orcombe Point Pop Up Bar (Trailer)

Ref No: 055335

Premises: Orcombe Point pop up bar, Orcombe Point

Ward: Littleham

Name of Applicant: Can do Pub Company

TIME LIMITED Premises Licence Application for Saturday 22nd & Sunday 23rd April 2023 (12:00 – 19:00)

Date limit for comments: 29.03.23

Debra Quine spoke during the public speaking time against the application.

Members concurred with Debra Quine's objection under all four licensing objectives.

There was well documented evidence of anti-social behaviour at Orcombe Point which resulted in the PSPO being extended to include the seafront. Exmouth Town Council at the request of the police and Devon County Councillor Christine Channon had also deployed a mobile CCTV unit to monitor the area post covid.

iii. Notification of a street trading application received – Exmouth Pride

The applicant is from: Dr Christopher Everall – Exmouth Pride

Location: Manor Gardens, Exmouth, EX8 1NZ

Dates: Saturday 17 June 2023

Times 11:00 to 18:30

The applicant has noted the following on their application: All traders have been asked to remove their own waste. We are asking traders for single use plastic free and for them to consider their environmental impact. Devon Contract Waste are supplying containers and any remaining waste will be put in these by volunteers at the end of the event. We are paying for additional litter picking from Streetscene.

Please find attached the following documents that accompanied the application:

- A map of the trading site

Date limit for comments: 16.03.23

Members did not wish to comment.

P23/044. Items for information

i. Notification of tree works considered an exemption to 18/0099/TPO

Copy letter attached for information.

ii. Appeal Notification

Appeal by: Mr & Mrs Charles Isaac

Appeal Ref: APP/U1105/W/22/3305821

Proposal: Loft conversion to habitable space, changes of external elevation finishes with alteration to fenestration, replacement of existing conservatory with garden room and alterations to garden annex with front extension and relocation of front door.

Location: 3 Trefusis Place, EX8 2AR

Planning Application No: 22/0120/FUL

An appeal has 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 attached for information.

P23/045. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
20/1365/FUL Land to the rear of 33-35 New Street	No objection	Not determined
22/2803/FUL 24 Morton Road	No objection	Conditional Approval
22/2660/FUL Shalimar, Marley Road	No objection	Conditional Approval
<u>22/2708/FUL</u> <u>7 Woodlands Drive</u>	Objection	Refusal
23/0119/FUL 6 Carton Hill	No objection	Approval

23/0142/FUL 35 Woodville Road	No objection	Conditional Approval
22/2658/FUL Flat 2, Rear of 44 Victoria Road	No objection	Conditional Approval
22/2766/FUL Maer Farm, Maer Lane	No objection	Conditional Approval
<u>23/0057/FUL</u> <u>Elmfield House, 19</u> <u>Littlemead Lane</u>	No objection	Refusal

The meeting concluded at 20:15

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

Appendices

- i. The following ward decisions were agreed via a co-ordinated telephone and email consultation process as planning applications were not available to view by the Planning Committee members at the time of their scheduled meeting on 27 February 2023.

BRIXINGTON

Planning Application No: 23/0164/FUL

Location: 38 Greenpark Road, EX8 4JT

Applicant: Aline Delarue

Proposal: Retain the existing single storey extension and construct infill extension and installation of cladding

Decision: No objection

Planning Application No: 23/0345/FUL

Location: The Retreat St Johns Road, EX8 5EG

Applicant: Mr Paul Fell

Proposal: Two storey extension to the side of the existing building.

Decision: No objection subject to the extension not being used or sold separately to the host dwelling.

LITTLEHAM

Planning Application No: 23/0254/FUL

Location: Flat 8 Heron Court 5 Cranford Avenue, EX8 2HP

Applicant: Mr Mark Hield Agent:

Proposal: Replace old wooden balcony single door with single bar across with UPVC single pane double glazed door.

Decision: No objection

Planning Application No: 23/0078/FUL

Location: 2 Turner Avenue, EX8 2LF

Applicant: Iain McNeill

Proposal: Construction of new attached dwelling in garden of existing house

Decision: No objection

Planning Application No: 23/0094/PVJ

Location: Devon Cliffs Holiday Centre Sandy Bay, EX8 5BT

Applicant: Bourne Leisure Ltd
Proposal: Installation of 512 kWp of solar photovoltaic panels and ancillary
Equipment across multiple roofs associated with the entertainment complex at
Haven Devon Cliffs Holiday Centre

Decision: No objection

TOWN

Planning Application No: 23/0320/FUL

Location: 27 Ryll Grove, EX8 1TT
Applicant: Mr Matthew Wyon-Brown
Proposal: Replacement of existing single glazed timber conservatory with new
Single storey side extension and installation of new timber fence along boundary
wall.

Decision: No objection though concerned that the replacement fence would create a
fortress effect.

Planning Application No: 22/2786/LBC

Location: Flat 1, 5 The Beacon, EX8 2AG
Applicant: Mr & Mrs Loveless
Proposal: Block up existing doorway between hall and kitchen; create new door
Opening between bedroom no. 1 and bedroom no.2; remove cupboard door in
kitchen; remove section of wall between kitchen and living area and install bath in
bay window and tile section of floor in bedroom no. 1

Decision: No objection subject to Conservation Officer's report.

ADDENDUM

Planning Application No: 22/2158/FUL

Location: 44 Montpellier Road, EX8 1JP
Applicant: Mr and Mrs Doliczny
Proposal: Conversion of roof space to habitable use to include a front dormer, 1 x
rooflight and covered rear balcony; proposed re-modelling of rear tenement
to provide an external staircase and decked area

Amended Plans

Conversion of roof space to habitable use to include a front dormer, 1 x rooflight and
covered rear balcony.

Decision: No objection subject to Conservation Officer's report.

WITHYCOMBE RALEIGH

Planning Application No: 23/0206/FUL

Location: 5 Copperfield Close, EX8 4HP

Applicant: Robert Dodds

Proposal: Proposed cladding on the top gable ends of the house and garage.

Decision: No objection