

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 27 March 2023 at 6:15pm

Present:

Councillor Jo Whibley (Chair)
Councillor Brian Bailey
Councillor Fred Caygill
Councillor Tim Dumper
Councillor Lynne Elson
Councillor Cherry Nicholas
Councillor Mike Rosser

Apologies:

Councillors Frank Cullis, Andrew Colman, David Poor, Brian Toye

Public Speaking Time

Jess Hill spoke during the public speaking time regarding planning application 23/0590/FUL Flat 2, 7 Louisa Terrace, proposed ramp to front, new door opening and revised terrace and guarding.

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

P23/046. Minutes of the previous meeting

Councillor M Rosser proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meeting held on 13 March 2023 be approved.

P23/047. Declarations of pecuniary interests and dispensations:

Application:	23/0504/FUL Queen's Drive Space, Queen's Drive
Councillor	J Whibley
Pecuniary or personal	Personal
Reason	East Devon District Councillor

P23/048. Urgent business

None

P23/049. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 23/0181/FUL

Location: 64 Littlemead Lane, EX8 3BU

Applicant: Miss Jill Simpson

Proposal: To extend and lower existing driveway and rebuild supporting wall.

Date limit for comments: 29.03.23

Comments Statutory Consultees: None

View of representations:

1 letter of support

ENP Policy: EB2

Cllr B Toye had forwarded his comments which were shared as follows:
Proposals obviously needed for better disabled access on a steep sloping site. this has already been done on a number of properties. Moving front garden wall backwards did not affect general appearance of frontage, next door has widened drive access and a few doors down has completely flattened front garden.
NO OBJECTION

Decision: Proposed: LE
No objection

Seconded: TD

Planning Application No: 23/0442/FUL

Location: 29 Crossingfields Drive, EX8 3LP

Applicant: Mr Shaun Bagwell

Proposal: Proposed hip to gable in rear part of roof. Small Dormer off north facing side of roof. Installation of balcony off rear and cladding for insulation and protection of property.

Date limit for comments: 11.04.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Cllr B Toye had forwarded his comments which were shared as follows:
Roof changes make little difference to street appearance, considering property is at end of cul-de-sac. Rear balcony faces open land.
NO OBJECTION

Decision: Proposed: LE
No objection

Seconded: JW

Planning Application No: 23/0566/FUL

Location: 137 Hulham Road, EX8 4QZ

Applicant: P McKenzie

Proposal: Conversion of existing roof space into additional accommodation together with construction of rear flat roof dormer

Date limit for comments: 07.04.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Cllr B Toye had forwarded his comments which were shared as follows:
No effect on street appearance. NO OBJECTION

Decision: Proposed: LE
No objection

Seconded: CN

LITTLEHAM

Planning Application No: 23/0476/FUL

Location: 5 Pankhurst Close, EX8 2TB

Applicant: Mr Dave Cockman

Proposal: Provision of light industrial and storage units

Date limit for comments: 29.03.23

Comments Statutory Consultees:

Environmental Health – 14.03.23 – Conditional approval recommended regarding noise mitigation and construction working hours.

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection, changes are minor and help one of our local businesses.

ENP Policy: EE2

Decision: Proposed: BB
No objection

Seconded: FCa

Planning Application No: 23/0479/FUL

Location: Flat 1 Foxholes House, Maer Lane, EX8 2DD

Applicant: Mr & Mrs Eric & Steph Bridge

Proposal: Conversion and extension of the existing two storey garage/outbuilding for habitable use.

Date limit for comments: 28.03.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EN1 (AONB)

Cllr D Poor had forwarded his comments which were shared as follows:
No objection, no comments from neighbours and no overlooking issues.

Decision: Proposed: MR
No objection

Seconded: BB

Planning Application No: 23/0504/FUL

Location: Queen's Drive Space Queens Drive, EX8 2AY

Applicant: East Devon District Council

Proposal: Use of land for outdoor sport and recreation purposes, specifically for external hire for the running of exercise classes

Date limit for comments: 03.04.23

Comments Statutory Consultees: None

View of representations:

1 x Rep – The space is underutilized, and has yet to see to space actually being used. There are other areas that could be far better used for the purpose of outdoor exercise. The space needs to be used for overflow car parking. It isn't practical for families wishing to spend the day at the seaside to use public transport. The council is not only losing parking revenue but also to the businesses by not increasing parking.

ENP Policy: EE6

Cllr D Poor had forwarded his comments which were shared as follows:
No Objection, notes the comment from a local resident, but feels that this proposal will be of great benefit to local children and will increase the number of families using the area and help our local businesses.

Decision: Proposed: BB

Seconded: MR

No objection though members were concerned that there was restricted scope of use for sport and recreation due to the uneven ground. Members also cited their

concern regarding suitability/useability of the site for sports due to its tendency to become saturated with rainwater.

Planning Application No: 23/0538/FUL

Location: Chestnuts, 65 Salterton Road, EX8 2EJ

Applicant: Mr David Crocker

Proposal: Proposed two storey rear extension (10 additional HMO bedrooms)

Date limit for comments: 04.04.23

Comments Statutory Consultees:

Police Architectural Liaison Officer – Condition that the main communal entrance does not have a tradesperson or timed-release mechanisms for mail delivery.

View of representations: None

ENP Policy: EB2

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

Not sure about this, it seems to have less of an impact than the previous application passed on appeal, so I wonder why the developer went to the expense of submitting that application and going to appeal. But that is not a planning issue, my concern is the amount of traffic this development could create on a busy road and also the risk of overlooking on the property next door, so overall I would object to these proposals.

Decision: Proposed: MR

Seconded: BB

Objection, members felt that the proposal was overdevelopment of the site and concerned about the impact of on the highway.

Planning Application No: 23/0543/FUL

Location: 8 Delderfield Gardens, EX8 2DT

Applicant: Mrs Shannie Platts

Proposal: Single storey rear extension and alterations to the existing rear dormer. Existing conservatory and rear porch to be demolished.

Date limit for comments: 04.04.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

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

No objection

Decision: Proposed: MR

Seconded: BB

No objection subject to the workshop being ancillary to the main dwelling and not used as separate accommodation.

Planning Application No: 23/0590/FUL

Location: Flat 2, 7 Louisa Terrace, EX8 2AQ

Applicant: Mr & Mrs D Moll

Proposal: Proposed ramp to front, new door opening and revised terrace and Guarding.

Date limit for comments: 11.04.23

Comments Statutory Consultees: None

View of representations:

6 x Rep – Object on the grounds of visual impact on Conservation Area and the encroaching onto the garden area.

ENP Policy: EB1 (Residential of area of special character)(Conservation Area)

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

Although the proposals looked minor they did impact on one of our major conservation area roads. I note there was no conservation officer report but the one for the previous application is still, to me, valid. So I would object on the same grounds as before EB2 out of keeping with the area.

Decision: Proposed:BB

Seconded: MR

Objection, the proposal was considered to be out of keeping and harmful to the Conservation Area. Louisa Terrace was noted within the Exmouth Neighbourhood Plan as being an area of special character with an objective to ensure the preservation and/or enhancement of Conservation Areas. The proposal was therefore contrary to policy EB1 of the Exmouth Neighbourhood Plan.

TOWN

Planning Application No: 23/0597/FUL

Location: Flat 1 Ground Floor 9 Morton Road, EX8 1AZ

Applicant: Mike Bird

Proposal: Single storey rear extension to existing ground floor flat

Date limit for comments: 11.04.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection

WITHYCOMBE RALEIGH

Planning Application No: 22/2403/FUL

Location: 22 Forton Road, EX8 4NQ

Applicant: Mr Andy Rowe

Proposal: Two storey side extension and demolition of existing single storey

Amended plans for consultation.

Amended plans to reduce the bulk of the extension to address objections of the Town Council

Date limit for comments: 03.04.23

Comments Statutory Consultees:

Town Council 21.11.22 Objection; on the grounds that the proposal was overdevelopment of the site. Concern was raised that the development would dominate and overshadow the bungalow next door. The proposal was therefore considered to be contrary to EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of surrounding building styles and ensure a high level of design.

Cllr S Gazzard & B Taylor – Support amended plans.

View of representations: None

ENP Policy: EB2

Cllr F Cullis had forwarded his comments which were shared as follows
The amended application addresses the town council's objection to the previous application that it was overdevelopment of the site and our concern that the development would dominate and overshadow the bungalow next door. The new application was for a single storey side extension rather than the previous 2 storey development that we objected too. I feel the new application did enough to address our previous concerns and so would propose supporting the application if I was there to do so.

Decision: Proposed:LE

Seconded: JW

No objection; the amended plans addressed previous concerns.

WOODBURY & LYPSTONE (JOINING PARISH)

Planning Application No: 22/1839/MRES

Location: Goodmores Farm, Dinan Way

Applicant: 3West Group Ltd

Proposal: Partial reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 32 houses, 24 apartments (with bin and cycle stores), a fibre cabinet associated

roads and parking

Date limit for comments: 03.04.23

Comments Statutory Consultees:

DCC Flood risk SuDs Consultation - 07.02.23– No objection

Cllr G Jung – Issues needed to be resolved raised by EDDC Trees, Landscape Architect, RSPB.

Police Architectural Liaison Officer – accessible space to rear of plots should be avoided in order to reduce opportunity for crime and anti-social behaviour.

Housing Strategy/Enabling Officer – Affordable housing secured under S106 agreement for west of the site. A deed of variation was being considered and the outcome might result in additional affordable units.

EDDC Trees – Requested additional information. Concerned about the extent to which many of the trees will need to be pruned back to provide sufficient clearance.

RSPB – Integrated bird nesting bricks was short of what currently was considered to be good practice. It was hoped that the balance would be redressed.

EDDC Landscape – Requested additional information. Layout Apartment Block B appears to be too large. Apartment car parks were too tightly arranged and provide no potential for planting to break up the dominance of cars.

View of representations:

13 x rep – 3 storey apartment blocks were out of keeping in this part of Exmouth. Overdevelopment of the site, inadequate parking provision, increase in traffic and further strain on drainage. Loss of ponds and associated wildlife.

ENP Policy: EB2, H2, GA3

Decision: Proposed: JW

Seconded: FCa

Objection; the development failed to deliver the identified need in the Exmouth Neighbourhood Plan to deliver 25% affordable housing units and was therefore contrary to policy H2. This proposal to uplift the number units provided by 20 was considered overdevelopment of the site, further impacting on the biodiversity and ecology of the area.

P23/050. Other items

None

P23/051. Items for information

(i) Appeal Notification

Appeal by: Mr & Mrs Jenny & Richard Wiggins

Appeal Ref: APP/U1105/W/22/3306620

Proposal: First floor extension to an existing dwelling as well as altering the external appearance to form a modern dwelling and a new detached single storey garage of matching materials, and conversion of existing garage and a rear extension with alteration to fenestration.

Location: 5 Fairfield Road, EX8 2BL
Planning Application No: 21/3275/FUL

An appeal had been made to the Secretary of State against the decision of EDDC to grant planning permission, subject to conditions, for the above proposed development. Copy letter was previously circulated for information.

P23/052. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/2814/VAR 349 Exeter Road	No objection	Conditional Approval
22/2416/FUL 6 Camperdown Terrace	No objection	Conditional Approval
23/0206/FUL 5 Copperfield Close	No objection	Approval
23/0243/FUL 32 Elmsfield Crescent	No objection	Conditional Approval
<u>23/0179/FUL</u> <u>43 Halsdon Avenue</u>	Objection	Conditional Approval
22/2392/FUL King George V Ground Exmouth Town Football Club	No objection	Conditional Approval
23/0120/FUL 1 Halsdon Avenue	No objection	Approval

The meeting concluded at 19:50

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