

# 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 24 April 2023 at 6:15pm

### **Present:**

Councillor Jo Whibley (Chair)  
Councillor Brian Bailey  
Councillor Tim Dumper  
Councillor Lynne Elson  
Councillor Cherry Nicholas  
Councillor David Poor  
Councillor Mike Rosser  
Councillor Brian Toye

### **Apologies:**

Councillors Frank Cullis, Fred Caygill, Andrew Colman

### **Public Speaking Time**

There were no members of the public wishing to speak.

### **P23/061. 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 11 April 2023 be approved.

### **P23/062. 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.

Applications:	23/0517/TRE & 23/015/TRE A La Ronde Summer Lane 23/0803/FUL 353 Exeter Road
Councillor	B Toye
Pecuniary or personal	Personal
Reason	National Trust Member
Applications:	23/0814/FUL, 23/0704/FUL & 23/0814/FUL Devon Cliffs Holiday Centre, Sandy Bay 23/0704/FUL 40 Capel Lane, 23/0707/FUL 27 Foxholes Hill
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	AOBN Partnership Board Member
Application:	23/0464/FUL The Deaf Academy
Councillor	L Elson
Pecuniary or personal	Personal
Reason	Sister a governor at the academy
Application:	23/0404/FUL 88 Moorfield Road
Councillor	J Whibley

Pecuniary or personal Reason	Personal Acquainted with applicant from playing at music venues.
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### **P23/063. Urgent business**

There was no urgent business.

### **P23/064. Tree and advertising consent applications**

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#### **HALSDON**

##### Planning Application No: 23/0517/TRE

Location: A La Ronde Summer Lane, EX8 5BD

Applicant: National Trust Lucy

Proposal: T305 Oak - reduce the mass of limbs over car park via thinning. Remove 3-4, 4-8m branches as annotated.

T306 Oak - thin end of lowest limb extending over the car park by removing as annotated.

T1203 Oak - reduce low branch to south at 9m by 6m making 75mm pruning cut. Remove dead wood over stores.

T1750 Oak - fell two Sycamore growing through canopy and reduce Holly under canopy to 4m.

Target date: 03.05.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated to members.

Recommendation - Approval

Decision: Proposed: LE

Seconded: BT

Approval in accordance with the Tree Officer's report.

##### Planning Application No: 23/0518/TRE

Location: A La Ronde Summer Lane, EX8 5BD

Applicant: National Trust

Proposal: 1204: English oak: Install a static wire rope brace rated to 10,000kg or more, bracing across split at 6-7m above ground level; remove Hollies growing in fork.

Target date: 03.05.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated to members.

Recommendation – Approval

Decision: Proposed: LE

Seconded: BT

Approval in accordance with the Tree Officer's report.

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## **LITTLEHAM**

### Planning Application No: 23/0464/TRE

Location: 1 The Deaf Academy Douglas Avenue, EX8 2AU

Applicant: The Deaf Academy

Proposal: T4, Holm Oak: crown reduce by 2m.

Target date: 27.04.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated to members.

Recommendation – Approval

Decision: Proposed: DP

Seconded: MR

Approval in accordance with the Tree Officer's report.

### Planning Application No: 23/0551/TRE

Location: 6 Albion Hill, EX8 1JS

Applicant: Mrs Woolhead

Proposal: T1: Ash- pollard to historical pollard points.

Target date: 08.05.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated to members.

Recommendation - Refusal

Decision: Proposed: MR

Seconded: BB

Refusal in accordance with the Tree Officer's report.

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## **P23/065. Planning applications.**

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## **BRIXINGTON**

### Planning Application No: 22/1873/FUL

Location: Knappe Cross Nursing Home, Brixington Lane, EX8 5DL

Applicant: Halcyon Care Ltd

Proposal: Single storey rear extension for 11 bedrooms

### Amended plans for consultation

These amendments relate to Amended Plans: Heritage Assessment, Justification Statement and Schedule of Works, Proposed Elevations, Proposed Floor Plan, Location/Block Plan.

Date limit for comments: 01.05.23

Comments Statutory Consultees:

No comments from consultees regarding the amended plans to date.

**Town Council** - 26.09.22 Objection, members were concerned that the applicant had not demonstrated that surface water resulting from the development would be controlled and satisfactorily mitigated. The proposal was therefore considered to be contrary to policy EN5 of the Exmouth Neighbourhood Plan. It was also noted on a report for a previous withdrawn application that the Conservation Officer comments in their opinion the opportunity for future development had already been maximised.

**DCC Highway** – 05.09.22 - requested further information regarding parking.

**EEDC Trees** – 27.09.22 - Applicant required to submit an Arboricultural survey.

**Conservation** – 17.11.22 - Objection

View of representations:

3 x rep in respect of the original application.

ENP Policy: EN5, EB1 (Conserve Heritage assets), EB2

Decision: Proposed: CN

Seconded: TD

Objection sustained; the amended plans did not mitigate the previous concerns raised and requests for further information from other statutory consultees were still outstanding.

Planning Application No: 22/1874/LBC

Location: Knappe Cross Nursing Home, Brixington Lane, EX8 5DL

Applicant: Halcyon Care Ltd

Proposal: Single storey rear extension for 11 bedrooms

Amended plans for consultation

These amendments relate to Amended Plans: Heritage Assessment, Justification Statement and Schedule of Works, Proposed Elevations, Proposed Floor Plan, Location/Block Plan.

Date limit for comments: 01.05.23

Comments Statutory Consultees:

No comments from consultees regarding the amended plans to date.

**Town Council** - 26.09.22 Objection, members were concerned that the applicant had not demonstrated that surface water resulting from the development would be controlled and satisfactorily mitigated. The proposal was therefore considered to be contrary to policy EN5 of the Exmouth Neighbourhood Plan. It was also noted on a report for a previous withdrawn application that the Conservation Officer comments in their opinion the opportunity for future development had already been maximised.

**DCC Highway** – 05.09.22 - requested further information regarding parking.

**EEDC Trees** – 27.09.22 - Applicant required to submit an Arboricultural survey.

**Conservation** – 17.11.22 - Objection

View of representations:  
3 x rep in respect of the original application.

ENP Policy: EN5, EB1 (Conserve Heritage assets), EB2

**Decision:** Proposed: CN                                      Seconded: TD  
Objection sustained; the amended plans did not mitigate the previous concerns raised and requests for further information from other statutory consultees were still outstanding.

Planning Application No: 23/0773/FUL

Location: 16 Pines Road, EX8 5NH  
Applicant: Ms Andrew Long  
Proposal: Proposed single storey rear extension and internal alterations

Date limit for comments: 04.05.23

Comments Statutory Consultees: None

View of representations: None

## ENP Policy: EB2

Decision: Proposed: CN  
No objection

## HALSDON

Planning Application No: 23/0665/FUL

Location: 42 Springfield Road, EX8 3JY  
Applicant: Mr Tim Prince  
Proposal: Conversion of roof space to habitable use to include front flat roof dormer and single storey rear extension with roof terrace.

Date limit for comments: 26.04.23

Comments Statutory Consultees: None

View of representations: None

## ENP Policy: EB2

Decision: Proposed: BT  
No objection

Planning Application No: 23/0803/FUL

Location: 353 Exeter Road, EX8 3NS

Applicant: Mr and Mrs Brennan

Proposal: Proposed rear extension and raised decking and alterations to the existing outbuilding.

Date limit for comments: 05.05.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: LE

Seconded: BT

No objection; subject to the annex being used ancillary to the host dwelling and not sold separately.

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## **LITTLEHAM**

### Planning Application No: 23/0692/FUL

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

Applicant: Haven Leisure Ltd

Proposal: Proposed infill development of three static caravans with their associated services and parking spaces within the Haven Devon Cliffs Holiday Park

Date limit for comments: 03.05.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EE1, EB2, EN1 (AONB & Coastal Preservation Area)

Decision: Proposed: BB

Seconded: DP

No objection

### Planning Application No: 23/0693/FUL

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

Applicant: Haven Leisure Ltd

Proposal: Proposed infill development of six static caravans with their associated services and parking spaces within the Haven Devon Cliffs Holiday Park.

Date limit for comments: 27.04.23

Comments Statutory Consultees: None

View of representations:

1 x Rep – Object to the loss of grass area where children play.

ENP Policy: EE1, EB2, EN1 (AONB & Coastal Preservation Area)

Decision: Proposed: BB  
No objection

Seconded: DP

Planning Application No: 23/0814/FUL

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

Applicant: Haven Leisure Ltd

Proposal: Installation of tube slides at Haven Devon Cliffs Holiday Park

Date limit for comments: 05.05.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EE1, EB2, EN1 (AONB & Coastal Preservation Area)

Decision: Proposed: DP

Seconded: BB

No objection subject to there being no impact on the trees from the development.

Planning Application No: 23/0704/FUL

Location: 40 Capel Lane, EX8 2QZ

Applicant: Mr & Mrs Paul and Lesley Blackmore

Proposal: Single storey rear extension.

Date limit for comments: 27.04.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EN1 (AONB)

Decision: Proposed: MR  
No objection

Seconded: DP

Planning Application No: 23/0707/FUL

Location: 27 Foxholes Hill, EX8 2DG

Applicant: Mr & Mrs - Litster

Proposal: The erection of a single storey rear extension and installation of new front porch with balcony created above.

Date limit for comments: 26.04.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EN1 (ANOB)

Decision: Proposed: DP  
No objection

Seconded: MR

Planning Application No: 23/0721/FUL

Location: 3B Salterton Road, EX8 2BW

Applicant: Mr And Mrs Isaacs

Proposal: Erection of a single storey extension to the front, single storey extension to the side to form porch and a two-storey extension to the rear.

Date limit for comments: 27.04.23

Comments Statutory Consultees: None

View of representations:

3 x Rep – Object, concerned raised over the trees located in adjoining properties, drainage and overlooking. The application gave no mention to the neighbouring Grade II listed house known as Gaveney House and the impact the proposal would have. The proposal to extend towards the boundary of Gaveney House would prevent future maintenance of 3B Salterton Road.

ENP Policy: EB1, EB2

Decision: Proposed: DP

Seconded: BB

Objection; members felt that the various proposed extensions were out of keeping and could give rise to overlooking issues to no. 29 Gussiford Lane. The proposal was therefore considered to be contrary to EB2 which states that development should be mindful of building styles and ensure a high level of design. Concern was also raised regarding the neighbouring trees.

Planning Application No: 23/0752/FUL

Location: Ashton Court Hotel, 5-6 Louisa Terrace, EX8 2AQ

Applicant: Inn the Village Ltd

Proposal: Proposed replacement access steps and removal of flower bed.

Date limit for comments: 03.05.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area)

Decision: Proposed: MR

Seconded: BB



Objection on the grounds of the impact the proposed development would have on the Conservation Area. The proposed development was therefore considered to be contrary to policy EB1 of the Exmouth Neighbourhood Plan which seeks to conserve heritage assets.

Planning Application No: 23/0753/LBC

Location: Ashton Court Hotel, 5-6 Louisa Terrace, EX8 2AQ

Applicant: Inn the Village Ltd

Proposal: Proposed replacement access steps and removal of flower bed.

Date limit for comments: 03.05.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area)

Decision: Proposed: MR

Seconded: BB

Objection on the grounds of the impact the proposed development would have on the Conservation Area. The proposed development was therefore considered to be contrary to policy EB1 of the Exmouth Neighbourhood Plan which seeks to conserve heritage assets.

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## TOWN

Planning Application No: 23/0128/FUL

Location: 8B, 8C, 9B & 9C Trafalgar House, Mamhead View, EX8 1DS

Applicant: Mr Richard Crowden

Proposal: Proposed residential loft conversions to include new dormer windows to the front elevation, rear extension to 3rd floor, new balconies to the front elevation and internal alterations.

Amended plans for consultation.

Change to front balcony design, removal from top floor and reduction depth, dormer windows to front elevation and reduction in size and scale of proposed rear extension.

Date limit for comments: 02.05.23

Comments Statutory Consultees:

**Town Council** – 13.02.23 – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection to the amended plans.

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**WITHYCOMBE RALEIGH**

Planning Application No: 23/0404/FUL

Location: 88 Moorfield Road, EX8 3QP

Applicant: Mr Ian Boyd

Proposal: Installation of a Summer house at the end of the back garden.

Date limit for comments: 08.05.23

Comments Statutory Consultees: None

View of representations: None

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

See no reason to object to this, the garden is easily large enough to accommodate the summer house. The plans show that they are leaving space behind the summerhouse which should minimise the visual effect on the neighbour and leave room to maintain the boundary fence. would recommend support for this application.

ENP Policy: EB2

Decision: Proposed: JW  
No objection

Seconded: LE

Planning Application No: 23/0629/FUL

Location: 1 Laurel Rise, EX8 4RT

Applicant: Mr & Mrs Stokes

Proposal: Proposed single storey rear extension.

Date limit for comments: 27.04.23

Comments Statutory Consultees: None

View of representations: None

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

Quite a large single storey extension but see no reason to object. Nice detail on the plans showing materials to be used which i think is sometimes lacking on some applications would recommend approval for this application.

ENP Policy: EB2

Decision: Proposed: BB  
No objection

Seconded: TD

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## **P23/066. Other items**

### **i. Notification of New Time Limited Premises Licence Application**

Ref No. 055516

Premises: Lympstone Manor Hotel, Courtland Lane, Exmouth, EX8 3NZ

Ward: Exmouth Halsdon and Woodbury & Lympstone

Name of Applicant: Lympstone Manor Ltd

TIME LIMITED Premises Licence Application for 12th July 2023 ONLY - Celebration of Speed Festival

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

Date limit for comments: 03.05.23

Members objected to the application under the licensing objectives below:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance

Members were concerned about monitoring of the sale of alcohol at a Festival for car which could give rise to crime and disorder and potential public safety implications.

Members also objected to the playing of live music outdoors as sound travelled across the water and along the Exe Estuary and would cause a public nuisance.

### **ii. Notification of New Time Limited Premises Licence Application**

Premises: Strand (The), EXMOUTH, Devon, EX8 1BR

Ref No: 055529

Ward: Exmouth Town

Name of Applicant: Hospitality Exmouth Limited

Premises Licence Application to include

TIME LIMITED PREMISES LICENCE 15/12/2023 – 01/01/2024 - For Christmas and New Year event

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

Date limit for comments: 04.05.23

Members objected to the application under the licensing objectives below:

- the prevention of public nuisance

The application was scant on information, members were concerned that the sale of alcohol in an area had a documented history of problems and was subject to a PSPO. It was felt that approval of the application would give rise to further public nuisance.

### **iii. Notification of Variation to Premises Licence Application**

Ref No. 055574

Premises: Palm, 2 Rolle Street Exmouth

Ward: Exmouth Town  
Name of Applicant: Nicholas Lowthian

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

Date limit for comments: 15.05.23

Members had no objection to the application.

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**P23/067. Items for information**

None

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**P23/068. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/2158/FUL 44 Montpellier Road	No objection	Conditional Approval
23/0181/FUL 64 Littlemead Lane	No objection	Conditional Approval
22/2231/FUL Land Adjoining Withycombe Brooke	No objection	Conditional Approval
23/0008/FUL 7 Merrion Avenue	No objection	Approval
23/0294/FUL 6 Ashfield Close	No objection	Conditional Approval
23/0233/FUL 5 Ashfield Close	No objection	Conditional Approval
22/2367/FUL 223 Exeter Road	No objection	Conditional Approval
23/0479/FUL Flat 1, Foxholes House, Maer Lane	No objection	Conditional Approval

**The meeting concluded at 19:47**

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