

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 5 June 2023 at 6:15pm

Present:

Councillor Jo Whibley (Re-elected as Chair)
Councillor Aurora Bailey
Councillor Andrew Colman
Councillor Graham Deasy
Councillor Tim Dumper (Re-elected as Deputy Chair)
Councillor Cherry Nicholas
Councillor David Poor (left 19:48)
Councillor Mike Rosser
Councillor Daniel Wilson

Apologies: Councillor Steve Gazzard

P23/069. To elect the Chairman and Deputy Chairman of the Planning Committee.

Councillor D Poor proposed and Councillor A Bailey seconded that Councillor J Whibley be re-elected as Chair of the Town Planning Committee for the ensuing year.

No further nominations were received.

Following the nomination, a vote was taken, and Councillor J Whibley was duly elected as Chair of the Town Planning Committee.

RESOLVED that Councillor J Whibley be elected as Chair of the Town Planning Committee.

Councillor D Poor proposed and Councillor A Bailey seconded that Councillor T Dumper be re-elected as Deputy Chair of the Town Planning Committee for the ensuing year.

No further nominations were received.

Following the nomination, a vote was taken, and Councillor T Dumper was duly elected as Deputy Chair of the Town Planning Committee for the ensuing year.

RESOLVED that Councillor T Dumper be elected as Deputy Chair of the Town Planning Committee.

Public Speaking Time

There were no members of the public wishing to speak.

P23/069. Minutes of the previous meeting

Councillor T Dumper proposed, seconded by Councillor D Poor and it was agreed that the minutes of the previous meeting held on 24 April 2023 be approved and the ward decisions appendices (i) and (ii) be approved.

P23/070. Declarations of pecuniary interests and dispensations:

Councillors J Whibley and T Dumper declared a personal interest in respect of items regarding Licensing on account of being on East Devon District Council's Licensing and Enforcement Committee.

Councillor D Wilson declared a personal interest on account of being on East Devon District Council's Planning Committee. The Town Clerk advised that she would seek further guidance from the District Council regarding dual hatted members serving on the District Council's Planning Committee.

Applications: 22/2717/FUL 13 Foxholes Hill
23/0926/FUL Fairway, Maer Lane

Councillor	T Dumper
Pecuniary or personal	Personal
Reason	AOBN Partnership Board Member

P23/071. Urgent business

Brixington Ward Application

22/2720/FUL – 80 Birchwood Road – Application is going to East Devon District Council Planning Committee on Tuesday 20 June @ 10:00.

Planning Officer recommendation is for approval contrary to Town Council comments.

Consider a representative to attend and speak. Date limit to register to speak is 12 noon on **Thursday 8 June**.

Town Ward Application

22/2120/MFUL – Jewson Ltd, Fore Street – application is going to East Devon District Council Planning Committee on Tuesday 13 June @ 10:00.

Planning Officer recommendation is for approval contrary to Town Council comments.

Consider a representative to attend and speak. Date limit to register to speak is 12 noon on **Thursday 8 June**.

Adjoining Parish, Halsdon & Woodbury & Lympstone

22/1830/MRES – Goodmores Farm, Dinan Way - application is going to East Devon District Council Planning Committee on Tuesday 13 June @ 10:00.

Planning Officer recommendation is for approval contrary to Town Council comments.

Consider a representative to attend and speak. Date limit to register to speak is 12 noon on **Thursday 8 June**.

It was agreed that the need for representative attendance would be decided outside the meeting.

P23/072. Tree and advertising consent applications:

None

P23/073. Planning applications:

BRIXINGTON

Planning Application No: 23/0772/FUL

Location: Coppers Glow, Higher Marley Road, EX8 5DT

Applicant: Mr Andrew Long

Proposal: Proposed single storey rear extension and external alterations

Date limit for comments: 05.06.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (Outside BUAB) EB2

Decision: Proposed: CN
No objection

Seconded: AC

HALSDON

Planning Application No: 23/0999/FUL

Location: 2 Iona Avenue, EX8 3JQ

Applicant: Mr Kevin Hockings

Proposal: Proposed carport.

Date limit for comments: 12.06.23

Comments Statutory Consultees: None

View of representations:

1 x Rep – Objection raised by neighbour concerned that the carport is large, intrusive and overbearing on their rear garden. Other concerns raised are civil matters and not material planning considerations.

ENP Policy: EB2

Decision: Proposed: TD

Seconded: MR

Objection as the application currently stood; members found the application was scant on information regarding the context of the setting and the impact on the neighbour.

Planning Application No: 23/1050/FUL

Location: 15 Halsdon Avenue, EX8 3DL

Applicant: Mr Steve Richards

Proposal: To erect a 2 storey 2-bed dwelling with associated amenity space.

Date limit for comments: 14.06.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: DP

No objection, subject to comments from the Tree Officer and other statutory consultees including the impact on the ecology of the site.

LITTLEHAM

Planning Application No: 22/2717/FUL

Location: 13 Foxholes Hill, EX8 2DF

Applicant: Mr A. Douglas

Proposal: Construction of a detached 3x bed dwelling with associated parking and amenity space (including sections/topography plan/access and egress)

Amended Plans

Amended and additional plans received 28/04/2023.

Date limit for comments: 07.06.23

Comments Statutory Consultees:

Cllr N Hookway – 25.01.23 Application lacked design flair and solar panels incongruous for the location in an AONB. Concerned height and scale would lead to loss of privacy.

Town Council – 06.01.23 No objection

Cllr M Rosser – 13.01.23 Access to the site was problematic and there wouldn't be room to turn vehicle on the site resulting in vehicles backing out onto the junction. Footprint closer to 50% of the site not 25% as recommended in the Avenues Design statement.

View of representations:

3 x Rep – in respect of original application. No comments received regarding amended plans.

ENP Policy: EN1 (AONB), EB2

Decision: Proposed: MR

Seconded: GD

Objection: it was noted that Devon County Highways had not commented on the application and members were concerned as the existing driveway was steep. It was felt that the height and mass was too big for the site and its location in the AONB and would cause overlooking issues.

Planning Application No: 23/0895/FUL

Location: The Mount, 9B Portland Avenue, EX8 2BS

Applicant: Mr John Sumner

Proposal: Planning permission for already completed loft conversion, currently used as extended living accommodation of 9b Portland Avenue, to become a separate self-contained residential living.

Date limit for comments: 07.06.23

Comments Statutory Consultees:

Cllr A Hall – No provision of design and access statement, no details of car parking or bin store arrangements, garden access. Objects as the application currently stands.

View of representations:

1 x Rep – Object to the parking provision with space only for one behind the other for 2 separate apartments and would therefore rely on on-street parking. No provision made for bins or bikes or allocation of amenity space.

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: DP

Seconded: MR

No objection subject to report from Conservation Officer and neighbours concerns being mitigated.

Planning Application No: 23/0926/FUL

Location: Fairway, Maer Lane, EX8 2DE

Applicant: Mr & Mrs Mark and Holly Clements

Proposal: Proposed deck to the front with modified access, demolition of the existing conservatory to the rear, external fenestration alterations and internal alterations to the layout.

Amended Plans

Alterations to the arrangement of the windows and cladding on the principle elevation.

Date limit for comments: 08.06.23

Comments Statutory Consultees:

Town Council – No objection

View of representations:

ENP Policy: EB2, EN1 (AONB)

Decision: Proposed: MR

Seconded: DP

No objection to the amended plans.

Planning Application No: 23/1068/FUL

Location: 2 Glebe Close, EX8 2QU

Applicant: Mr and Mrs Kevin and Patricia Marish

Proposal: Single storey side extension and demolition of existing garage.

Date limit for comments: 08.06.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: DP

No objection. Cllr M Rosser questioned if it was possible to retain the existing foundations in accordance with the emerging Local Plan's Strategic Policy for embodied carbon.

Planning Application: 23/0538/FUL

Location: Chestnuts 65 Salterton Road, EX8 2EJ

Applicant: Mr David Crocker

Proposal: Construction of ground floor and first floor extensions to create an Additional 10 HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front of the site.

Amended Plans

Relocate proposed first floor extension to the north western side of the site adjacent to Bronte Court. Provision of new vehicular entrance off Salterton Road and creation of parking area at the front of the site.

Date limit for comments: 14.06.23

Comments Statutory Consultees:

Police Architectural Liaison Officer – 01.06.23 Recommended planning condition for the main communal entrance and a detailed management plan for cleaning, internal and external maintenance, tenant behaviour, security etc to ensure appropriate level of control of amenity at the property.

Cllr N Hookway –03.04.23 objected to original application, considered application overdevelopment of the site.

Town Council 29.03.23 - Objection, members felt that the proposal was

overdevelopment of the site and concerned about the impact of on the highway.

View of representations:

2 x Rep – in respect of the original application.

ENP Policy: EB2

Decision: Proposed: GD

Seconded: DP

Objection sustained; the amended plans did not mitigate previous concerns that the application for a total of 24 HMO bedrooms was considered to be over development of the site. It was noted that County Highways has not responded despite concerns about the impact on the Highway and local bus services.

TOWN

None

WITHYCOMBE RALEIGH

None

P23/074. Other items

i. Notification of a Pavement Licence application received.

The applicant is: Shaun Spring of March Coffee Ltd T/A Henry's

Location requested: Outside of premises, 7 Parade, Exmouth, EX8 1RS

Times and days requested: Monday to Sunday 10:00 until 15:30

Period of licence requested: 29/05/2023 until 30/09/2023

The application is for: 5 tables and 9 chairs

The applicant has clarified that the area to dispose of rubbish is located within the fire exit alongside the café. It's a double width exit with surplus space for their bins on the left with a clear fire exit route on the right hand side.

Please find attached the following documents that accompanied the application:

- A map of the proposed site
- Photos of proposed furniture

Members did not wish to comment.

ii. Notification of New premises licence application received – Bar Buoy, Unit 2 & 5 Enterprise Row, Victoria Way

Ref No. 055734 & 055736

Premises: Bar Buoy Ltd, Unit 2, Enterprise Row, Victoria Way, EX8 1EB

Ward: Town

Name of Applicant: Bar Buoy Limited

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

Date limit for comments: 06.06.23

- 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.

iii. Notification of a street trading application received – Classic Car Rally Sunday 13 August 2023

The applicant is: Nicola Tilley from the Devon Morris Minor Owners Club

Location: Imperial Recreation Ground, Imperial Road, Exmouth, EX8 1DG

Dates: Sunday 13th August 2023

Times: 08:00 - 17:00

The application is for: 2 x trading units (1 x catering) for the annual Devon Morris Minor Owners Club Classic car rally, raising money for the Devon Air Ambulance.

The applicant has noted the following on their application: All waste will be removed by the traders, and organisers of the event, and recycled where applicable.

Please find attached the following documents that accompanied the application:

- 2 x map of the trading site

Date limit for comments: 14.06.23

Members did not wish to comment.

P23/075. Items for information

i. Notification of tree works considered an exemption to 99/0022/TPO

Copy letter attached for information.

ii. Appeal decision

Appeal ref: APP/U1105/U/22/3309277

Appeal by: Mr Michael Anaman

Application Ref: 22/0721/FUL,

Location: 16 Windsor Square

Proposal: Removal of garden wall to rear garden, creation of off-street parking with electric charging points, replacement of the outbuilding, the restoration of steps to the rear door and associated landscaping.

The above appeal decision is attached for your information.

P23/076. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/0128/FUL	No objection	Approval

Trafalgar House, Mamhead View		
23/0686/FUL Flat 28, 28-29 The Strand	No objection	Conditional Approval
23/0429/LBC 72 Bicton Street	No objection	Conditional Approval
<u>22/1348/LBC</u> <u>58 Bicton Street</u>	No objection	Refusal
22/2785/FUL 40 Green Close	No objection	Conditional Approval
23/0322/FUL Withycombe Rugby Football Club, Raleigh Park, Hulham Road	No objection	Approval
23/0704/FUL 40 Capel Lane	No objection	Conditional Approval
23/0773/FUL 16 Pines Road	No objection	Conditional Approval
22/2774/FUL Land to rear of Hilbrae, Foxholes Hill	No objection	Conditional Approval
22/2562/FUL 56 Foxholes Hill	No objection	Approval
23/0590/FUL Flat 2, 7 Louisa Terrace	Objection	Refusal
23/0543/FUL 8 Delderfield Gardens	No objection	Conditional Approval
23/0504/FUL Queens Drive Space	No objection	Temporary Approval
23/0189/FUL 1A Halsdon Avenue	No objection	Approval
22/2403/FUL 22 Forton Road	No objection	Conditional Approval
23/0597/FUL Flat 1, Ground Floor 9 Morton Road	No objection	Approval
23/0345/FUL The Retreat, St Johns Road	No objection	Approval
23/0438/FUL 10 April Close	No objection	Conditional Approval

The meeting concluded at 19:50

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

Appendices

(i) Ward Decisions – 8 May 2023

Due to the local elections the following ward decisions were agreed via a co-ordinated telephone and email consultation.

Tree and advertising consent applications

BRIXINGTON

[Planning Application No: 23/0580/TRE](#)

Location: 53 Evergreen Close, EX8 4RR

Applicant: Mr Daniel Potter

Proposal: T1: Oak - reduce by approximately 2.5m and the lateral crown spread of the tree by 1.5m. No cuts to be made greater than approximately 50mm in diameter.

Target date: 15.05.23

Decision: Approval in accordance with the Tree Officer's report

Planning applications.

BRIXINGTON

[Planning Application No: 23/0708/FUL](#)

Location: 3 Fir Tree Close, EX8 4EU

Applicant: Mr and Mrs Sadiq

Proposal: Erection of a single storey rear extension and installation of decking

Date limit for comments: 12.05.23

Decision: No objection

[Planning Application No: 23/0754/FUL](#)

Location: 66 St Johns Road, EX8 4EH

Applicant: Paul Best

Proposal: Proposed single storey side extension to replace existing garage

Date limit for comments: 10.05.23

Decision: No objection

[Planning Application No: 23/0889/FUL](#)

Location: 26 Durham Close, EX8 5QU
Applicant: Mr And Mrs Ian Holder
Proposal: Single storey front flat roof extension

Date limit for comments: 17.05.23

Decision: No objection

HALSDON

[Planning Application No: 23/0856/FUL](#)

Location: 28 Halsdon Avenue, EX8 3DW
Applicant: Mr Bob Lambert
Proposal: Erection of a ground floor front and rear extension including pitched roof dormer

Date limit for comments: 15.05.23

Decision: No objection

[Planning Application No: 23/0891/FUL](#)

Location: 6 Ash Grove, EX8 3BN
Applicant: Johanna Leonard
Proposal: Retention of porch to front of dwelling.

Date limit for comments: 18.05.23

Decision: Objection; proposed considered out of keeping with the area and therefore contrary to policy EB2 of the Exmouth Neighbourhood Plan.

[Planning Application No: 23/0954/FUL](#)

Location: 31 Willow Avenue, EX8 4QS
Applicant: Mr and Mrs Scource and Davies
Proposal: Single storey rear extension, dormer extension with associated roof alterations and relocation of detached garage

Date limit for comments 23.05.23

Decision: No objection

LITTLEHAM

[Planning Application No: 22/1516/FUL](#)

Location: 1A Jarvis Close, EX8

Applicant: Gill Parry Agent: Ford Gilpin Riley Ltd
Proposal: Construction of additional two storey dwelling with associated car parking and amenity space
2PX

Amended Plans

Construction of additional two storey dwelling with associated car parking and amenity space (amended plans / revised design)

Date limit for comments: 08.05.23

Decision: Objection sustained, amended plans do not mitigate concerns raised.

[Planning Application No: 23/0848/FUL](#)

Location: 4 Ryll Court Drive, EX8 2JP
Applicant: Mr John Cheyne
Proposal: Proposed 2 storey rear extension.

Date limit for comments: 11.05.23

Decision: No objection

[Planning Application No: 23/0865/FUL](#)

Location: 33 Salterton Road, EX8 2ED
Applicant: Mr M Harrison
Proposal: Proposed single storey rear extension and creation of detached auxiliary 2 storey accommodation along with rear parking and bin/bike store.

Date limit for comments: 17.05.23

Decision: No objection

[Planning Application No: 23/0866/FUL](#)

Location: Silver Birch Apartments 2 Portland Avenue, EX8 2BS
Applicant: Susan and Mark Passmore
Proposal: Internal alterations and changes to the rear southwest facade fenestrations, including the creation of dormer balcony.

Date limit for comments: 16.05.23

Decision: No objection

[Planning Application No: 23/0871/FUL](#)

Location: 14 Cliff Cottage, Foxholes Hill, EX8 2DF
Applicant: Ms Angela Chadwick
Proposal: Erection of a replacement 5-bed dwelling and erection of a double

detached garage, demolition of existing house and annexe

Date limit for comments: 19.05.23

Decision: No objection

Cllr M Rosser, questioned the relevance of the emerging Local Plan in respect of strategic policy 34 - Embodied Carbon which states that developers should retain existing buildings, or at least the foundations unless it can be demonstrated that refurbishment is either unviable or impractical.

[Planning Application No: 23/0882/FUL](#)

Location: 78 Midway, EX8 2PH

Applicant: Gavin French

Proposal: Proposed loft conversion with rear dormer

Date limit for comments: 16.05.23

Decision: No objection

[Planning Application No: 23/0926/FUL](#)

Location: Fairway Maer Lane, EX8 2DE

Applicant: Mr & Mrs Mark and Holly Clements

Proposal: Proposed deck to the front with modified access, demolition of the existing conservatory to the rear, external fenestration alterations and internal alterations to the layout.

Date limit for comments: 19.05.23

Decision: No objection

[Planning Application No: 23/0858/FUL](#)

Location: 61 Douglas Avenue, EX8 2HG

Applicant: Mrs Sarah Birch

Proposal: Erection of a two-storey rear extension and decking.

Date limit for comments: 23.05.23

Decision: No objection

TOWN

[Planning Application No: 23/0720/FUL](#)

Location: 1 Seagull House, Flat 6 Morton Crescent, EX8 1BE

Applicant: Mr and Mrs Lee and Anna Atkinson

Proposal: Proposed extension to loft, thermal upgrade and replacement balcony

Date limit for comments: 16.05.23

Decision: No objection

[Planning Application No: 23/0875/FUL](#)

Location: 43 The Strand, EX8 1AL

Applicant: Mr George Nightingale

Proposal: Proposed painting, signage, tiling to ground floor, exterior walls and Reinstall existing awning.

Date limit for comments: 16.05.23

Decision: No objection subject to comments from Conservation

[Planning Application No: 23/0876/LBC](#)

Location: 43 The Strand, EX8 1AL

Applicant: Mr George Nightingale

Proposal: Proposed painting, signage, tiling to ground floor, exterior walls and Reinstall existing awning.

Date limit for comments: 16.05.23

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

WITHYCOMBE RALEIGH

[Planning Application No: 23/0784/FUL](#)

Location: 11 Drakes Avenue, EX8 4AB

Applicant: Mr & Mrs Darley

Proposal: Proposed roof extension including three dormer windows, to provide additional bedroom and bathroom amenity.

Date limit for comments: 16.05.23

Decision: This is a large property with a large garden. The property can easily accommodate the proposals and will not cause any overlooking with any neighbours, therefore supports the application.

[Planning Application No: 23/0820/FUL](#)

Location: 100 Ashleigh Road, EX8 2JZ

Applicant: Mr and Mrs Tubman

Proposal: Replacement rear extension and extension to front balcony, with alterations.

Date limit for comments: 12.05.23

Decision: No objection

Other items

Notification of a street trading application received – Exmouth Beach Rugby Festival 26 – 28 May

The applicant is: Mr Wayne Hadley from Concierge UK

Location: Exmouth Beach - Adjacent to the RNLI Lifeboat station (Eastern side), Exmouth, EX8 2AY

Dates: Friday 26th May to Sunday 28th May 2023

Friday: 10:00 to 22:30

Saturday: 09:00 to 22:30

Sunday: 09:00 to 22:30

The application is for: 3 x Food and Drinks Traders, one to be a Bar in the main marque, for Exmouth Beach Rugby Festival - A tag rugby event on Exmouth Beach with entertainment and refreshments.

The applicant has noted the following on their application: Each caterer will be responsible for bringing their own bin as well as the use of ours from East Devon Council. We will ensure no waste is left behind on site. We are asking traders to avoid using single use plastic where we can, traders will have their own power supply and will leave the beach as they found it.

Please find attached the following documents that accompanied the application:

2 x map of the trading site

Date limit for comments: 16.05.23

Members did not wish to comment.

ii. Ward Decisions - 23 May 2023

Due to the local elections the following ward decisions were agreed via a co-ordinated telephone and email consultation.

Planning applications.

HALSDON

[Planning Application No: 23/0988/FUL](#)

Location: 70 Halsdon Avenue, EX8 3DW

Applicant: Mr & Mrs Porter

Proposal: Proposed dormers, porch side extension, alterations to fenestration, new stove flue & revised materials

Date limit for comments: 30.05.23

Decision: Objection, it was felt that the new design for the front gable windows is against Exmouth Neighbourhood Plan policy EB2.

[Planning Application No: 22/1797/FUL](#)

Location: South Lodge, Courtlands Lane, EX8 3NZ

Applicant: Mr And Dr Kitson

Proposal: Erection of a two storey 4-bed detached dwelling and associated infrastructure.

Amended Plans

Revised design of dwelling to single storey linear plan form and revised garden layout.

Date limit for comments: 24.05.23

Decision: No objection subject to comments from Conservation.

[Planning Application No: 22/1798/LBC](#)

Location: South Lodge, Courtlands Lane, EX8 3NZ

Applicant: Mr And Dr Kitson

Proposal: Erection of a two storey 4-bed detached dwelling and associated infrastructure.

Amended Plans

Revised design of dwelling to single storey linear plan form and revised garden layout.

Date limit for comments: 24.05.23

Decision: No objection subject to conversation report.

[Planning Application No: 23/0953/FUL](#)

Location: Lovering Farm Cottage Marley Road, EX8 5DP

Applicant: Mr and Mrs S Fisher Agent: Mark Muir Arc

Proposal: Loft conversion and removal of rear chimney stack.

Date limit for comments: 01.06.23

Decision: No objection

LITTLEHAM

[Planning Application No: 23/0986/FUL](#)

Location: Linksway Nursing Home 17 Douglas Avenue, EX8 2EY

Applicant: Mr Robert Gunn

Proposal: Alterations to the existing care home to provide an extension to the

residents' lounge, provision of a new adjoining window, plus enhancement of the existing hard landscaped frontage to provide a level access ramp, steps and decked terrace

Date limit for comments: 26.05.23

Decision: No objection

[Planning Application No: 23/0987/FUL](#)

Location: Shirley, 116 Littleham Road, EX8 2RD

Applicant: Andrew Lock

Proposal: Construction of single storey rear and side extension and change of use From two flats to one house.

Date limit for comments: 26.05.23

Decision: No objection

TOWN

[Planning Application No: 23/0963/FUL](#)

Location: Beach Hotel, Victoria Road, EX8 1DR

Applicant: Mr Hugh O'Rourke

Proposal: Refurbishment of existing function room to include new kitchen and associated roof mounted plant, existing window opening enlarged

Date limit for comments: 25.05.23

Decision: No objection subject to comments from Environmental Health.

WITHYCOMBE RALEIGH

[Planning Application No: 23/0948/FUL](#)

Location: 4 Dukes Crescent, EX8 4RQ

Applicant: Mr Adam McCullagh

Proposal: Proposed single storey side extension

Date limit for comments: 24.05.23

Decision: No objection
