

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 17 July 2023 at 6:15pm

Present:

Councillor Jo Whibley (Chair)
Councillor Aurora Bailey
Councillor Graham Deasy
Councillor Tim Dumper
Councillor Cherry Nicholas
Councillor David Poor
Councillor Mike Rosser

Apologies: Councillor Andrew Woodward

Public Speaking Time

There were no members of the public wishing to speak.

P23/093. 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 3 July 2023 be approved.

P23/094. Declarations of pecuniary interests and dispensations:

Application:	23/1352/FUL 13 Mount Pleasant Avenue, EX8 4QG
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows person that has objected
Application:	23/0871/FUL 14 Cliff Cottage, Foxholes Hill, EX8 2DF
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Member of the AONB Partnership
Application:	23/1260/LBC A La Ronde Summer Lane, EX8 5BD
Councillor	D Poor
Pecuniary or personal	Personal
Reason	National Trust member

P23/095. Urgent business

Item for information

i. Notification of a street trading application received.

The applicant is: Mr Steve Gazzard
Location: The Strand, Exmouth, EX8 1AL
Dates: Saturday 5th August 2023
Times: 10:00 - 16:00

The application is for: Maximum 30 x traders stalls for Organ Donor and Transplant Awareness Day.

The applicant had noted the following on their application: Additional bins had been ordered from East Devon District Council Street Scene. Traders had been asked to take their own waste away. Recycling would be encouraged where possible.

Date limit for comments: 26.07.23

P23/096. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 23/1085/TRE

Location: 115 St Johns Road, EX8 4EH

Applicant: Mr Scott Taylor Cantrill

Proposal: T1: Oak - trimming of elements fouling existing overhead cable (Telecom).

Tree branches are resting on cable and distorting/ putting pressure on cable.

Trimming to be carried out to relieve pressure on cable with 0.5m clearance around cable.

Target date: 14.07.23

Comments Statutory Consultees:

The Tree officer's report had previously been circulated for information.

Recommendation: Approval

Decision: Proposed: CN

Seconded: AB

Approval in accordance with the Tree Officer's report

Planning Application No: 23/1123/TRE

Location: 28 Durham Close, EX8 5QU

Applicant: Withers

Proposal: T1, sycamore: fell

Target date: 18.07.23

Comments Statutory Consultees:

The Tree officer's report had previously been circulated for information.

Recommendation: Approval subject to replacement planting.

Decision: Proposed: AB

Seconded: CN

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

P23/097. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 23/1260/LBC

Location: A La Ronde Summer Lane, EX8 5BD

Applicant: National Trust

Proposal: Reconfiguration of existing visitor toilets including internal alterations to provide compliant accessible facilities.

Date limit for comments: 27.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (outside BUAB,), EB1

Decision: Proposed: TD

Seconded: JW

No objection subject to the Conservation Officer's report.

Planning Application No: 23/1290/FUL

Location: 7 Woodlands Drive, EX8 4QP

Applicant: Mr Len Taylor

Proposal: Juliet window in rear gable of bungalow

Date limit for comments: 31.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: DP

No objection

Planning Application No: 23/1352/FUL

Location: 13 Mount Pleasant Avenue, EX8 4QG

Applicant: Mr Bruce Bailey

Proposal: To install wooden featheredge board corner fence along boundaries adjacent to Mount Pleasant Avenue and Swiss Close. [Retrospective]

Date limit for comments: 21.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: GD

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

It was noted by Cllr T Dumper there was a more significant fence opposite at 22 Mount Pleasant and recommended that East Devon Enforcement investigated.

LITTLEHAM

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.

Amended plans for consultation.

Change to elevation design

Date limit for comments: 19.07.23

Comments Statutory Consultees:

Town Council – No objection

Cllrs Hookway & Wright – objected to the original application. No further updated Comments had been received regarding the amended plans.

View of representations:

1 x Rep in respect of the original application

ENP Policy: EB2

Decision: Proposed: MR

Seconded: GD

No objection to the amended plans.

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.

Amended plans for consultation.

Amended elevations showing change to windows and screening to balconies,

ground investigation report, block plan showing the proposal in the context of surrounding properties and street view image.

Date limit for comments: 18.07.23

Comments Statutory Consultees:

Town Council – 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.

Environmental Health – applicant to provide information regarding the 2 air source heat pumps.

EDDC Trees – No concerns.

Conservation – No concerns

View of representations:

3 x Reps - in respect of the original application.

2 x comments - in respect of the amended plans. Concern raised regarding the stability of the land. Any approval granted should be conditioned that no drilling or piling be allowed during the building process.

ENP Policy: EN1 (AONB), EB2

Decision: Proposed: DP

Seconded: GD

No objection to the amended plans but still felt that there was disaccord with Strategic Policy 34 in the Emerging Local Plan.

Planning Application No: 23/1070/FUL

Location: West Checkstone 2 Douglas Avenue, EX8 2AU

Applicant: West Checkstone Management Company Limited

Proposal: Replace the existing upvc window with new upvc windows

Date limit for comments: 28.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: MR

Seconded: GD

No objection subject to the Conservation Officer's comments.

Planning Application No: 23/1359/FUL

Location: 16 Raddenstile Lane, EX8 2JH

Applicant: Mr W Grounsell And Mrs J Payne

Proposal: Proposed internal and external renovations with two storey rear extension

Date limit for comments: 18.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: DP

No objection. Cllr M Rosser did not support the installation of the wood burner due to the impact on the environment.

Planning Application No: 23/1414/FUL

Location: 3 Berry Close, EX8 2PT

Applicant: Rachel Collinge

Proposal: Construction of dormer window to rear.

Date limit for comments: 27.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD

Seconded: MR

No objection

Planning Application No: 23/1448/FUL

Location: Cherry Briar, 24 Cranford Avenue, EX8 2PZ

Applicant: Mr & Mrs Piers & Sally Webster

Proposal: Installation of a pitched and flat roof extension to detached garage

Date limit for comments: 28.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD

Seconded: DP

No objection

Planning Application No: 23/1458/FUL

Location: 28 Hamilton Road, EX8 2LT

Applicant: Mr Ian Jukes

Proposal: Single storey front extension, reconfiguration of exterior pedestrian access, demolition of existing front extension.

Date limit for comments: 02.08.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2,

Decision: Proposed: DP

Seconded: MR

No objection. Cllr M Rosser felt the design was uninspiring and it was a shame lose the quirkiness of the existing building.

Planning Application No: 23/1461/FUL

Location: 2 Glebe Close, EX8 2QU

Applicant: Mr and Mrs Kevin and Patricia Marish

Proposal: Erection of single storey garage side extension

Date limit for comments: 27.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: DP

No objection to the amended plans.

Cllr M Rosser felt the existing garage should be converted with a garage built onto the side in the context of Strategic Policy 34 – Embodied Carbon of the emerging Local Plan, 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.

TOWN

Planning Application No: 23/1100/FUL

Location: 21 Marpool Hill, EX8 2LJ

Applicant: Janette Grant

Proposal: Formation of new access and associated development

Date limit for comments: 19.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW
No objection

Seconded: DP

Planning Application No: 23/1391/FUL

Location: 4 St Andrews Road, EX8 1AP
Applicant: Mr Matthew Graham
Proposal: Change of external materials

Date limit for comments: 26.07.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EB1 (Conservation Area)

Decision: Proposed: JW

Seconded:

Objection; this premises is located on the Conservation boundary and in close proximity to a number of Listed building. Development in the surrounding area is of mixed use, commercial and residential, however they all share the same roofing material of slate tiles. It was felt that the introduction of a corrugated roof would be harmful and incongruous to the street scene. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EB1 which seeks to conserve heritage assets.

WITHYCOMBE RALEIGH

Planning Application No: 23/1412/FUL

Location: Summer Haye, St Johns Road, EX8 5EF
Applicant: Mr & Mrs Myles & Lisa Blood Smyth
Proposal: Proposed 2 storey side and rear extension single storey front extension with alteration to fenestration, relocation of entrance, installation of solar panels, 2 storey outbuilding with ground floor garage.

Date limit for comments: 31.07.23

Comments Statutory Consultees: None

View of representations:

1 x Rep – Concerned that the large tree in the corner of neighbouring property had been overlooked in the Arboricultural report. Its roots may conflict with proposed development. Queried dimensions of the 2-storey outbuilding and requested additional information.

Cllr A Woodward had forwarded his comments which were shared as follows:

(Comments sent before having sight of representation above)

There is no doubt that this is an extremely significant and extensive extension and if it related to a property within the Built-Up Area Boundary it may well have needed a good deal of attention before approving. However not only is it in an area defined as countryside it clearly is and this huge plot of land/property is in effect hidden from the road anyway. There is an extremely in depth Arboriculturist Report attached to the application which may well satisfy the Planning Officers previous reservations but regardless I'm not qualified to comment as such. I therefore personally see no reason to object to this application".

ENP Policy: EN1 (Outside BUAB), EB2

Decision: Proposed: JW

Seconded: TD

Objection; the proposed extension was extremely significant and extensive and it was felt the scale, massing and density of the proposed development would subsume the existing dwelling and therefore did not meet the policy D1 of the East Devon Local Plan.

P23/098. Other items

None

P23/099. Items for information

i. Notification of Tree Preservation Order – Land at Highbury Park

Copy memo was previously circulated for information.

P23/100. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>23/0988/FUL</u> <u>70 Halsdon Avenue</u>	Objection	Conditional Approval
23/0954/FUL 31 Willow Avenue	No objection	Conditional Approval
23/0720/FUL 1 Seagull House, Flat 6, Morton Crescent	No objection	Approval
23/0953/FUL Lovering Farm Cottage, Marley Road	No objection	Approval
23/0986/FUL Linksway Nursing Home 17 Douglas Avenue	No objection	Conditional Approval
23/0987/FUL Shirley, 116 Littleham Road	No objection	Conditional Approval

23/0692/FUL Devon Cliffs Holiday, Sandy Bay	No objection	Conditional Approval
23/0772/FUL Coopers Glow, Higher Marley Road	No objection	Conditional Approval
23/0784/FUL 11 Drakes Avenue	No objection	Conditional Approval
23/0858/FUL 61 Douglas Avenue	No objection	Approval
23/0708/FUL 3 Fir Tree Close	No objection	Approval

The meeting concluded at 19:31

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