

**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 14 August 2023 at 6:15pm**

**Present:**

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

**Apologies:** Councillors Aurora Bailey, Andrew Colman and Andrew Woodward

**Public Speaking Time**

There were no members of the public wishing to speak.

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**P23/109. Minutes of the previous meeting**

Councillor T Dumper proposed, seconded by Councillor M Rosser and it was agreed that the minutes of the previous meeting held on 31 July 2023 be approved.

**P23/110. Declarations of pecuniary interests and dispensations:**

Application:	23/1298/FUL 67 Bicton Street
Councillor	J Whibley
Pecuniary or personal	Personal
Reason	Knows applicant well

**P23/111. Urgent business**

- 1. EDDC Planning Meeting** – it was noted that two applications of interest are due to be discussed at EDDC's Planning Committee meeting scheduled for 22 August 2023 and the recommendations are contrary to the Town Council's views. Councillor Deasy agreed to review the associated reports and let the Clerk know if he is available / willing to represent the Town Council's Planning Committee at the meeting.

**P23/112. Tree and advertising consent applications**

Planning Application No: 23/1446/TRE

Location: Land south side of 11 Drakes Avenue, EX8 4AB  
Applicant: Mr Chris Rowland

Proposal: T1, Oak: crown lift above neighbouring property to the south, achieving a 3m clearance from property, maximum diameter of cut (MDC) 50mm; tip reduce southern aspect by 1.5m, MDC 25mm.

T2, Copper Beech: reduce height by 1.5m and tip reduce northern aspect by 1.5m, MDC 25mm.

Target date: 29.08.23

Comments Statutory Consultees:

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

Decision: Proposed: JW

Seconded: GD

Approval of split decision in accordance with the Tree Officer's report allowing the works to the Oak (T1) and refusing the crown reduction of the Copper beech (T2)

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## **P23/113. Planning applications.**

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### **BRIXINGTON**

Planning Application No: 23/1547/VAR

Location: Woodland Lodge, EX8 5ED

Applicant: Ms Nicholas Burt

Proposal: Variation of condition 2 (approved plans) of application 21/2913/FUL, to include 16 solar panels to front elevation and to increase existing ridge height to go along with proposed staircase.

Date limit for comments: 17.08.23

Comments Statutory Consultees:

DCC Highways yet to comment.

Town Council

Comment Date: 21.12.21

No objection subject to EDDC Trees being consulted on the application.

Comment Date: 27.09.22

No objection

View of representations: None

ENP Policy: EN1, EB2

Decision: Proposed: CN

Seconded: DP

No objection.

Planning Application No: 23/1596/VAR

Location: 26 Durham Close, EX8 5QU

Applicant: Mr & Mrs Holder

Proposal: Variation of Condition 1 (approved plans) and Condition 2 (Approved materials - type, colour, finish and pattern of laying brickwork.) on application 23/0889/FUL (Single storey front flat roof extension). The extension has changed from a brick finish to dark grey cedar cladding, door and windows. The rooflight is no longer flat but vaulted.

Date limit for comments: 16.08.23

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: TD

Objection: proposal is contrary to Exmouth Neighbourhood Plan policy EB2; the proposed use of grey cladding and doors / windows is out of keeping for the area and will have a detrimental impact on the streetscene.

Planning Application No: 23/1506/FUL

Location: 57 Langstone Drive, EX8 4HZ

Applicant: Mrs Sarah Keeping

Proposal: First floor rear extension

Date limit for comments: 23.08.23

Comments Statutory Consultees:

DCC Highways: yet to comment

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: DP

No Objection

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## **HALSDON**

None

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## **LITTLEHAM**

Planning Application No: 23/1492/FUL

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

Applicant: Sattler

Proposal: Installation of Chopstix unit

Date limit for comments: 17.08.23

Comments Statutory Consultees:

County Highway Authority: yet to comment

East Devon AONB: yet to comment

EDDC Landscape Architect: yet to comment.

Environmental Health – commented on 09.08.23 – has considered the application and does not anticipate any environmental health concerns.

View of representations: None

ENP Policy: EN1, EB2

Decision: Proposed: GD

Seconded: DP

No objection subject to support from tree officer and/or landscape architect in respect of proposed tree and hedge works.

Planning Application No: 23/1344/LBC

Location: 42 Bicton Street, EX8 2RU

Applicant: Mrs Alice Fogg

Proposal: re-roof main road slopes on front and rear elevations

Date limit for comments: 23.08.23

Comments Statutory Consultees: none consulted.

View of representations: None

ENP Policy: EB1, EB2

Decision: Proposed: MR

Seconded: DP

No objection subject to conservation officer's support.

Planning Application No: 23/1520/FUL

Location: 7 Carlton Hill, EX8 2AJ

Applicant: Mr Peter Kelsey

Proposal: Proposed single storey side extension

Date limit for comments: 28.08.23

Comments Statutory Consultees:

DCC Highways: yet to comment

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP

Seconded: GD/DP

No objection in principle although Members queried whether the proposed use of the extension as a gallery and would necessitate additional visitor parking / change of use permission.

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## TOWN

Planning Application No: 23/1525/DEM

Location: Police Station, EX8 1JZ

Applicant: Mr A Burfitt

Proposal: Phased demolition of an existing police station

Date limit for comments: 15.08.23

Comments Statutory Consultees:

County Highway Authority: yet to comment

Conservation: yet to comment

EDDC Trees: yet to comment

View of representations:

1 representation in support: the Police Station needs replacing with a modern building and this site will allow it to be easily accessible to the public near the Town Centre, potentially enabling the delivery of social housing.

2 representations neutral: concerns about the scale and nature of any replacement development on the site

ENP Policy: EB1, EB2

Decision: Proposed: TD

Seconded: MR

Objection - Members feel that there needs to be a solid proposal in place for the future development of the site in order to justify demolition. Policy 34 of the emerging Local Plan is also felt to be relevant in terms of embodied carbon and the requirement that "all developments need to demonstrate actions taken to reduce embodied carbon and developers should retain existing buildings, or at least the foundations unless it can be demonstrated that refurbishment is either unviable or impractical. Replacement of existing habitable buildings with new developments will only be supported in exceptional circumstances and will need to demonstrate that the full lifecycle carbon emissions will be net-zero."

Planning Application No: 23/1298/FUL

Location: 67 Bicton Street, EX8 2RU

Applicant: Mr & Mrs Julie Shearn





Appeal Ref: APP/U1105/W/23/3324701

Proposal: Redevelopment for 54 retirement living apartments and 6 retirement living cottages, including communal facilities, access, car parking and landscaping and commercial.

Location: Jewson Ltd, Fore Street, EX8 1HX

Planning Application No: 22/2120/MFUL

It was noted that an appeal has been made to the Secretary of State against the decision of EDDC to refuse planning permission for the above proposed developments. The Town Council had previously objected to the application and is therefore able to apply for what is known as Rule 6 status, which would give the Council the opportunity to present its evidence on a formal basis and cross examine the evidence of others. All representations must be received by 29 August 2023. It was therefore agreed that Councillor Deasy would review the appeal letter and a decision regarding attendance and representation by the Council would be made in due course.

**(ii) Notification of Tree Preservation Order 23/0029/TPO, Land at and adjoining Withycombe Brook, South of Flora Close and Hillcrest Community Nature.**

Please find attached recent new provisional TPO for your information.

**(iii) Notification of Tree Preservation Order 23/0031/TPO, Land at or adjacent The Copse, EX8 4EY**

Please find attached recent new provisional TPO for your information.

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**P23/116. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/1330/FUL 2 Green Close	No objection	Conditional Approval
<b><u>22/1797/FUL &amp; 22/1798/LBC</u></b> <b>South Lodge, Courtlands Lane</b>	<b>Objection</b>	<b>Conditional Approval</b>
23/1414/FUL 3 Berry Close	No Objection	Approval

**The meeting concluded at 19:15**

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