

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 Tuesday 29 August 2023 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Andrew Colman (Arrived 18:43)
Councillor Graham Deasy
Councillor Cherry Nicholas
Councillor David Poor
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies: Councillors Jo Whibley, Aurora Bailey

Public Speaking Time

Jess Hill spoke during the public speaking time regarding planning application 23/1246/FUL Flat 2, 7 Louisa Terrace.

Amended plans

Description of Development amended to now to read:
Proposed window/doors, revised terrace and guarding (amended fenestration opening detail). In addition, amended combined plan and Design and Access Statement

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

P23/117. Minutes of the previous meeting

Councillor D Poor proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meeting held on 14 August 2023 be approved.

P23/118. Declarations of pecuniary interests and dispensations:

Application:	23/1246/FUL Flat 2, 7 Louisa Terrace, Ex8 2AQ
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows applicant

P23/119. Urgent business

None

P23/120. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 23/1549/TRE

Location: 22 Sherwood Drive, EX8 4PX

Applicant: Cudd

Proposal: T1, Ash: fell

T2, Ash: reduce height from 20m to 10 metres

Target date: 08.09.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated – recommendation APPROVAL
subject to replacement tree being planted.

View of representations: None

Decision: Proposed: CN

Seconded: AW

Approval in accordance with the Tree Officer's report.

HALSDON

Planning Application No: 23/1473/TRE

Location: 17 Barrowdale Close, EX8 5PN

Applicant: IG Environmental Services

Proposal: TG1: Oak - fell.

Target date: 04.09.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated – recommendation APPROVAL
subject to replacement tree being planted.

View of representations: None

Decision: Proposed: TD

Seconded: DP

Approval in accordance with the Tree Officer's report.

P23/121. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 23/1764/FUL

Location: 2 Trinfield Avenue, EX8 3JU

Applicant: Mr & Mrs G Moore

Proposal: Proposed two single storey extensions and replacement garage

Date limit for comments: 05.09.23

Comments Statutory Consultees:

DCC Highways – yet to comment.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: GD

No objection

Planning Application No: 23/1760/FUL

Location: 9 Apple Close, EX8 4QN

Applicant: Mrs Lynn Stevens

Proposal: Construction of a detached annexe, ancillary to the enjoyment of the existing bungalow.

Date limit for comments: 06.09.23

Comments Statutory Consultees:

DCC Highways – yet to comment.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: DP

No objection subject to any approval granted conditional that the annexe shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

LITTLEHAM

Planning Application No: 23/1246/FUL

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

Applicant: Mr & Mrs D Moll

Proposal: Proposed window/doors, revised terrace and guarding (amended fenestration opening detail)

Amended Plans

Description of Development amended to now to read:

Proposed window/doors, revised terrace and guarding (amended fenestration opening detail). In addition, amended combined plan and Design and Access Statement

Date limit for comments: 04.09.23

Comments Statutory Consultees:

Conservation – This proposal seeks to create an additional access to the flat with decking on the patio area and replace the railings with alterations to the steps. There is no objection to the replacement balustrade as this would be less obtrusive. The proposed alterations to the windows to provide a door would be an obtrusive feature to the overall design and be visible through the glazed balustrade. Recommendation for refusal on the grounds that the proposal would have an adverse impact on the character and appearance of the building and conservation area.

Town Council – 03.07.23 - Objection; this revised application did not mitigate the concerns raised regarding the previously refused application. 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.

View of representations:

18 x Rep – objecting, amended plans did not mitigate concerns previously raised.

ENP Policy: EB1

Decision: Proposed: DP

Seconded: GD

Objection sustained in line with the Conservation Officer's comments.

Planning Application No: 23/1695/FUL

Location: 9D Portland Avenue, EX8 2BS

Applicant: Mr Paul Bailey

Proposal: Enlargement of existing window to south elevation of existing dwelling

Date limit for comments: 05.09.23

Comments Statutory Consultees:

DCC Highways – yet to comment.

Conservation not been consulted; queried with EDDC.

View of representations: None

ENP Policy: EB1 (Conservation Area) & 2

Decision: Proposed: MR

Seconded: DP

No objection subject to comments from the Conservation Officer.

Planning Application No: 23/1752/FUL

Location: Sideshore, Unit 6 & 7, EX8 2GD

Applicant: Mr Oliver Bridge & Miss Meg Barnett

Proposal: External deck to allow additional seating to a busy takeaway to allow sit down waiter service

Date limit for comments: 06.09.23

Comments Statutory Consultees:

DCC Highways – yet to comment.

View of representations:

2 x Rep – Objecting, the decking was too big and the area was already cluttered.

ENP Policy: EB2

Decision: Proposed: GD

Seconded: MR

Objection; members were concerned about public safety. The proposed development was close to the highway on a bend and were concerned that this would be a potential distraction to drivers. Members questioned if there was adequate toilet facilities to accommodate an additional seating area and felt Environmental Health should be consulted. Members also questioned if the current use category allowed sit down waiter service.

TOWN

Planning Application No: 23/1717/VAR

Location: 4-6 Rolle Street, EX8 1HE

Applicant: Mr Fudge

Proposal: Variation of condition no. 2 of planning permission 21/3350/FUL (Creation of 8 flats and staff accommodation for ground floor shop on first and second floors together with bin and cycle storage) to re-position the existing services and requirements under Building Regulations requiring internal layout changes) to amended drawings.

Date limit for comments: 04.09.23

Comments Statutory Consultees:

DCC Highways – yet to comment.

Environmental Health – yet to comment.

Environment Agency – yet to comment.

View of representations:

Cllr J Whibley had forwarded his comments which were shared as follows:

The additional windows are at a high level and I don't think will overlook and other changes are or building regs purposes. Subject to any conservation officer recommendation I don't think I have a problem with this.

ENP Policy: EB2

Decision: Proposed: TD

Seconded: MR

No objection subject consultee comments.

Planning Application No: 23/1639/VAR

Location: Tower Street Methodist Church, EX8 1NT

Applicant: Mr B Male

Proposal: Variation of condition no. 2 (approved plans) of planning permission 19/2830/LBC (Part demolition and redevelopment and part conversion of vacant buildings to create 19 residential units) to allow for amended materials, fenestration, internal layout and provision of air source heat pumps.

Date limit for comments: 06.09.23

Comments Statutory Consultees:

Conservation – yet to comment.

View of representations: None

Cllr J Whibley had forwarded his comments which were shared as follows:
As far as I can see this removes windows and 'simplifies' staircase glazing. I don't necessarily have an issue with this but couldn't easily see what 'simplification' means. I'm happy to recommend approval subject to any required reports.

ENP Policy: EB1(Conservation Area and church listed)

Decision: Proposed: TD

Seconded: GD

No objection subject to Conservation Officer's comments.

Planning Application No: 23/1738/FUL

Location: Beacon C of E Primary School, EX8 2SR

Applicant: Mrs Anne Billington

Proposal: Installation of a new garden SEN room stand-alone building

Date limit for comments: 05.09.23

Comments Statutory Consultees:

Conservation – yet to comment.

DCC Highways – yet to comment.

View of representations: None

Cllr J Whibley had forwarded his comments which were shared as follows:

This is a small, attractive wooden clad structure designed to accommodate SEN provision and as such I recommend approval.

ENP Policy: EB1 (Conservation Area) & EB2

Decision: Proposed: TD

Seconded: AW

No objection subject to Conservation Officer's comments.

WITHYCOMBE RALEIGH

Planning Application No: 23/1751/FUL

Location: 7 Freelands Close, EX8 4AE

Applicant: Mr & Mrs Thorne

Proposal: Proposed side and rear extension and internal alteration along with additional 1 floor through roof conversion.

Date limit for comments: 07.09.23

Comments Statutory Consultees:

Cllr M Hall – Objects, this is in my opinion over development, out of character and would impact the amenity of neighbouring properties by overlooking and loss of privacy. It is therefore contrary to D1 points 1, 2, and 3E.

DCC Highways – yet to comment.

View of representations:

1 x Letter of support

ENP Policy: EB2

Decision: Proposed: AW

Seconded: GD

Objection; the property is in the corner of a cul de sac with bungalows on either side of a similar size and style. This proposal seeks to alter the design of the roof space which it was felt did not respect the existing characteristics of the area and would be out of keeping with the current development pattern. The scale, massing, density, fenestration would appear incongruous and would appear at odds to the street scene. Concern was also raised about loss of privacy to the adjoining properties.

P23/122. Other items

i. Notification of a street trading application received – Lovely Cooking – New Owner

The applicant is: Jay Barnes (new owner)

Location: Front car park at Buildbase, Salterton Road, Exmouth, EX9 2NS

Dates: Annual – Every Tuesday to Saturday

Times: 08:30 – 13:30

The application is for: 1 x catering unit selling hot and cold food, drinks and other refreshments.

Date limit for comments:

Members did not wish to comment.

P23/123. Items for information

i. Appeal Notification

Appeal by: Mr Tim Prince

Appeal Ref: APP/U1105/D/23/3325341

Proposal: Conversion of roof space to habitable use to include front flat roof dormer and single storey rear extension with roof terrace.

Location: 42 Springfield Road, EX8 3JY

Planning Application No: 23/0665/FUL

It was noted that an appeal had been made to the Secretary of State against the decision of EDDC to refuse planning permission for the above proposed development.

ii. Notification of Tree Preservation Orders

It was noted that the following TPO's which have recently been made:

23/0033/TPO – Land at 5 Cyprus Road (Provisional)

23/0034/TPO – Land at 15 Halsdon Avenue

iii. Notification of a street trading application – Change of date – Organ Donor & Transplant Awareness Day

It was noted that the Organ Transplant Awareness Day event that was cancelled due to poor weather on Saturday 5 August and was now due to take place on the Saturday 2 September.

P23/124. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/0871/FUL 14 Cliff Cottage, Foxholes Hill	No objection	Conditional Approval
23/1070/FUL West Checkstone, 2 Douglas Avenue	No Objection	Conditional Approval
23/1155/FUL 34 The Marles	No Objection	Approval
23/1235/FUL 186 Exeter Road	Objection	Conditional Approval
23/1458/FUL 28 Hamilton Road	No objection	Conditional Approval
23/1329/FUL 31 Churchill Road	Objection	Refusal
23/1100/FUL 21 Marpool Hill	No Objection	Refusal
23/1525/DEM	Objection	Withdrawn

Police Station, North Street		
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The meeting concluded at 19:14

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