

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 11 September 2023 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Andrew Colman
Councillor Tim Dumper
Councillor Cherry Nicholas
Councillor David Poor
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies: Councillors Graham Deasy, Aurora Bailey

Public Speaking Time

Cllr F Caygill spoke regarding planning application 23/1480/MFUL, Warren View Sports Ground Halsdon Avenue, EX8 3DH.

P23/125. Minutes of the previous meeting

Councillor D Poor proposed, seconded by Councillor A Woodward and it was agreed that the minutes of the previous meeting held on 29 August 2023 be approved.

P23/126. Declarations of pecuniary interests and dispensations:

Application: 23/1480/MFUL Warren View Sports Ground Halsdon Avenue EX8 3DH

Councillor	J WHIBLEY
Pecuniary or personal	Personal
Reason	Supporter of Exmouth Town FC

P23/127. Urgent business

None

P23/128. Tree and advertising consent applications

LITTLEHAM

[Planning Application No: 23/1753/TCA](#)

Location: 12 Louisa Place, EX8 2AL

Applicant: Mr & Mrs Parsons

Proposal: T3: Norway Maple - approximately reduce to upper previous pollard points at 3m above ground level, leaving multiple points to encourage a balanced crown formation and allow continued vascular connection.

T6: Pittosporum - reduce to growth point approximately 1.5 metres above ground level.
T8: Sycamore - remove southern stem and reduce northern stem by approximately 40%.
T9: Plum - fell to near ground level.
T12: Holm Oak- crown reduce by approximately 2m or further if permitted. Maximum diameter of cuts 50mm.
T13: Cypress - dismantle to near ground level.
T14: Goat Willow - pollard at existing pollard points, approximately 1.5 metres above ground level.

Target date: 22.09.23

View of representations: None

Decision: Proposed: MR
Approval subject to the Tree Officer's report.

Seconded: DP

P23/129. Planning applications.

BRIXINGTON

[Planning Application No: 23/1546/FUL](#)

Location: 4 Brixington Drive, EX8 4HJ
Applicant: Mr & Mrs Tilke
Proposal: Proposed side and rear extensions

Date limit for comments: 14.09.23

Comments Statutory Consultees:
County Highway Authority – yet to comment.

Southwest Water - 31 Aug 2023 - standing advice ref asset protection.

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN
No objection

Seconded: AC

HALSDON

[Planning Application No: 23/1659/FUL](#)

Location: 2 Seymour Road, EX8 3JG
Applicant: Ms Glina Devell
Proposal: Two storey 3-bed, dwelling with associated parking, external works and

EDDC Trees

Commented on Mon 07 Aug 2023: No arboricultural concerns.

Royal Society For The Protection Of Birds

Commented on Tue 15 Aug 2023 and raised concerns in relation to potential adverse impacts on wintering bird species that are designated features of the Exe Estuary Exe Estuary Special Protection Area (SPA). The application site lies c230m east of the SPA and is on sports fields that provide habitat used by some waterbird species at times over winter. In our view this ecological value of the site has not been properly assessed within the context of the Ecology Report provided by South West Ecology, 9 February 2023). The RSPB recommends that the LPA should seek more information to determine the value of the sports ground for waterbirds (Assessment of Likely Significant Effect as required under the Habitats Regulations). If this concludes the sports ground is functionally linked habitat, then a Habitats Regulations Assessment will be needed. National Planning Policy Framework (July 2021) para 174 (a), 179 (b) and 182 were cited along with Strategy 147 (Nature Conservation and Geology) of the East Devon Local Plan 2013-2031 states that all developments need to conserve the biodiversity value of land. Reconsulted on Wed 30 Aug 2023 but have yet to comment.

Police Architectural Liaison Officer - Kris Calderhead

Commented on Fri 04 Aug 2023 and made a number of recommendations which aimed to reduce the opportunity for crime and anti-social behaviour and requested that these recommendations should be imbedded into the proposal should it progress and that more information is provided in order to help inform further comments and recommendations.

Commented again on Mon 14 Aug 2023 and is seeking further clarification on access controls to the proposed facility and the wider site to ensure that unauthorised access, illegal encampments etc. are prevented, when the facility is both in use and closed overnight.

Reconsulted on Wed 30 Aug 2023 but have yet to comment.

Environmental Health

Commented on Tue 25 Jul 2023 and cited Environmental Health concerns in relation to noise and light due to the proposed introduction of new commercial activity (new boxing gym and community sport building) in close proximity to existing noise sensitive dwellings and their amenity space. Recommended that the applicant undertook a noise assessment and that a lighting scheme for the site should be submitted to and approved in writing by the Local Planning Authority prior to any development commencing in order to comply with Policy EN15 of the East Devon Local Plan (2013-2031).

Reconsulted on Wed 30 Aug 2023 but have yet to comment.

DCC Flood Risk SuDS Consultation

Commented on Wed 02 Aug 2023 and objected on basis that application did not satisfactorily conform to Policy EN22 (Surface Run-Off Implications of New Development) of the East Devon Local Plan (2013-2031). Applicant was required to

submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.
Reconsulted on Wed 30 Aug but has yet to comment.

Environment Agency

Commented on Tue 08 Aug 2023 that they have **no objection** to the proposed development as submitted; whilst the site is located on an area which is identified to be a historic landfill site, the applicant has recognised this and submitted a Preliminary Risk Assessment & Ground Investigation Report. This report (by Horizon Consulting Engineers dated October 2022) includes an adequate assessment of the site and its history and makes appropriate recommendations for the management of the contaminated land for the protection of human health and groundwater. The EA recommends that the report is included in the list of approved documents on any decision notice so that the recommendations are followed.

Commented again on Wed 30 Aug 2023 and confirmed that information submitted does not change its position from 8th August 2023.

County Highway Authority

Yet to comment.

Sports England

Commented on Mon 21 Aug 2023 that supplementary information provided by the agent does not address Sport England's or the County Football Association/Football Foundation's concerns regarding the potential impact of the proposed boxing club on the existing playing field and its 3m safety margins. The Football Foundation/County FA are supportive of the principles of the boxing club development, as is Sport England, however we need to ensure that there is no detriment to the existing football club.

In light of the above, Sport England currently objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 99 of the NPPF. An amended red line plan/amended plans to not include playing field land in line with the comments above may satisfy the Football Foundation and Sport England.

Commented on Thu 31 Aug 2023 and stated that Sport England still objects to the proposal as their concerns have not yet been addressed.

Commented again on Thu 07 Sep 2023, confirming receipt of additional information. Sport England will aim to respond in 21 days.

Contaminated Land Officer

Commented on Thu 10 Aug 2023 that the Geo-environmental recommendations detailed within the site's Preliminary Risk Assessment & Ground Investigation report must be implemented with this development.
Reconsulted on amended plans on Wed 30 Aug 2023 but has yet to comment.

View of representations: 215 comments received: Objections x 137; Supporting x 77

ENP Policy: EB2, EN5, EN6, CF3

Decision: Proposed: TD

Seconded: MR

Objection sustained; Issues not satisfactorily addressed (to date). Members requested should the application progress that it went to committee.

LITTLEHAM

None

TOWN

[Planning Application No: 23/1797/FUL](#)

Location: 11 Withycombe Road, EX8 1TF

Applicant: Mr & Mrs Western

Proposal: Demolition of fire damaged garage and its replacement with new garage

Date limit for comments: 14.09.23

View of representations: none

ENP Policy: EB2, EN5

Decision: Proposed: JW

Seconded: TD

No objection

[Planning Application No: 23/1822/FUL](#)

Location: 21 Marpool Hill, EX8 2LJ

Applicant: Janette Grant

Proposal: Formation of new access and associated development

Date limit for comments: 14.09.23

This is a resubmission of an application following refusal by the LPA of previous application 23/1100/FUL, following recommendation from the County Highway Authority that the proposed parking area does not comply with latest legislation in terms of making adequate provision for the manoeuvring of vehicles within the site and would therefore be likely to result in vehicles reversing onto or manoeuvring on the highway, with consequent risk of additional danger to all users of the road contrary to paragraph 109 of the National Planning Policy Framework. Whilst similar properties along this road may hold off-carriageway parking permission, unfortunately, this would have been before this date and therefore they hold grampian rights.

Exmouth Town Council had cited no objection to previous application but this was prior to sight of DCC's comments.

Proposal: Retrospective rear kitchen window and 2 front elevation roof lights

Date limit for comments: 25.09.23

Comments by Statutory Consultees:

Exmouth Town Council commented on the associated application no 22/1215/FUL in Jun 2022 and had no objection.

County Highways Authority has been consulted but not yet commented.

View of representations: none

ENP Policy: EB2,

Decision: Proposed: JW
No objection

Seconded: TD

[Planning Application No: 23/1614/FUL](#)

Location: 11 Rolle Street, EX8 1HH

Applicant: The Royal Bank of Scotland Plc

Proposal: Remove existing fascia signage, marketing signage, remove existing ATM and infilled with glazing to match existing windows and night safe plate to removed and replace window to match existing.

For information – the principle of closing the bank cannot be opposed under planning legislation and we have yet to be consulted on any application for change of use.

Date limit for comments: 25.09.23

Comments by Statutory Consultees:

County Highways Authority has been consulted but not yet commented.

View of representations: none

ENP Policy: EB2,

Decision: Proposed: JW
No objection

Seconded: AC

WITHYCOMBE RALEIGH

[Planning Application No: 21/1085/VAR](#)

Location: Raleigh Manor Care Home, 13 Drakes Avenue, EX8 4AB

Applicant: Mr Andrew Williams

Proposal: Variation of condition on application: 18/2203/MFUL (Conditions C2 & C10)

Amended Plans

These amendments relate to Amended Plan: Proposed Site Plan Drawing No: B182014 AL(9)901 Rev.AH

Superseded Plan: Proposed Site Plan Drawing No: B182014 AL(9)901 Rev.AF

Date limit for comments: 12.09.23

Comments by Statutory Consultees:

County Highways Authority has been consulted but not yet commented.

DCC Flood Risk Management Team commented on Mon 04 Sep 2023 and has withdrawn its previous objection, stating that it now has no in-principle objections to the planning application at this stage.

Observations:

The applicant is proposing to extend the bund on the western and southern edge of the proposed development to contain the surface water runoff within the proposed development site as shown in Proposed Site Plan (Drawing No. AL(9)901, Rev. AH, dated 16th August 2023).

EDDC Landscape Architect has been consulted but has yet to comment.

EDDC Trees has been consulted but has yet to comment on this application. The tree officer previously raised concerns about the arboricultural impact assessment and the impact of ground level changes on the site and had requested new ground level readings to be undertaken so that a comparison could be made between original and current levels. He did not believe that the proposals would mitigate the potential damage to the trees that will occur due to changes in soil level & associated compaction of soil that have occurred due to the installation of the gabion wall.

Environment Agency has been consulted but not commented.

Exmouth Town Council commented on 11 May 2021 and had no objection to the original plans.

We commented again on 01 Mar 2022 and raised an objection, stating that the concerns raised by DCC Flood Risk Management, EDDC Trees and the EDDC Landscape Architect needed to be resolved to ensure that the application complied with Policy EN5 of the Exmouth Neighbourhood Plan which states that the impact from any additional surface water resulting from development should be controlled and satisfactorily mitigated and should not cause any adverse impact to neighbouring properties.

Further comments in Jul 2022 - Objection sustained; EDDC Trees, EDDC Landscape and DCC Flood Risk had raised concerns and members felt they could not support the application until they had commented on the additional information submitted.

View of representations: none in respect of this application but five representations in respect of original application; all related to flood risk, surface water drainage and landscaping/ tree concerns.

ENP Policy: EB2, EN5

Decision: Proposed: AW

Seconded: MR

Objection sustained; Issues not satisfactorily addressed (to date).

[Planning Application No: 23/1027/FUL](#)

Location: 46 St Johns Road, EX8 4BY

Applicant: Mr & Mrs Cooper

Proposal: Remove original front wall, repair west facing pier wall, excavate grass area, pave area and build a new 9" wall; install new drainage and kerb to the public highway (retrospective)

Amended Plans

These amendments relate to Proposal description amended to: Remove original front wall, repair west facing pier wall, excavate grass area, pave area and build a new 9" wall.

Date limit for comments: 13.09.23

This is a retrospective application.

Comments by Statutory Consultees:

County Highway Authority commented on Thu 24 Aug 2023 and has no objection to the proposal.

Exmouth Town Council commented on Tue 15 Aug 2023 and had no objection subject to a suitable condition being imposed to manage associated surface water runoff with appropriate site drainage and flood risk management measures (SUDS).

View of representations: none

ENP Policy: EB2, EN5

Decision: Proposed: AW

Seconded: JW

No objection to the amended plans.

P23/130. Other items

i. Notification of a Pavement Licence Renewal application

The applicant is: Stephen Drinkall of The York Inn

Location requested: Outside of premises

Time and days requested: Mon – Sun 10:00 – 22:00

Period of licence requested: 01/09/23 – 31/08/24
 The application is for: Proposed number of tables: 16
 Proposed number of chairs: 64

Please find attached the following documents that accompanied the application:

- A map of the proposed site

Date limit for comments: 13.09.23

Area is well contained; path needs to be kept clear for pedestrian access.

P23/131. Items for information

i. Notification of Tree Preservation Orders

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

23/0035/TPO – Land at Maer Bay Court, 12 Douglas Avenue

P23/132. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>23/0866/FUL</u> <u>Silver Birch apartments,</u> <u>2 Portland Avenue</u>	Objection	Conditional Approval
23/1260/LBC A La Ronde	No Objection	Conditional Approval
23/1461/FUL 2 Glebe Close	No Objection	Approval
23/1519/FUL 33 Belle Vue Road	No Objection	Approval
23/1290/FUL 7 Woodlands Drive	No Objection	Approval
<u>23/0538/FUL</u> <u>Chestnuts, 65 Salterton</u> <u>Road</u>	Objection	Conditional Approval
<u>23/1352/FUL</u> <u>13 Mount Pleasant Avenue</u>	No Objection	Retrospective Refusal

The meeting concluded at 19:22

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