

**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 25 September 2023 at 6:15pm**

**Present:**

Councillor Joe Whibley (Chair)  
Councillor Aurora Bailey  
Councillor Graham Deasy  
Councillor Tim Dumper  
Councillor Mike Rosser

**Apologies:** Councillors Cherry Nicholas, David Poor, Andrew Colman, Andrew Woodward (Retrospectively)

**Public Speaking Time**

There were no members of the public wishing to speak.

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**P23/132. Minutes of the previous meeting**

Councillor M Roser proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meeting held on 11 September 2023 be approved.

**P23/133. Declarations of pecuniary interests and dispensations:**

Councillor J Whibley declared a personal interest in respect of items regarding Licensing on account of being on East Devon District Council's Licensing and Enforcement Committee. In addition he also knows the applicant for the pavement licence at Sea Dog Art.

**P23/134. Urgent business**

**Notification of a pavement licence application**

The applicant was: Anna Fitzgerald of Sea Dog Art Gallery  
Location requested: Outside of Sea Dog Art Gallery, Temple Winds, Beacon Hill, EX8 1PB  
Times and days requested: Mon-Sun 10:00-22:00  
Period of licence requested: Date the licence is sought from: 01/10/2023  
Date the licence was sought to: 30/09/2024

The application was for: Pavement licence outside of premises

Date limit for comments: 27.09.23

Members did not wish to comment.

## **P23/135. Tree and advertising consent applications**

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### **BRIXINGTON**

Planning Application No: 23/1646/TRE

Location: 10 Sherwood Drive, EX8 4PX

Applicant: Mr Mick Southam

Proposal: T2, T3 Silver Birches : reduce the height of trees by 4m, to previous pruning points, mazimum diameter cuts of less than 200mm.

Target date: 05.10.23

Application deferred pending receipt of the Tree Officer's report.

Planning Application No: 23/1766/TRE

Location: 123 St Johns Road, EX8 4EH

Applicant: Mr Lee Randall

Proposal: G2A1 - Crown lift to 6.5m above ground level by removing 2 branches back to mother branch.

G2O1 - Crown lift to 4m above ground level by removing 3 branches back to trunk.

G2O2 - Crown lift to 4m above ground level by removing 1 branch back to mother branch.

G2O5 - Crown lift to 5.5m above ground level by removing 1 branch back to trunk.

G2O9 - Crown lift to 2.5m above ground level by removing 3 branches back.

G1O2 - Crown lift to 3.5m above ground level by removing 1 branch back.

G1O3 - Crown lift to 4.5m above ground level by removing 1 branch back to trunk and, 2 smaller branches back to mother branch.

Target date: 09.10.23

Comments Statutory Consultees:

Tree Officer's report – previously circulated to members for their information.

Recommendation – Approval

Decision: Proposed: AB

Seconded: JW

Approval in accordance with the Tree Officer's report.

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### **HALSDON**

Planning Application No: 23/1774/TRE

Location: The Seagulls 235B Exeter Road, EX8 3ED

Applicant: Mrs Doreen Richards

Proposal: T1, Monterey Cypress: install a static wire rope brace rated to at least 5000kg 3 to 4m above top of union. Reduce lowest limb to the west by 2-3m making pruning cuts up to 75mm in diameter.

Target date: 09.10.23

Application deferred pending receipt of the Tree Officer's report.

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## **LITTLEHAM**

Planning Application No: 23/1705/TRE

Location: Montpellier Court Montpellier Road, EX8 1JP

Applicant: Ms Louanne Finn

Proposal: T5, Yew: fell to ground level and remove stump.

Target date: 28.09.23

Comments Statutory Consultees:

Tree Officer's report – previously circulated to members for their information.

Recommendation – Approval subject to a replacement being planted.

Cllr D Poor – No objection

Decision: Proposed: GD

Seconded: MR

Approval subject to replacement planting in accordance with the Tree Officer's report.

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## **WITHYCOMBE RALEIGH**

Planning Application No: 23/1772/TRE

Location: 7 Drakes Gardens Drakes Avenue, EX8 4AD

Applicant: Miss Wilson

Proposal: T1, T2 & T3 (English Oak) - remove to ground level and treat the stumps to prevent regrowth.

Target date: 09.10.23

Application deferred pending receipt of the Tree Officer's report.

### **P23/136. Planning applications.**

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## **BRIXINGTON**

Planning Application No: 23/1277/FUL

Location: Bystock Court Old Bystock Drive, EX8 5EQ

Applicant: Miss Julie Rhodes

Proposal: Proposed 4 no. cottages

Date limit for comments: 06.10.23

Comments Statutory Consultees:

**County Highways Authority** had been consulted but not yet commented.

**EDDC Trees** had been consulted but not yet commented.

**Conservation** had been consulted but not yet commented.

ENP Policy: EN1, EB2

Cllr D Poor had forwarded his comments which were shared as follows:

No objection, did have concerns about inappropriate development for the area, but understood the buildings were for staff and would be behind a gate. Could we suggest a condition to stop the houses being effectively sold off at a later date?

Decision: Proposed: MR

Seconded: GD

Objection; policy EN1 of the Exmouth Neighbourhood plans identifies the Bystock House Estate as locally important and a distinctive area outside the BUAB, where only minor proposals, associated with existing residential or business premises are likely to be supported. It was acknowledged that the applicant cites that the cottages were for their employees, however it was felt that the proposed development was not minor and would impact of the historic setting of the site and Bystock Court a Grade II listed asset. In addition policy EB1 states that proposals should seek to conserve heritage assets. The objective of this policy is to protect heritage assets from intrusive development that is likely to detract from their setting.

Planning Application No: 23/1906/FUL

Location: 8 Brixington Drive, EX8 4HJ

Applicant: Mr R Jenkins

Proposal: Raised terrace to rear of the house

Date limit for comments: 27.09.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AB

Seconded: JW

No objection

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## **HALSDON**

Planning Application No: 23/1684/FUL

Location: 74A Byron Way, EX8 5SA

Applicant: Mr Benedict Cambridge

Proposal: Demolition of converted garage and construction of single dwelling with driveway.

Date limit for comments: 29.09.23

Comments Statutory Consultees:

**County Highways Authority** had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: MR

Objection; concerns about scope to accommodate proposed parking for 4 cars adjacent to the highway on a corner which would also need to provide a drop kerb.

Planning Application No: 23/1961/FUL

Location: 1 Coleridge Close, EX8 5SP

Applicant: Mr and Mrs I Chapman

Proposal: Conversion of existing garage to family room and construction of new storage area to rear.

Date limit for comments: 06.10.23

Comments Statutory Consultees:

**County Highways Authority** had been consulted but not yet commented.

**South West Water** had been consulted and advised applicant must comply with requirements for asset protection.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: JW

No objection

Planning Application No: 23/1920/FUL

Location: Exmouth Service Station 223 Exeter Road, EX8 3DZ

Applicant: Motor Fuel Group

Proposal: Installation of one jet wash bay, relocation of existing air/water and Vacuum unit and associated forecourt works.

Date limit for comments: 09.10.23

Comments Statutory Consultees:

**County Highways Authority** had been consulted but not yet commented.

**Environmental Health** had been consulted but not yet commented.

**EDDC Trees** had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Decision: Proposed:  
Application deferred to next meeting.

Seconded:

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## **LITTLEHAM**

Planning Application No: 23/1667/FUL

Location: 36 Berry Close, EX8 2PT

Applicant: Mr Robert Watkins

Proposal: Proposed loft conversion, dormer on north elevation with weather boarding, and south elevation roof window

Date limit for comments: 05.10.23

Comments Statutory Consultees:

**Houseing – Ex Council Houses Assistant Programmed Works Officer** had been consulted but not yet commented.

**County Highways Authority** had been consulted but not yet commented.

View of representations:

ENP Policy: EB2

Cllr D Poor – No objection

Decision: Proposed: MR  
No objection

Seconded: GD

Planning Application No: 23/1864/FUL

Location: 20 Regents Gate, EX8 1TR

Applicant: Mrs Gemma Shaw

Proposal: Dormer extension to rear of property, with cladding and north/west Elevation side window.

Date limit for comments: 27.09.23

The application form states that the structure for rear dormer is permitted Development, planning consent required for cladding and side window.

Comments Statutory Consultees:

**County Highways Authority** had been consulted but not yet commented.

View of representations:

**5 x Rep** – concern over loss of privacy and the dormer extension is large and the property is in an elevated position. The proposed dormer would change the roof line and look out of place and the proposed cladding is a variance to every other property in Regents Gate and would be out of keeping.

**1 letter of support** – The cladding is in line with other dormers in Rryl Drive, all different colours but tastefully finished. Rendering is not an option so supports cladding. Supports the west window.

ENP Policy: EB2

Cllr D Poor - The cladding is out of keeping with the road

Decision: Proposed: GD

Seconded: MR

Objection; members questioned if the proposal for a dormer was permitted Development? The property was in an elevated position and appeared overbearing and out of keep with the rest of the existing estate, none of which have dormers. The proposed blue/grey cladding was out of keeping with the rest of the estate.

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## TOWN

Planning Application No: 23/1872/FUL

Location: The Beacon Vaults, Beacon Hill, EX8 1PB

Applicant: Mr Brian Male

Proposal: Erection of single 3 storey Georgian style Townhouse, redevelopment of site, change of use to residential and demolition of The Beacon Vaults

Date limit for comments: 28.09.23

This is a revised version of a previous application 22/2509/FUL which was withdrawn due to concerns raising by Conservation over the heritage impact on the Conservation Area and in relation to the to the adjacent listed building.

Exmouth Town had no objection to the previous application in principle; members felt that the proposed design was more in keeping that the existing mock Tudor frontage, however the proposed 5 bed town houses did not meet the identified housing need for affordable 1 or 2 bedroom units.

Comments Statutory Consultees:

**County Highways Authority** had been consulted but not yet commented.

**Conversation** had been consulted but not yet commented.

**Devon County Archaeologist** the building appears to be early 20<sup>th</sup> century. The demolition and groundworks may expose historic fabric or archaeological deposits. The application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation.

View of representations:

**1 x rep** – objects to the loss of historic building and no justification for the demolition.

ENP Policy: EB1 & 2 (Conservation Area), EE3

Cllr D Poor – as long as the archaeology report is agreed and subject to there being

no adverse comments from the conservation officer

Decision: Proposed: JW

Seconded: GD

No objection subject to the Conservation Officer's report and the Devon County Archaeologist conditions.

Planning Application No: 23/1875/FUL

Location: 108 Exeter Road, EX8 1QH

Applicant: Mr & Mrs Tim Thorn

Proposal: Loft conversion including front elevation dormer with cladding and balcony, creating a flat roof.

Date Limit for comments: 29.09.23

Comments Statutory Consultees:

**County Highways Authority** had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: TD

Objection; A previous application (20/046/FUL) for exactly the same proposed development was refused and upheld on appeal. The design and access statement states that national policy had now changed allowing for the enlargement of a dwellinghouse by construction of additional storeys utilising permitted development rights and provides an example photomontage of what could be allowed.

However, it was felt that the interpretation of the permitted development legislation was incorrect. Permitted development for additional storeys was NOT allowed for properties that pre-date 1 July 1948 (AA.1 (c)) which this property does. Also queried if example photomontage met the policy criteria for a terrace house.

Therefore this resubmission should be refused on the same grounds as before that the proposed front dormer window and balcony would be out of character with the other properties along the terrace and have a negative impact on the street scene.

The proposed development was contrary to Exmouth Neighbourhood Plan Policy EB2 which states development should be mindful of surrounding building styles.

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## **WITHYCOMBE RALEIGH**

None

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### **P23/137. Other items**

#### **i. Certification of lawfulness to establish the lawful commencement of application 23/1812/CPE**

Consideration was given to the letter from East Devon District Council regarding information that either supports or contradicts the evidence submitted.



Date limit for comments: 02.10.23

Members had information that could be contributed.

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**P23/138. Items for information**

None

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**P23/139. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
22/2774/FUL Land to the Rear of Hillbrae Foxholes Hill	No objection	Conditional Approval
23/0693/FUL Devon Cliffs Holiday Centre	No objection	Conditional Approval
23/1539/FUL 35 Hulham Road	No objection	Approval
23/1576/FUL 4 Garratt Close	No objection	Conditional Approval
23/1344/LBC 42 Bicton Street	No objection	Conditional Approval
23/0078/FUL 2 Turner Avenue	No objection	Conditional Approval

**The meeting concluded at 19:20**

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