

**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 9 October 2023 at 6:15pm**

**Present:**

Councillor Joe Whibley (Chair)  
Councillor Graham Deasy  
Councillor Tim Dumper  
Councillor Cherry Nicholas  
Councillor Mike Rosser  
Councillor Andrew Woodward

**Apologies:** Councillor David Poor, Andrew Colman

**Public Speaking Time**

There were no members of the public wishing to speak.

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**P23/139. Minutes of the previous meeting**

Councillor M Rosser proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meeting held on 25 September 2023 be approved.

**P23/140. Declarations of pecuniary interests and dispensations:**

Application:	23/1742/FUL 126 Salterton Road
Councillor	All Members
Pecuniary or personal	Personal
Reason	The legal owner of property was known by all members
Application:	23/1833/TRE Beechwood 2D Cranford Avenue
Councillor	G Deasy
Pecuniary or personal	Personal
Reason	Applicant was a close family friend
Application:	23/1050/FUL Land South Of 15 Halsdon Avenue
Councillors	T Dumper & J Whibley
Pecuniary or personal	Personal
Reason	Know the objectors to the application

**P23/141. Urgent business**

None

**P23/142. 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, maximum diameter cuts of less than 200mm.

Target date: 05.10.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated to members.

Recommendation: Conditional Approval restricting the size of the pruning cuts to 75mm.

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

No objection

Decision: Proposed: CN

Seconded: TD

Approval in accordance with the Tree Officer's report.

Planning Application No: 23/1825/TRE

Location: 45 Ivydale, EX8 4TA

Applicant: Ms Suzanne Bucknell

Proposal: T1: Oak - reduce crown by approximately 2.5 - 3m to previous pruning points, maximum diameter cuts 50mm. Create approximately 1.5 metres of clearance from house.

Target date: 17.10.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated to members.

Recommendation: Approval

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

No objection

Decision: Proposed: CN

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

Decision: Proposed: TD                                      Seconded: AW  
Approval in accordance with the Tree Officer's report.

Planning Application No: 23/1791/TRE

Target date: 11.10.23

Decision: Proposed: GD                                      Seconded: MR  
Approval in accordance with the Tree Officer's report.

Planning Application No: 23/1833/TRE

Target date: 18.10.23

Decision: Proposed: MR                                          Seconded: GD  
Approval in accordance with the Tree Officer's report.

Planning Application No: 23/1772/TRE

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Target date: 09.10.23

Comments Statutory Consultees:

Tree Officer's report was previously circulated to members.

Recommendation: Conditional Approval subject to replacement trees planted

Decision: Proposed: AW

Seconded: JW

Approval in accordance with the Tree Officer's report.

## **P23/143. Planning applications.**

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### **BRIXINGTON**

None

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### **HALSDON**

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:

**Environmental Health** - 27 Sep 2023 - Concern relating to the impact of noise from the new jet wash bay and the relocation of the vacuum units. The applicant must provide the following information before any recommendation can be made: The technical data including the sound power levels and predicted sound pressure levels of the jet wash at the nearest noise sensitive receptors including any mitigating features of the screening together with the hours of operation. The technical data including the sound power levels and predicted sound pressure levels of the vacuum unit at the nearest noise sensitive receptors.

**EDDC Trees** – 22.09.23 – No arb concerns

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

View of representations:

**1 x Rep** – Concerned about the noise from the jet wash and aw/vac and the close proximity to their property. Also concerned about car backing up and overspilling onto the road.

ENP Policy: EB2

Decision: Proposed: TD

Seconded: MR

Objection as the application currently stood, on the grounds of impact of noise on the residential amenity, until such time that Environmental Health are able to give their assessment.

Planning Application No: 23/2019/VAR

Location: 223 Exeter Road, EX8 3DZ

Applicant: Motor Fuel Group

Proposal: Variation of condition no. 22/2367/FUL (Creation of charging zone to include erection of EV chargers, erection of canopy, substation enclosure, associated works and demolition of jet wash bay). To allow for the improvement in the design and distribution of the cabling route as shown on submitted plans.

Date limit for comments: 17.10.23

Comments Statutory Consultees:

**Contaminated Land Officer** – Applicant to contact LPA should any contamination be discovered during excavation.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: MR

No objection subject to any approval granted conditioned in accordance with the recommendation made by the Contaminated Land Officer.

Planning Application No: 23/1050/FUL

Location: Land South Of 15 Halsdon Avenue

Applicant: Mr Steve Richards

Proposal: To erect a 2 storey 2-bed dwelling with associated amenity space.

Amended Plans

Arboricultural survey, Tree Constraints Plan and plans.

Date limit for comments: 16.10.23

Comments Statutory Consultees:

**Town Council** – Meeting 05.06.23 No objection, subject to comments from the Tree Officer and other statutory consultees including the impact on the ecology of the site.

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

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

View of representations:

**4 x Rep** – Objection on the following grounds:

- Over development of the cramped plot.
- Over bearing
- Loss of light to number 13 Halsdon
- Juliet balcony overlook neighbours
- Loss of trees
- Potential Sewage issues

**2 letters of support.**  
**1 letter from applicant.**

ENP Policy: EB2

Decision: Proposed: TD

Seconded: MR

No objection in principle but concerns regarding the trees and ecology remain and note that the relevant statutory consultees had yet to comment. It was also noted since the Town Council was last consulted concern had been raised by neighbours and the impact their residential amenity.

Planning Application No: 23/2015/FUL

Location: 10 Hulham Vale

Applicant: Mr & Mrs Patrick Lawrance

Proposal: New detached double garage and external alterations to existing dwelling (resubmission of previous application 22/0967/FUL)

Date limit for comments: 17.11.23

Comments Statutory Consultees:

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

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

View of representations:

**1 Comment** – regarding access.

ENP Policy: EB2

Decision: Proposed: TD

Seconded: AW

No objection

Planning Application No: 23/2052/FUL

Location: 5 Featherstone Road, EX8 3JH

Applicant: Mrs Gill Saunderson

Proposal: Proposed single storey rear extension

Date limit for comments: 19.10.23

Comments Statutory Consultees:

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

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: AW

No objection

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## LITTLEHAM

### Planning Application No: 23/1742/FUL

Location: 126 Salterton Road, EX8 2PD

Applicant: Ms Serafina Molnar

Proposal: Erection of enclosed deck area. (Retrospective)

Date limit for comments: 20.10.23

Comments Statutory Consultees:

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

View of representations: None

Cllr David Poor had forwarded his comments which were shared as follows:  
Concerned about overlooking because the road was higher than Midway, but presuming the neighbours in Midway have been notified and since this was a retrospective application with currently no objections then no objection.

ENP Policy: EB2

Decision: Proposed: GD

Seconded: MR

No objection subject to their being no impact on the neighbours (fencing height).

### Planning Application No: 23/1820/FUL

Location: 6 The Coach House Portland Avenue, EX8 2BS

Applicant: Mr Giles Tushingham

Proposal: Erection of detached garage building with room on upper floor, with construction of driveway. Demolition of existing garage

Date limit for comments: 17.11.23

Comments Statutory Consultees:

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

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

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Cllr D Poor had forwarded his comments which were shared as follows:  
No objection subject to the conservation officers report

Decision: Proposed: MR

Seconded: GD

No objection subject to the Conservation Officer's report, the submission of a planting/landscape plan for the replacement for lost vegetation, and any approval conditioned that it cannot be used as independent accommodation.

Planning Application No: 23/1994/VAR

Location: 5 Fairfield Road, EX8 2BL

Applicant: Mrs Jennifer Latham

Proposal: Variation of Condition 2 (Approved Plans) of Application 21/3275/FUL (first floor extension to an existing dwelling as well as altering the external appearance to form a modern dwelling and a new detached single storey garage of matching materials, and conversion of existing garage and a rear extension with alteration to fenestration), to amend fenestration details

Date limit for comments: 12.10.23

Comments Statutory Consultees:

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

**SWW** applicant advised to contact if unable to comply with asset protection.

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD

Seconded: MR

No objection subject to the comments from the Conservation office. Members questioned why SWW had been consulted as it was understood that the variation application was in respect of the alterations to the fenestration.

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## TOWN

Planning Application No: 23/0641/LBC

Location: The Manor, St Andrews Road, EX8 1AP

Applicant: Ms Tammy Dyer

Proposal: Replace 1no bay and 2no. windows on ground floor and 1 no. bay and 3 no. windows on first floor west elevation and replace roof on west elevation.

Date limit for comments: 10.10.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area & Listed), EB2

Decision: Proposed: JW

Seconded: TD

No objection subject the Conservations Officer's report.

Planning Application No: 23/1842/FUL





## P23/145. Items for information

### i. Appeal Notification

Appeal by: Queens Drive CIC

Appeal Ref: APP/U1105/W/23/3323724

Proposal: Construction of a single storey flexible office/community hub building single storey side extension to existing bin store to provide 5 WC's and installation of 23 x photovoltaic panels.

Location: Exmouth Beach, Queens Drive, EX8 2GD

Planning Application No: 22/2030/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 developments.

### ii. Notification of Tree Preservation Order

It was noted that a TPO had recently been made.

23/0044/TPO – Land at or adjacent to the former Rolle College Playing Fields, Douglas Avenue

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## P23/146. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/1760/FUL 9 Apple Close	No objection	Conditional Approval
23/1492/FUL Devon Cliffs Holiday Centre Sandy Bay	No objection	Approval
<b><u>23/1298/FUL</u></b> <b><u>67 Bicton Street</u></b>	<b>No Objection</b>	<b>Refusal</b>
23/1246/FUL Flat 2, 7 Louisa Terrace	Objection	Refusal
23/1027/FUL 46 St Johns Road	No objection	Conditional Approval

### The meeting concluded at

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