

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

**Present:**

Councillor Tim Dumper (Acting Chair)  
Councillor Andrew Colman  
Councillor Graham Deasy  
Councillor David Poor  
Councillor Mike Rosser  
Councillor Andrew Woodward

**Apologies:** Councillors Joe Whibley, Cherry Nicholas, Aurora Bailey

**Public Speaking Time**

Douglas Nash spoke during the public speaking time regarding planning application 23/2155/FUL Flat 2, 7 Louisa Terrace.

Helen Rosewarne spoke in support of her application 23/2115/FUL, 11 Green Close.

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

**P23/147. Minutes of the previous meeting**

Councillor A Woodward proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meeting held on 9 October 2023 be approved.

**P23/148. Declarations of pecuniary interests and dispensations:**

Councillor T Dumper declared a personal interest in respect of items regarding Licensing on account of being on East Devon District Council's Licensing and Enforcement Committee.

Application:	23/2155/FUL Flat 2, 7 Louisa Terrace
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Knows applicant

**P23/149. Urgent business**

**WITHYCOMBE RALEIGH**

Planning application No: 23/1853/TRE

Location: 6 Park Way, EX8 3QG

Applicant: Mrs Joanne Macleod

Proposal: Tree 1, Turkish oak: removal of one 15cm x 10m long branch.

Tree 2, Turkish Oak: remove 4 x branches of around 5cm wide x 6m long; plus, 1 low branch over hanging the public walkway - again around 5cm wide x 6m long.

Tree 3, Turkish Oak: remove the very low branches resting on the fence/shed (around 5 branches @ 5cm wide x 2m long)

Target date: 30.10.23

Tree Officer's recommendation is APPROVAL.

Decision: Proposed: AW

Seconded: TD

Approval in accordance with the Tree Officer's report.

### **P23/150. Planning applications.**

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#### **BRIXINGTON**

Planning Application No: 23/2067/FUL

Location: 10 Sherwood Drive, EX8 4PX

Applicant: Mr Mick Southam

Proposal: Construction of a Canopy over the rear access door and open space Between the house and boundary wall.

Date limit for comments: 31.10.23

Comments Statutory Consultees:

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

View of representations: None

Cllr C Nicholas had forwarded her comments which were shared as follows:

No objection - the applicant took advice from the Planning dept, there is no overhang over the pavement and is attached to the inside of the wall.

ENP Policy: EB2

Decision: Proposed: AC

Seconded: DP

No objection

Planning Application No: 23/2072/FUL

Location: 5 Stanley Walk, EX8 5QD

Applicant: Matthew and Sarah Tarney

Proposal: Proposed porch extension with cladding on front east elevation, existing garage to be converted to living space; construction of new garage on north elevation

Date limit for comments: 30.10.23

Comments Statutory Consultees:

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

View of representations: None

Cllr C Nicholas had forwarded her comments which were shared as follows:

No objection in principle but had concerns about the proposed finished materials.

ENP Policy: EB2

Decision: Proposed: GD

Seconded: MR

Objection; members felt the proposed finished cladding finish would be incongruous to the street scene. There are no other incidences of such cladding in the vicinity and would be visually prominent at the end of the cul-de-sac. However, members did not have any objection in principle to the extension. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of surrounding building styles.

Planning Application No: 23/2093/FUL

Location: 22 Elizabeth Road, EX8 4NT

Applicant: Mr & Mrs Terry Smith

Proposal: Demolish existing single storey rear conservatory extension and replace with slightly deeper flat roofed single storey extension. Construction of new rear terrace

Date limit for comments: 25.10.23

Comments Statutory Consultees:

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

View of representations: None

Cllr C Nicholas had forwarded her comments which were shared as follows:

No objection subject to no issue with the height of fence.

ENP Policy: EB2

Decision: Proposed: AC

Seconded: DP

No objection

Planning Application No: 23/2163/FUL

Location: 31 Churchill Road, EX8 4DN

Applicant: Mr A Vigor

Proposal: Proposed loft conversion including rear dormer and 2no. roof windows to front.

Date limit for comments: 02.11.23

Comments Statutory Consultees:

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

View of representations: None

Cllr C Nicholas had forwarded her comments which were shared as follows:  
Part 1, Certificate of lawfulness had been agreed. Agreement had been sought for the outside tiles that are to be used. I agree with the ones selected to match the existing.

ENP Policy: EB2

Decision: Proposed: TD  
No objection

Seconded: GD

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## **HALSDON**

Planning Application No: 23/1933/FUL

Location: 36 Hill Drive, EX8 4QQ

Applicant: Mr And Mrs Rod Webster

Proposal: Loft conversion including construction of two front dormers and rear Dormer and single storey extension on south west elevation.

Date limit for comments: 27.10.23

Comments Statutory Consultees:

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

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD  
No objection

Seconded: GD

Planning Application No: 23/2131/FUL

Location: Sundown, Littlemead Lane, EX8 3BU

Applicant: Mr Tim Baker

Proposal: Proposed new two-bedroom dwelling with off-road parking and garden

Date limit for comments: 31.10.23

Comments Statutory Consultees:

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

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: DP

No objection, it was noted this was a resubmission of an extant planning consent was due to expire.

Planning Application No: 23/2144/FUL

Location: 1 Orchard Close, EX8 3JD

Applicant: David Rice

Proposal: Proposed two storey rear extension with loft conversion and rear dormer

Date limit for comments: 31.10.23

Comments Statutory Consultees:

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

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: GD

Objection; the scale and massing of the proposed for a two-storey rear extension with a rear dormer did not respect the current development pattern of Orchard Close which were moderate sized bungalows. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2 which states that development should be mindful of surrounding buildings styles.

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## **LITTLEHAM**

Planning Application No: 23/2070/FUL

Location: Ashton Court Hotel, 5-6 Louisa Terrace, EX8 2AQ

Applicant: Inn the Village Ltd

Proposal: Proposed replacement access steps and removal of flower bed.

Date limit for comments: 26.10.23

Comments Statutory Consultees:

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

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

View of representations:

**1 x Rep** - objects to the removal of the flower bed as it's a character feature of the plot and I'm concerned that they intend to park large coaches in that space. The parking of coaches would detract from the historical street. The plot had already been harmed with the erection of unpleasant looking American college-style seating.

ENP Policy: EB1

Decision: Proposed: MR    Seconded: DP  
No objection subject to Conservation Officer's report.

Planning Application No: 23/2071/LBC

Location: Ashton Court Hotel, 5-6 Louisa Terrace, EX8 2AQ  
Applicant: Inn the Village Ltd  
Proposal: Proposed replacement access steps and removal of flower bed.

Date limit for comments: 26.10.23

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

Decision: Proposed: MR                      Seconded: DP  
No objection subject to Conservation Officer's report.

Planning Application No: 23/1090/FUL

Location: Mundys Farm West Down Lane, EX8 2RH  
Applicant: Mr A Marriott  
Proposal: Detached bungalow, 3-bed, detached dwelling with associated parking and amenity space.

## Amended Plans

Design amendments to include reduced footprint of dwelling, additional detailing to elevations and removal of turning head.

Date limit for comments: 27.10.23

Comments Statutory Consultees:

**Town Council** – 05.07.23 Objection; it was acknowledged that the neighbours were largely supportive but members were concerned about the tight access. It was also felt that the flat roof design was not in keeping with adjacent Shapter Court estate. It was noted that a previously refused shed had not been removed and requested that enforcement investigated.

**County Highways Authority** – 17.07.23 - No objection subject to cycle/scooter storage facility provision and the submission of a CEMP.

**Conservation** – 03.08.23 – In principle no objection but footprint should be reduced, move away from the boundary and improve overall design.

View of representations:

1 x Rep – No objection in principle but concerned that the business will be relocate their equipment to the front of Mundys farm and the adjoining cottage.

12 letters of support

ENP Policy: EB1

Decision: Proposed: DP

Seconded: DP

No objection amended plans subject to updated comments from the Conservation Officer. Cllr M Rosser felt that the proposed “agricultural” design was not appropriate and out of keeping with Shapter Close.

Planning Application No: 23/2155/FUL

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

Applicant: Mr & Mrs D Moll

Proposal: For proposed window/door

Date limit for comments: 02.11.23

Comments Statutory Consultees:

View of representations:

**4 x Rep** – Conservation Officer had already stated twice that the alteration to the window is unacceptable. There is already a door onto the patio from the sitting room and second door is not in symmetry with flat 1. Concerned that a separate application will be made for the balustrade. No measurements shown on the plans. The area is of significant heritage and will have an adverse impact on the character and appearance of the area.

ENP Policy: EB1

Decision: Proposed: GD

Seconded: DP

Objection; this revised application did not mitigate the concerns raised regarding the previous refused applications. 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.

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## TOWN

None

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## WITHYCOMBE RALEIGH

Planning Application No: 23/1751/FUL

Location: 7 Freeland Close, EX8 4AE

Applicant: Mr & Mrs Thorne

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

Amended plans for consultation.

Revised design (removing first floor terrace) and including alterations to first floor openings.

Date limit for comments: 23.10.23

Comments Statutory Consultees:

**Town Council** – 29.08.23 – 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.

**Cllr M Hall** – 13.10.23 – Objection remains unchanged. I believe this proposal is contrary to Local Plan policy D1 (2) due to its scale and massing and (3) adverse impact on the urban grain of the immediate area and one which may negatively impact the amenity of neighbouring properties.

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

View of representations:

**8 x Rep** – in respect of the amended plans do not mitigate previous concerns raised that the proposal is overdevelopment and out of keeping and overlook number 5 & 6.

**12 x Rep** in respect of the original application

**3 x letters** in support.

ENP Policy: EB2

Decision: Proposed: AW

Seconded: GD

Objection sustained; the amended plans did not mitigate the previous concerns raised.

Planning Application No: 23/2115/FUL

Location: 11 Green Close, EX8 3QH

Applicant: Mr & Miss Dinsdale & Rosewarne

Proposal: Proposed demolition of existing conservatory and proposed construction of rear single storey extension, garage conversion and extension

Date limit for comments: 26.10.23

Comments Statutory Consultees:

**Cllr M Hall** – 13.10.23 – Objections due to its size. I feel a 5m rear extension as well as converting and extending the garage is too much and therefore contrary to Local Plan policy D1 (2) as it's scale and massing is inappropriate to the street scene and type of property; with (3) it having an adverse affect upon the urban form of the street. Even if the depth of the extension was reduced by a metre that would help and I may be more likely to support.

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

View of representations:  
1 x support

ENP Policy: EB2

Decision: Proposed: AW  
No objection

Seconded: GD

Planning Application No: 23/2118/FUL

Location: 30 Avondale Road, EX8 2NQ

Applicant: Mr & Mrs Jerry Sharland

Proposal: Proposal to infill an area to the rear north elevation with a single storey extension.

Date limit for comments: 31.10.23

Comments Statutory Consultees:

**Cllr M Hall** – No objection

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

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW  
No objection

Seconded: DP

Planning Application No: 23/1472/FUL

Location: 18 Colleton Way, EX8 3PX

Applicant: Mr Darren Pyne

Proposal: Separating existing property into two dwellings including gardens and driveways.

Date limit for comments: 06.11.23

Comments Statutory Consultees:

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

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW  
No objection

Seconded: DP

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**P23/151. Other items**

i. **Premises Licence application received**

Ref No. 056722

Premises: Strand (The), EXMOUTH, Devon, EX8 1BR

Ward: Town

Name of Applicant: Exmouth Town Council

TIME LIMITED Premises Licence Application on 02/12/23 for Exmouth Winter Festival

The above application made by Exmouth Town Council was noted

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**P23/152. Items for information**

i. **Notification of Tree Preservation Order**

The following TPO had recently been made and was noted by members.

23/0049/TPO – Land at Lovering House, Hulham Road.

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**P23/153. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/0865/FUL 33 Salterton Road	No objection	Conditional Approval
23/1822/FUL 21 Marpool Hill	Objection	Refusal
<b><u>23/1596/VAR</u></b> <b><u>26 Durham Close</u></b>	<b>Objection</b>	<b>Conditional Approval</b>
23/1906/FUL 8 Brixington Drive	No objection	Approval
<b><u>23/1451/FUL</u></b> <b><u>Seagull House</u></b> <b><u>1 Morton Crescent</u></b>	<b>No objection</b>	<b>Refusal</b>
23/1520/FUL 7 Carlton Hill	No objection	Conditional Approval
23/1738/FUL Beacon C of E Primary School	No objection	Approval
23/1546/FUL 4 Brixington Drive	No objection	Approval
23/1359/FUL 16 Raddenstile Lane	No objection	Conditional Approval
23/1875/FUL 108 Exeter Road	Objection	Withdrawn
22/2774/FUL Jersey House, Foxholes Hill	No objection	Conditional Approval

**The meeting concluded at 19:29**

Signed..... Date.....

(Chairman)