

**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 6 November 2023 at 6:15pm**

**Present:**

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

Also in attendance was Councillor Brian Bailey who was a non-voting member.

**Apologies:** Councillor David Poor

**Public Speaking Time**

There were no members of the public wishing to speak.

**P23/154. Minutes of the previous meeting**

Councillor G Deasy proposed, seconded Councillor T Dumper by and it was agreed that the minutes of the previous meeting held on 23 October 2023 be approved.

**P23/155. Declarations of pecuniary interests and dispensations:**

Application:	23/2278/FUL 67 Bicton Street, EX8 2RU
Councillor	J Whibley
Pecuniary or personal	Personal
Reason	Knows applicant

**P23/156. Urgent business**

**LITTLEHAM**

Planning application No: 23/2299/ (Planning in Principle)

Location: 28 Cranford Avenue, EX8 2PZ

Applicant: Mr & Mrs Lovejoy

Proposal: Permission in principle for demolition of dwelling and construction of 3 no. new dwellings

Date limit for comments: 10.11.23

Members agreed to delegate the decision to ward members to comment in order for them to have time to exam the application.

## TOWN

Planning application No: 23/2156/FUL

Location: 86A Exeter Road, EX8 1PZ

Applicant: Mr & Miss Danny & Megan Sansom & Ford

Proposal: The application is to extend the existing building to form two additional self-contained flats as well as extend the ground floor to make good the existing rear extensions / yard.

Date limit for comments: 10.11.23

Comments Statutory Consultees:

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

View of representations: None

ENP Policy: EB2

Members agreed to delegate the decision to ward members to comment in order for them to have time to exam the application.

---

### **P23/157. Tree and advertising consent applications**

## **BRIXINGTON**

Planning Application No: 23/1998/TRE

Location: Solar Farm North of Bystock Stables, Bystock, EX8 5ED

Applicant: Mr Daniel White

Proposal: T9, Turkey Oak: reduce crown by 3-4m.

T10, Turkey Oak: selected branch removal (remove lowest southern primary limb, leaving 1m stub (coronet cut) to minimise decay in the main stem).

Dismantle the semi-mature tree that the limb is fused to as it has poor form and a high likely hood of failure in the future - leaving a 3m habitat pole.

T11, Turkey Oak: reduce crown by 2m (reduce the remaining canopy of the large stem to balance the crown.); selected branch removal (fell the fractured stem into the wood.)

Target date: 14.11.23

Application deferred pending a site visit by the Tree Officer and the delegated report.

### **P23/158. Planning applications.**

---

## **BRIXINGTON**

Planning Application No: 23/2191/VAR

Location: 51 Little Meadow, EX8 4LU  
Applicant: Mr Jamie Walker  
Proposal: Variation of Condition 2 (approved plans) of application 23/0260/FUL (proposed extension to the rear and side of semi-detached dwelling) to incorporate changes to extension roof and fenestration.

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: None

ENP Policy: EB2

Cllr A Colman had forwarded his comments which were shared as follows:  
No objection

Decision: Proposed: AC  
No objection

Seconded: CN

---

## HALSDON

None

---

## LITTLEHAM

Planning Application No: 22/1910/MFUL

Location: Devoncourt Hotel, 16 Douglas Avenue, EX8 2EX  
Applicant: Mr Azim Lalani  
Proposal: Demolition of the existing Devoncourt building and outbuildings, construction of 51 open market and 15 Affordable residential apartments and new 65 bed hotel with access via Maer Road car park, associated car parking and landscaping works

Amended plans for consultation.

Amended quantum of development, layout, form of buildings, design and Landscaping.

Application deferred to 20.11.23

Planning Application No: 23/2209/FUL

Location: 1A Jarvis Close, EX8 2PX  
Applicant: Gill Parry  
Proposal: Revised proposals for the construction of a two-storey dwelling with associated car parking and amenity space [Previously submitted under 22/1516/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.

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

**Environmental Health** restricted construction hours recommended.

**Contaminated Land Officer** contact LPA should any contamination be found.

View of representations: None

ENP Policy: EB2

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

I would still maintain my objection to this as I still think it is an over development of the site.

Decision: Proposed: GD

Seconded: JW

Objection; members felt that this revised application did not mitigated previous concerns that the provision of an additional dwelling on the site would result in a cramped configuration and overdevelopment of the site. 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 styles and ensure a high level of design.

Cllr M Rosser was concerned that the proposal could be overbearing on the neighbouring bungalow. He found that the elevation plans were not clear, in particular part of the roof on South elevation plan appeared to be a flat roof which did not relate to the drawing for the east elevation.

---

## TOWN

Planning Application No: 23/1776/FUL

Location: 16 Windsor Square, EX8 1JX

Applicant: Mr Michael Anaman

Proposal: Removal of garden wall to rear garden with new gate and restoration of steps to rear door.

Date limit for comments: 09.11.23

Comments Statutory Consultees:

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

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

View of representations:

1 letter of support

ENP Policy: EB1

Decision: Proposed: JW

Seconded: TD

Objection; it was felt that removal of the wall would impact on the historic setting of the listed building. Windsor Square is noted in the Exmouth Neighbourhood Plan to be an area of special character. The proposal was therefore considered to be contrary to EB1 of the Exmouth Neighbourhood Plan which seeks to conserve heritage assets.

Planning Application No: 23/1777/LBC

Location: 16 Windsor Square, EX8 1JX

Applicant: Mr Michael Anaman

Proposal: Removal of garden wall to rear garden with new gate and restoration of steps to rear door.

Date limit for comments: 09.11.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

View of representations:

ENP Policy: EB1

Decision: Proposed: JW

Seconded: TD

Objection; it was felt that removal of the wall would impact on the historic setting of the listed building. Windsor Square is noted in the Exmouth Neighbourhood Plan to be an area of special character. The proposal was therefore considered to be contrary to EB1 of the Exmouth Neighbourhood Plan which seeks to conserve heritage assets.

Planning Application No: 23/2076/FUL

Location: 38 Woodville Road, EX8 1SF

Applicant: Mr James Lee

Proposal: Demolition of single storey rear extension, construction of new single and part two storey rear extension and loft conversion with rear dormer

Date limit for comments: 09.11.23

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

No objection

Planning Application No: 23/2278/FUL

Location: 67 Bicton Street, EX8 2RU

Applicant: Mr & Mrs Julie Shearn

Proposal: Loft conversion and construction of rear dormer

Date limit for comments: 20.11.23

Comments Statutory Consultees:

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

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

View of representations:

1 x Rep

ENP Policy: EB1, EB2

Decision: Proposed: TD

Seconded: AW

No objection subject to the Conservation Officer's comments.

Note: Cllr J Whibley left the meeting whilst the above application was discussed.

---

## **WITHYCOMBE RALEIGH**

None

---

### **P23/159. Other items**

None

---

### **P23/160. Items for information**

#### **i. Appeal Notification**

Appeal by: Alan Marriott

Appeal Ref: APP/U1105/W/23/3325946

Proposal: Retention of a replacement shed

Location: Mundys Farm, West Down Lane, EX8 2RH

Planning Application No: 22/0781/FUL

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

#### **ii. Inquiry Notification**

Appeal by: Churchill Retirement Living

Appeal Ref: APP/U1105/W/23/3324701

Proposal: Redevelopment for 54 retirement living appartments and 6 retirement living cottages, including communal facilities, access, car parking and landscaping.  
 Location: Jewson Ltd, Fore Street, EX8 1HX  
 Planning Application No: 22/2120/MFUL

It was noted that an inquiry would be held on Tuesday 14 November at 10:00am to decide the appeal, a copy letter was previously circulated for information.

---

**P23/161. East Devon District Council – Planning Decisions**

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/2052/FUL 5 Featherstone Road	No objection	Conditional Approval
23/1547/VAR Woodland Lodge, Bystock	No objection	Conditional Approval
23/1871/FUL Top flat, 32 Danby Terrace	No objection	Conditional Approval
23/1667/FUL 36 Berry Close	No objection	Conditional Approval
23/1764/FUL 2 Trinfield Avenue	No objection	Conditional Approval
23/1797/FUL 11 Withycombe Road	No objection	Conditional Approval
23/1614/FUL 11 Rolle Street	No objection	Conditional Approval
23/1639/VAR Tower Street Methodist Church, Tower Street	No objection	Conditional Approval
23/1861/FUL Flat 3, 134 Exeter Road	No objection	Approval

**The meeting concluded at 19:09**

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