

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 4 December 2023 at 6:15pm

Present:

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

Apologies: Councillor A Colman,

Public Speaking Time

There were no members of the public wishing to speak.

P23/170. Minutes of the previous meeting

Councillor D Poor proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meeting held on 20 November 2023 and ward decision appendices (i) be approved.

P23/171. Declarations of pecuniary interests and dispensations:

Application:	23/2407/FUL Phear Park Withycombe Road, EX8 1TJ
Councillors	All Members
Pecuniary or personal	Corporate
Reason	Exmouth Town Council had contributed funding towards the proposed development.
Application:	23/268/TRE 6 Norton Place, EX8 2ND
Councillor	G Deasy
Pecuniary or personal	Personal
Reason	Knows applicant

P23/172. Urgent business

Amended Plans

HALSDON

Planning Application No: 23/1582/FUL

Location: A La Ronde Summer Lane, EX8 5BD
Applicant: Mr Jonathan Webber Agent:

Proposal: Reinstatement of a perimeter path to improve access to visitors.

Amended plans

Additional information - Rationale and support to submitted Heritage/Design & Access Statement

Date limit for comments: 13.12.23

Comments Statutory Consultees:

Town Council – 02.08.23 – No objection subject to comments from Conservation and EDDC Trees

Conservation – acceptable in principle but had concerns regarding location of benches and the surface path material.

Historic England – Had some concerns to the design approach and the impact on the ferme ornee landscape.

EDDC Landscape Architect – No objection

EDDC Trees - had been consulted but not yet commented.

Devon Wildlife Trust - had been consulted but not yet commented.

The Gardens Trust (Central) & Garden History Society had been consulted but not yet commented.

View of representations: None

ENP Policy: EB1 & EB2

Decision: Proposed: TD

Seconded: AT

No objection to the amended plans, subject to updated comments from Conservation and EDDC Trees.

P23/173. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 23/2220/TRE

Location: 9 Sherwood Drive, EX8 4PX

Applicant: Mr K Durkin

Proposal: T1: Silver Birch - reduce height by approximately 3m, maximum diameter of cut (MDC) 75mm. Lightly prune sides to shape, MDC 25mm.

Existing dimensions: height-14m, N/S-6m, E/W-6m. Works will leave a balanced canopy at 11m in height and approximately 4.5m lateral spread.

Target date: 13.12.23

Comments Statutory Consultees:

Tree Officer's report previously circulated.

Recommendation – **REFUSAL**

The tree is a prominent location, is a reasonably well form silver birch, free from defects, with ample space for future growth. There is currently Arboricultural no

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

Planning Application No: 23/2088/TRE

Location: 75A Salterton Road Exmouth EX8 2EN

Applicant: Mrs D Humphries

Proposal: T1 - Liquidambar: crown lift to 4m above ground level, maximum diameter of cuts 50mm. Tip reduce all extending and exposed limbs by 1-2m, maximum diameter cuts of 50cm. Remove all snapped branches and deadwood.

Target date: 04.12.23

Comments Statutory Consultees:
Tree Officer's report previously circulated.
Recommendation - APPROVAL

View of representations: None

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

Planning Application No: 23/2111/TRE

Location: 79-81 Summerleaze Salterton Road Exmouth EX8 2EW

Applicant: Mr Joe Biddulph

Proposal: T1: Ash - fell to ground level.

Target date: 28.11.23

Comments Statutory Consultees:
Tree Officer's report previously circulated.
Recommendation - REFUSAL

The application should be refused at this time and the applicant encourage to make Contact with the EDDC Tree team in the Summer of 2024, to review the condition of the tree when it is in full leaf.

View of representations: 1 letter

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

TOWN

Planning Application No: 23/2146/ADV

Location: 4 - 6 Chapel Street, EX8 1LU

Applicant: Coffee#1 Limited

Proposal: 1 no. illuminated fascia sign and 1 no. illuminated projecting sign

Target date: 28.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not commented.

View of representations: None

Decision: Proposed: JW

Seconded: TD

Approval subject to the illuminated signs turned off outside business hours.

It was noted that Exmouth Town Council had no jurisdiction over the type of business which occupies the building.

WITHYCOMBE RALEIGH

Planning Application No: 23/2168/TRE

Location: 6 Norton Place, EX8 2ND

Applicant: Mr Henry Mock

Proposal: T1, Sycamore tree: remove overhanging branches on boundary of property by 5m, maximum diameter cuts (MDC) of 120mm (almost flush with main stem).

T2, Elm/Alder trees: remove overhanging branches on boundary of property, MDC of 120mm (almost flush with main stem).

T3, Elm/Alder trees: remove overhanging branches on boundary of property, MDC of 120mm (almost flush with main stem).

T4 Elm/Alder trees: remove overhanging branches on boundary of property, MDC of 120mm (almost flush with main stem).

Target date: 06.12.23

Comments Statutory Consultees:

Tree Officer's report previously circulated.

Recommendation – SPLIT DECISION

APPROVE - T1, Sycamore: Crown lift to 5m above ground level.

T2 to T4 Elm/Alder: Crown lift to 5m above ground level.

REFUSAL – T1, Sycamore tree: remove overhanging branches on boundary of property by 5m, maximum diameter cuts (MDC) of 120mm (almost flush with main stem).

T2, Elm/Alder trees: remove overhanging branches on boundary of property, MDC of 120mm (almost flush with main stem).

T3, Elm/Alder trees: remove overhanging branches on boundary of property, MDC of 120mm (almost flush with main stem).

T4 Elm/Alder trees: remove overhanging branches on boundary of property, MDC of 120mm (almost flush with main stem).

View of representations: None

Decision: Proposed: AW

Seconded: DP

Split decision in accordance with the Tree Officer's report.

P23/174. Planning applications.

BRIXINGTON

Planning Application No: 23/2436/PIP (Permission in Principle)

Location: 30 Broadmead, EX8 4JU

Applicant: Mr Andy Barnard

Proposal: Permission in principle for demolition of garage and development of 1no. new dwelling

Date limit for comments: 07.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

SWW applicant advise to contact if unable to comply with requirements for Surface Water Services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: DP

No objection

Cllr M Rosser objected as he felt that the proposed demolition of the building, resulting in the release of captured carbon, did not comply with strategy 34 of the emerging local plan which states that:- 'All developments shall demonstrate actions taken to reduce embodied carbon and developers should retain existing buildings or at least their foundations unless it can be demonstrated that refurbishment is either unviable or impracticable. Replacement of existing habitable buildings with new developments will only be supported in exceptional circumstances and will need to demonstrate that the full lifecycle carbon emissions will be net zero.' He was also concerned whether the proposed development would have any parking provision.

Planning Application No: 23/2342/FUL

Location: 3 Elizabeth Road, EX8 4NT

Applicant: Mrs Denise Moore

Proposal: Installation of CB aerial attached to the chimney [retrospective]

Date limit for comments: 06.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: MR

No objection

Planning Application No: 23/2439/FUL

Location: 3 Hillcrest Gardens, EX8 4FE

Applicant: Mr & Mrs Martin Nethercott

Proposal: Single storey rear flat roof extension

Date limit for comments: 12.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

SWW applicant advise to contact if unable to comply with requirements for Surface Water Services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: TD

No objection

HALSDON

None

LITTLEHAM

Planning Application No: 23/2442/FUL

Location: 1 Richmond Road, EX8 2NB

Applicant: Mr David Carter

Proposal: Removal of 2no. trees and leylandii hedge on boundary, replacing with matching stone wall and timber fence and construction of wooden bike store on concrete base in garden.

Date limit for comments: 18.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: DP

No objection subject to confirmation from the EDDC Trees regarding the condition of the trees proposed to be removed and any approval conditioned that the new building was not used as independent living accommodation or used for a commercial purpose.

Planning Application No: 23/2446/FUL

Location: 10A Portland Avenue, EX8 2BS
Applicant: Mr John Crocker
Proposal: Proposed ground floor rear extension

Date limit for comments: 13.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.
SWW applicant advised to contact if unable to comply with requirements for Surface Water Services.

Conservation had been consulted but not yet commented.

View of representations: None

ENP Policy: EB1 (Conservation Area) & EB2

Decision: Proposed: GD Seconded: DP
No objection subject to comments from Conservation Officer.

Planning Application No: 23/2255/FUL

Location: 20A Portland Avenue, EX8 2BS
Applicant: Mrs Jill Gathercole
Proposal: Proposal to reposition the existing gate pillar 93cms to the right using the original bricks

Date limit for comments: 06.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.
Conservation - 28.11.23 – No objection

View of representations: None

ENP Policy: EB1 (Conservation Area) & EB2

Decision: Proposed: DP
No objection

Planning Application No: 23/2426/LCPL (Certificate of lawfulness Listed Building)

Location: Gaveney House, 5 Salterton Road, EX8 2BW
Applicant: Mrs Clark (Tribunal Appointed Manager)
Proposal: Repairs and reinstatement of seriously decayed timber roof structure to existing portico.

Date limit for comments: 05.12.23

Comments Statutory Consultees:

SWW applicant advise to contact if unable to comply with requirements for Surface Water Services.

View of representations: None

ENP Policy: EB1 (Listed Building) & EB2

Decision: Proposed: GD
No objection

Seconded: DP

TOWN

Planning Application No: 23/2407/FUL

Location: Phear Park Withycombe Road, EX8 1TJ

Applicant: East Devon District Council

Proposal: Floodlighting to existing skate park

Date limit for comments: 08.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

Environmental Health – 22.11.23 – The lighting shall not be capable of reflecting light laterally, upwards or angled in such a way that light pollution is cause to nearby sensitive receptors.

View of representations: None

ENP Policy: CF3

Decision: Proposed: JW
No objection

Seconded: TD

Planning Application No: 23/2310/FUL

Location: 4 Shelly Reach, EX8 1XT

Applicant: Mr Richard Jenkins

Proposal: Construction of a single storey extension on the south elevation

Date limit for comments: 05.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

Environment Agency had been consulted but not yet commented.

SWW applicant advised to contact if unable to comply with requirements for surface water services.

Conservation – 23.11.23 – No objection

View of representations: None

ENP Policy: EB1 (Conservation area) & EB2

Decision: Proposed: JW
No objection

Seconded: DP

WITHYCOMBE RALEIGH

None

P23/175. Other items

None

P23/176. Items for information

i. Appeal Notifications

Appeal by: Johanna Leonard
Appeal Ref: APP/U1105/W/23/3330810
Proposal: Retention of porch to front of dwelling
Location: 6 Ash Grove, EX8 3BN
Planning Application No: 23/0891/FUL

Appeal by: Mr & Mrs J Taylor- Bashford
Appeal Ref: APP/U1105/W/23/3326573
Proposal: Erection of a two storey 3 bed-detached dwelling
Location: Land adjoining 12 The Copse, EX8 4EY
Planning Application No: 22/2353/FUL

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

ii. Appeal Update

Appeal by: Mr & Mrs Jenny & Richard Wiggins
Appeal Ref: APP/U1105/W/22/3306620
Proposal: 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 alterations to fenestration.
Location: 5 Fairfield Road
Planning Application No: 21/3275/FUL

It was noted that the above appeal had been withdrawn.

P23/177. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/1742/FUL 126 Salterton Road	No objection	Approval
23/2070/FUL & 23/2071/LBC Ashton Court Hotel	No objection	Approval
23/1506/FUL 57 Langstone Drive	No objection	Approval
23/2131/FUL Sundown, Littlemead Lane	No objection	Conditional Approval
23/2015/FUL 10 Hulham Vale	No objection	Conditional Approval
23/2076/FUL 38 Woodville Road	No objection	Approval
23/2093/FUL 22 Elizabeth Road	No objection	Approval
23/2115/FUL 11 Green Close	No objection	Conditional Approval
23/1695/FUL 9D Portland Avenue	No objection	Approval
23/1994/VAR 5 Fairfield Road	No objection	Conditional Approval

The meeting concluded at 19:20

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

i. Appendices

The following ward decision was agreed via a co-ordinated email consultation.

[Planning Application No: 23/1391/FUL](#)

Location: 4 St Andrews Road, EX8 1AP

Applicant: Mr Matthew Graham

Proposal: Change of external materials

Amended Plans

Amended elevation/floor/section plans dated 13 November 2023

Date limit for comments: 01.12.23

Comments Statutory Consultees:

Town Council – 17.07.23 - Objection; this premises is located on the Conservation boundary and in close proximity to a number of Listed building. Development in the surrounding area is of mixed use, commercial and residential, however they all share the same roofing material of slate tiles. It was felt that the introduction of a corrugated roof would be harmful and incongruous to the street scene. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EB1 which seeks to conserve heritage assets.

Conservation had been consulted but not yet commented on the amended plans.

15.08.23 - The proposal to replace the traditional materials identified as the timber boarding within the gable end apex, prominent slate tile roof and timber windows, would fail to preserve, enhance or better reveal the contribution the building makes to the setting and significance of the Grade II Thomas Tucker Building and the conservation area. In this respect the proposed development fails to satisfy para. 206 of NPPF21.

County Highways Authority had been consulted but not yet commented.

View of representations: None

ENP Policy: EB1 (Conservation Area) EB2

No objection to the amended plans subject to updated comments from the Conservation Officer. The amended plans appear to maintain a slate roof on the part visible from the road.
