Exmouth Town Council

Town Hall, St Andrews Road
Exmouth, Devon, EX8 1AW

tel: 01395 276167
email: reception@exmouth.gov.uk
www.exmouth.gov.uk

This meeting is open to the Public and Press

10 January 2024

To: Members of the Exmouth Town Council Planning Committee, other members of Exmouth Town Council for information & The Press

Dear Councillors

A Meeting of the Exmouth Town Council Planning Committee, to which you are summoned, will be held in the Chamber at Exmouth Town Hall, St Andrews Road, EX8 1AW on **Monday 15 January 2024 at 6.15pm** to consider the matters detailed on the agenda below.

Yours faithfully

Lisa Bowman
TOWN CLERK

AGENDA

1. Apologies for absence

PUBLIC SPEAKING

- Representations will be taken ahead of each discussion by Councillors on each application.
- Members of the public wishing to make an oral representation on an application should make themselves known to the clerk on arrival, 15 minutes before the meeting begins.
- Representations may be up to 3 minutes.
- Speakers must begin, within their representation, by stating their name and interest in the application, and whether they are supporting or objecting to the application.
- Speakers must endeavour to avoid repeating themselves or earlier comments by others.
- The Chairman, at their absolute discretion, may limit the number of speakers or ask for members of the public wishing to make similar points to choose one speaker to represent them all. This is to enable the business of the meeting to be carried out in a timely way and allow representations on other applications to be heard.

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2. Minutes of meeting held on 2 January 2024:
To confirm the minutes (copies attached)

3. **Declarations of Pecuniary Interest and Dispensations:**
   Members to declare any interests they may have on the agenda and agree any dispensations to stay.

4. **Urgent Business:**
   To consider any items which, in the opinion of the Chairman should be dealt with as a matter of urgency.

5. **Tree and advertising consent applications**

BRIXINGTON

Planning Application No: 23/2515/TRE

Location: 51A Evergreen Close, EX8 4RR
Applicant: 360Globalnet
Proposal: T1, Oak (English): Removal. T2, Oak (English): Removal.

Target date: 18.01.24

Planning Application No: 23/2568/TRE

Location: 47 Evergreen Close, EX8 4RR
Applicant: 360Gloabnet
Proposal: T1. Oak (English): Removal.
T2, Oak (English): Removal.
1. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to 51 Evergreen Close, Exmouth, EX8 4RR
2. Estimated costs of repair to the building are a minimum of £70.000.00 if the influence of the tree(s) remain and £3,900.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e).
3. Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs (Minimum) = £73,900.00
4. It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s).
5. Note: Further monitoring results may be submitted if these become available during the course of this application.

Target date: 24.01.24

Planning Application No: 23/2551/TRE

Location: The Paddock, St Johns Road, EX8 5EG
Applicant: Mr Mark Pannell
Proposal: T1, Beech: reduce height by approximately 1m and lateral spread by approximately 1.5m, making cuts no greater than approximately 30mm in diameter.

Target date: 23.01.24

LITTLEHAM

Planning Application No: 23/2484/TRE

Location: Montpellier Court, Montpellier Road, EX8 1JP
Applicant: Ms Louanne Finn
Proposal: T1, Holm Oak - crown lift to 4m above ground level above parking area, maximum diameter of cuts 40mm. Trim lower foliage back by approximately 1-1.5m.

Target Date: 15.01.24

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6. Planning applications.

BRIXINGTON

Planning Application No: 22/1873/FUL

Location: Knappe Cross Nursing Home Brixington Lane, EX8 5DL
Applicant: Halcyon Care Ltd
Proposal: Single storey rear extension for 8 bedrooms

Amended Plans
Amended Plan: Drawing No. 4G Proposed Elevations, Superseded Plan: Drawing No. 4F Proposed Elevations, Additional Information: Drawing No. 6 existing/Proposed Ground Floor

Date limit for comments: 18.01.24

Planning Application No: 22/1874/LBC

Location: Knappe Cross Nursing Home Brixington Lane, EX8 5DL
Applicant: Halcyon Care Ltd
Proposal: Single storey rear extension for 8 bedrooms

Amended Plans
Amended Plan: Drawing No. 4G Proposed Elevations, Superseded Plan: Drawing No. 4F Proposed Elevations, Additional Information: Drawing No. 6 existing/Proposed Ground Floor

Date limit for comments: 18.01.24

HALSDON

Planning Application No: 23/2740/OUT

Location: Land South Of Courtlands Lane, Exmouth
Applicant: Mr B Penny

Proposal: Outline permission for the construction of up to six dwellings sought with all matters reserved other than access.

Date limit for comments: 25.01.24

LITTLEHAM

Planning Application No: 23/2751/FUL

Location: Moor Park, Douglas Avenue, EX8 2HH
Applicant: Elaine Harper
Proposal: Replacement of 18 balcony safety barriers and reinforcement works to same balconies.

Date limit for comments: 26.01.24

TOWN

Planning Application No: 23/2756/FUL

Location: 86A Exeter Road, EX8 1PZ
Applicant: Mr D Sansom & Miss M Ford
Proposal: Extend the existing building to form two additional 1-bedroom flats, downsize the existing first floor flat to 1 bedroom and make alterations to the ground floor flat to make good the existing rear projections / yard and create an additional bedroom. Solar panels on front elevation and changes to materials [Re-submission of 23/2156/FUL].

Date limit for comments: 30.01.24

WITHYCOMBE RALEIGH

None

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7. Other items

i. Notification of a street trading RENEWAL – Sam's Coffee Tricycle
The applicant is from: Sam Birkinshaw - Sam's Coffee Tricycle
Location: Paved area in front of the Exmouth in bloom flower bed boat, Imperial Road, Exmouth, EX8 1BZ.
This year Sam would also like to include the sheltered area in front of the Stagecoach office, to the left of the train station stairwell (please see map attached). He will use the sheltered area when the weather is bad, to ensure he is more protected from the elements.
Permission to use this paved area for trading has been granted by Highways at Devon County Council and permission to use the sheltered area in from the of the Stagecoach office has been granted by Stagecoach Buses.
Dates: RENEWAL - Annual Consent - Trading daily
Times: 08:00 - 16:00

High winds could halt operation, so Sam would like to have the scope to trade during the times above, any day of the week.
The application is for: 1 x bespoke tricycle selling hot drinks ranging from espressos to hot chocolates of varying flavours and new for 2024, chocolate brownies. This trader has operated successfully whilst holding a valid street trading consent for the past year.
The applicant has noted the following on their application: I'll be kept flush against the perimeter of pavement, avoiding obstruction of the main walkway. My espresso machine is powered by a gas bottle which is silent and is a clean energy source with no fumes. I do not use a generator or non-recyclable or non-compostable products. Compostable packaging will be sent to commercial vessel via waste collector. Organic matter will be offered to local allotments or added to horse manure at a relative's field. Recyclable packaging will be collected by commercial contractor.
Please find attached the following documents that accompanied the application:

- A map of the trading site

Date limit for comments: 18.01.24

ii. Premises Licence Variation – Lympstone Manor
Ref No. 057089
Premises: Lympstone Manor, Courtlands Lane, EX8 3NZ
Ward: Halsdon
Name of Applicant: Lympstone Manor LTD

Consider the above premises licence variation, details of the application can be viewed on EDCC's website.

Date limit for comments: 19.01.24

Representation must relate to one or more of the four licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

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8. Items for information

i. Modification to Tree Preservation Order
The TPO below has been modified, the number of protected trees has been amended to better reflect those on-site worthy of protection.

23/0024/TPO – Land at Highbury Park (Copy attached)

ii. Appeal Decision
Appeal by: Mr & Mrs Charles Isaac
Appeal Ref: APP/U1105/W/22/3305821
Proposal: Loft conversion to a habitable use, changes to external elevation finishes with alteration to fenestration, replacement of existing conservatory with a garden

room and alterations to garden annex with front extension and relocation of front door.
Location: 3 Trefusis Place, EX8 2AR
Planning Application No: 21/3275/FUL

The above appeal has been dismissed with application for full award of costs against EDDC refused.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
23/2255/FUL 20A Portland Avenue	No objection	Conditional Approval
23/2156/FUL 86A Exeter Road	No objection	Conditional Approval
23/2273/FUL Land at 16 Raddenstile Lane	No objection	Refusal