

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 18 December 2023 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Graham Deasy
Councillor Cherry Nicholas
Councillor David Poor
Councillor Andrew Toye

Apologies: Councillors Joe Whibley, Mike Rosser, Andrew Woodward, Andrew Colman

Public Speaking Time

There were no members of the public wishing to speak.

P23/178. 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 4 December 2023.

P23/179. Declarations of pecuniary interests and dispensations:

Application:	23/2314/ADV Nationwide, 10 Rolle Street
Councillors	T Dumper
Pecuniary or personal	Personal
Reason	Banks with the building society
Applications:	23/2597/FUL 86 Foxholes Hill, EX8 2DH 22/2717/FUL 13 Foxholes Hill, EX8 2DF 23/2624/FUL Toilets, Foxholes Car Park 23/2541/FUL Devon Cliffs Holiday Centre
Councillor	T Dumper
Pecuniary or personal	Personal
Reason	Member of the AONB Partnership board
Applications:	23/2624/FUL Toilets, Foxholes Car Park
Councillor	T Dumper, C Nicholas, A Toye
Pecuniary or personal	Personal
Reason	Member of East Devon District Council

P23/180. Urgent business

BRIXINGTON

Planning Application No: 23/2327/TRE

Location: Hulham Pitt, Land Off B3179 Higher Marley Road

Applicant: Mr Graham Joyce

Proposal: T1, Birch: fell; T2, Birch: fell; T3, Birch: reduce to standing deadwood; T4, Pine: fell; T5, Pine: fell; T6, Pine: fell; G7, Birch (8), Willow(3), Oaks (5): fell

Target date: 27.12.23

Comments Statutory Consultees:

Tree Officer's report previously circulated.

Recommendation – **SPLIT DECISION**

APPROVE – T3; Birch: reduce to standing deadwood.

G7 Birch (8), Willow (3), Oaks (5): fell

REFUSAL - T1, Birch: fell; T2, Birch: fell; T4, Pine: fell; T5, Pine: fell; T6, Pine: fell;

View of representations: None

Decision: Proposed: CN

Seconded: DP

Approval of split decision in accordance with the Tree Officer's report.

P23/181. Tree and advertising consent applications

HALSDON

Planning Application No: 23/2369 /TRE

Location: Lovering House, Hulham Road, EX8 5BB

Applicant: 360Globalnet

Proposal: T11, Oak tree: removal.

Target date: 01.01.24

Comments Statutory Consultees:

Tree Officer's report previously circulated.

Recommendation – **APPROVAL** subject to replacement planting.

View of representations: None

Decision: Proposed: AT

Seconded: TD

Approval in accordance with the Tree Officer's report.

LITTLEHAM

Planning Application No: 23/1748/ADV

Location: 2 Long Causeway, EX8 1TS

Applicant: The Deaf Academy

Proposal: Installation Of Non-Illuminated 4 x Wall Mounted Entrance Signs and 7 x Aluminium Freestanding Parking Signs.

Comments Statutory Consultees:
Highways – None

View of representations: None

Decision: Proposed: DP
Approval

Seconded: GD

Planning Application No: 23/2321/TCA

Location: 7B Cyprus Road, EX8 2DZ

Applicant: Mr Richard Edwards

Proposal: Sycamore within the hedge-line at the edge of the footpath - pollard to previous reduction points removing approximately 3m, leaving approximately 4m.

Target Date: 25.12.23

Comments Statutory Consultees:

Tree Officer's report previously circulated.

TPO not required, the proposed works can go ahead.

Recommendation - **APPROVAL**

View of representations: None

Decision: Proposed: GD
Approval

Seconded: DP

TOWN

Planning Application No: 23/2314/ADV

Location: 10 Nationwide Rolle Street, EX8 1EY

Applicant: Nationwide Building Society

Proposal: Replace 1no. illuminated projecting signage, retain existing brackets.

Replace 1no. illuminated Fascia and 1no. illuminated Logo. Remove window

Message "Building Society" & replace with "A good way to bank." Replace statutory signage with new and replace 1no. ATM surround and decals.

Target date: 17.01.24

Comments Statutory Consultees:

Conservation – 07.12.23 – Overall impact on setting of the listed church and wider conservation area appears to be no greater than it replaces.

View of representations: None

Cllr J Whibley had forwarded his comments which were shared as follows:
no objection

Decision: Proposed: GD

Seconded: DP

Approval

WITHYCOMBE RALEIGH

Planning Application No: 23/2249/TRE

Location: Drakes Gardens, Drakes Avenue, EX8 4AD
Applicant: Drakes Gardens Management Co Ltd Rachel Wieck
Proposal: Lime; removal of epicormic growth around trunk base.

Target date: 18.12.23

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

View of representations: None

Decision: Proposed: CN Seconded: TD
Approval in accordance with the Tree Officer's report,

Planning Application No: 23/2358/TRE

Location: Drakes Gardens, Drakes Avenue, EX8 4AD
Applicant: Rachel Wieck (Drakes Gardens Management Co Ltd)
Proposal: T1, Lime: prune branches around street light to maintain 1.5m clearance.
T6, Cherry: crown lift branches overhanging the highway by less than 4m (as indicated on annotated photo).

Date limit for comments: 10.01.24

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

View of representations: None

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

P23/182. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 23/2555/FUL

Location: 20 Springfield Road, EX8 3JX
Applicant: Mr and Mrs French
Proposal: Construction of garden workshop.

Date limit for comments: 25.12.23

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

Decision: Proposed: AT

Seconded: TD

No objection subject to the workshop not being used as separate accommodation.

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

Amended plans for consultation.

Amended Plans which remove two storey rear extension and extends dormer to the East.

Date limit for comments: 25.12.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

Town Council – 23.10.23 - 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.

View of representations:

3 x Rep – in respect of the original application.

Cllr T Dumper had received a verbal representation from a neighbour in Keveral Close regarding the amended plans.

ENP Policy: EB2

Decision: Proposed: AT

Seconded: TD

Objections sustained; the amended plans did not mitigate previous concerns raised. Despite removal of the two-storey extension, it was still felt the scale and massing of the rear dormer did not relate well to the surrounding development pattern. The dormer and the Juliet balcony would significantly overlook 3 properties in Keveral Road. It was therefore considered that the proposal was still contrary to Exmouth

Neighbourhood Plan policy EB2 which state that development should be mindful of surrounding building styles.

LITTLEHAM

Planning Application No: 23/2516/FUL

Location: 44 Richmond Road, EX8 2NA

Applicant: Mr and Mrs R and L Boud

Proposal: Proposed single storey rear extension.

Date limit for comments: 19.12.23

Comments Statutory Consultees:

Highways had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Cllr M Rosser had forwarded his comments which were shared as follows:

No objection

Decision: Proposed: DP

Seconded: GD

No objection

Planning Application No: 23/2522/VAR

Location: Chestnuts 65 Salterton Road, EX8 2EJ

Applicant: Mr David Crocker

Proposal: Variation of conditions 2, 7, 8 & 10 of planning consent 23/0538/FUL (Construction of ground floor and first floor extensions to create an additional 10 additional HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front of the site) to facilitate an increase area on the ground floor rear east wing, and first floor west wing, and to retain existing access with new parking arrangements

Date limit for comments: 22.12.23

Comments Statutory Consultees:

Private Sector Housing had been consulted but not yet commented.

Highways had been consulted but not yet commented.

Police Architectural Liaison Officer had nothing further to add.

View of representations: None

Cllr M Rosser had forwarded his comments which were shared as follows:

No objection

ENP Policy: EB2

Seconded: DP

No objection. It was noted that DCC Highways had yet to comment.

Planning Application No: 22/2717/FUL

Location: 13 Foxholes Hill, EX8 2DF

Applicant: Mr A. Douglas

Proposal: Construction of a detached 3x bed dwelling with associated parking and amenity space (including sections/topography plan/access and egress)

Amended plans

Amended floor and elevation plans.

Date limit for comments: 20.12.23

Comments Statutory Consultees:

Highways - 28.06.23 - Recommend conditions on any grant of planning permission.

Town Council – 05.06.23 - Objection: it was noted that Devon County Highways had not commented on the application and members were concerned as the existing driveway was steep. It was felt that the height and mass was too big for the site and its location in the AONB and would cause overlooking issues.

Cllr N Hookway – 25.01.23 - objected to the original application, no further updated comments received.

View of representations:

3 x Rep in respect of the original application.

2 x in support.

Cllr M Rosser had forwarded his comments which were shared as follows:

Not convinced by the tracking plans and concerns regarding access haven't been answered. Continue to have concerns that the proposal would be overdevelopment and object.

ENP Policy: EN1 (AONB/National Landscape), EB2

Decision: Proposed: DP

Seconded: AT

No objection to the amended plans.

Planning Application No: 23/2396/FUL

Location: Maer Brook, Maer Road, EX8 2DB

Applicant: Mr and Mrs Bailey

Proposal: Proposal to demolish existing two-storey outbuilding, and erect 1no. two storey dwelling with associated works.

Date limit for comments: 28.12.23

Comments Statutory Consultees:

Highways had been consulted but not yet commented.

EDDC Trees had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Cllr M Rosser had forwarded his comments which were shared as follows:
No objection subject to Tree officer agreeing with tree protection plan.

Decision: Proposed: GD
No objection

Seconded: DP

Planning Application No: 23/2597/FUL

Location: 86 Foxholes Hill, EX8 2DH

Applicant: Mr and Mrs Yendell

Proposal: Construction of first-floor extension above existing garage and first-floor external balcony to the front elevation. Alterations to fenestration, and new external facade materials.

Date limit for comments: 02.01.24

Comments Statutory Consultees:

Highways had been consulted but not yet commented.

View of representations: None

Cllr M Rosser had forwarded his comments which were shared as follows:
No objection.

ENP Policy: EN1 (AONB/National Landscape), EB2

Decision: Proposed: DP
No objection

Seconded: GD

Planning Application No: 23/2624/FUL

Location: Toilets Foxholes Car Park, Queens Drive, EX8 2AY

Applicant: EDDC

Proposal: Demolish existing public toilets and replace with a new public toilet building.

Date limit for comments: 02.01.24

Comments Statutory Consultees:

Highways had been consulted but not yet commented.

Parking Services EDDC had been consulted but not yet commented.

Natural England had been consulted but not yet commented.

View of representations: None

Cllr M Rosser had forwarded his comments which were shared as follows:
The appearance of the existing brick built pitched roof toilets respects the heritage of the resort and complements the café next to it. Would prefer refurbishing/updating existing building rather than demolishing and releasing captured carbon and therefore objects.

ENP Policy: EN1 (AONB/National Landscape), EB2

Decision: Proposed: DP Seconded: GD
Members agreed for the application to be deferred to the next meeting on 02.01.24.

Planning Application No: 23/2541/TEL

Location: Devon Cliffs Holiday Centre, Sandy Bay, EX8 5BT
Applicant: Freshwave facilities limited
Proposal: monopole on concrete foundation with associated 1 equipment cabinet, 2 ERS racks and green mesh fencing.

Date limit for comments: 22.12.23

Comments Statutory Consultees:
Highways had been consulted but not yet commented.

View of representations: None

Clir M Rosser – This mast is as high as a six-storey building located conspicuously in the centre of the Devon Cliffs holiday resort. It is the wrong location for such a structure and therefore objects.

ENP Policy: EN1 (AONB/National Landscape, Coastal Preservation Area), EB2,

Decision: Proposed: DP
No objection

TOWN

Planning Application No: 23/1993/LBC

Location: 17 North Street, EX8 1LF
Applicant: Mr David Snook
Proposal: Reduce height of 1 no. chimney on rear elevation and 1 no. central chimney to roof level.

Date limit for comments: 25.12.23

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: GD

Planning Application No: 23/2596/FUL

Location: 28 Lovelace Crescent, EX8 3PR

Applicant: Mr Frankie Selwyn

Proposal: Demolition of garage to be replaced with a single storey rear extension.

Date limit for comments: 01.01.24

Comments Statutory Consultees:

Highways had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: CN

P23/183. Other items

None

P23/184. Items for information

i. Appeal decision

Appeal ref: APP/U1105/U/23/3331532

Appeal by: Mr Bruce Bailey

Application Ref: 23/1352/FUL

Location: 13 Mount Pleasant Avenue, EX8 4QG

Proposal: To install wooden featheredge board corner fence along boundaries adjacent to Mount Pleasant Avenue and Swiss Close (Retrospective)

The above appeal decision is attached for your information.

ii. Notification of Tree Preservation Order

The following TPO has recently been made, copy attached:

23/0023/TPO – Land at Whiteoaks, Higher Marley Road.

P23/185. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>23/1684/FUL</u> <u>74A Byron Way</u>	Objection	Conditional Approval
23/1818/FUL Exmouth Rugby Football Club	No objection	Conditional Approval
23/1842/FUL 85 Exeter Road	No objection	Approval
23/2035/FUL 101 Ashleigh Road	No objection	Conditional Approval
23/2191/VAR 51 Little Meadow	No objection	Conditional Approval
23/1346/FUL & 23/1347/LBC Flat 1, The Garden Flat 13 The Beacon	No objection	Conditional Approval
23/2019/VAR 223 Exeter Road	No objection	Conditional Approval
23/1391/FUL 4 St Andrews Road	No objection	Conditional Approval
23/1872/FUL The Beacon Vaults, Beacon Hill	No objection	Conditional Approval
23/1717/VAR 4-6 Rolle Street	No objection	Conditional Approval
23/1933/FUL 36 Hill Drive	No objection	Conditional Approval
23/2163/FUL 31 Churchill Road	No objection	Conditional Approval
23/0295/FUL Toilets, Maer Road	No objection	Withdrawn
23/1820/FUL 6 The Coach House, Portland Avenue	No objection	Conditional Approval
23/2155/FUL Flat 2, 7 Louisa Terrace	Objection	Refusal
23/2156/FUL 86A Exeter Road	No objection	Conditional Approval
23/2353/FUL 1 Cranford Close	No objection	Conditional Approval

The meeting concluded at 19:24

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