

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 Tuesday 2 January 2024 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Graham Deasy
Councillor Tim Dumper
Councillor Mike Rosser (left at 19:03)
Councillor Andrew Toye
Councillor Andrew Woodward

Apologies:

Councillor Andrew Colman
Councillor Cherry Nicholas
Councillor David Poor

Public Speaking Time

There were no members of the public wishing to speak.

P24/01. Minutes of the previous meeting

Councillor Joe Whibley proposed, seconded by Councillor Andrew Toye and it was agreed that the minutes of the previous meeting held on 18 December 2023 were a true record.

P24/02. Declarations of pecuniary interests and dispensations:

Application:	23/2624/FUL
Councillors	T DUMPER, A TOYE, J WHIBLEY
Pecuniary or personal Reason	Personal EDDC Councillors commenting on an application by EDDC. T DUMPER was also a member of the AONB.
Application:	Premises Licence 057068
Councillor	J WHIBLEY
Pecuniary or personal Reason	Personal Chairman of Licensing Committee at EDDC; has received payment for performing at Sea Dog Art Gallery
Application:	Premises Licence 057050
Councillor	J WHIBLEY
Pecuniary or personal Reason	Personal Has been involved with organisation of the Pride event

P24/03. Urgent business

None

P24/04. Tree and advertising consent applications

None

P24/05. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 23/2441/FUL

Location: 253A Exeter Road, EX8 3NQ

Applicant: Mr Colin Rivett

Proposal: Construction of single storey lobby to the existing Annex "Wisteria Cottage" on the north elevation

Date limit for comments: 08.01.24

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

National Trust had been consulted but not yet commented.

View of representations: None

ENP Policy: EB2

Decision: Proposed: Tim Dumper

Seconded: Andrew Toye

No objection.

LITTLEHAM

Planning Application No: 23/2614/FUL

Location: 19 Richmond Road, EX8 2NA

Applicant: Mrs Sue Denys

Proposal: Conversion and extension to existing garage into a studio bedroom with kitchenette and shower room.

Date limit for comments: 05.01.24

Note: Certificate of lawful development was approved for existing garage to be converted into a bedroom and ensuite with a store under 22/1735/CPL.

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

South West Water cited requirements for surface water strategy.

View of representations: None

ENP Policy: EB2

Decision: Proposed: Graham Deasy Seconded: Mike Rosser

No objection.

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: 02.01.23

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

Natural England had been consulted but not yet commented.

EDDC Parking Services had been consulted but not yet commented.

Environmental Health had been consulted but not yet commented.

EDDC Ecologist any approval should be conditional that the works proceed in accordance with the Ecological Impact Assessment Report.

DCC Flood Risk Suds – Planning Officer's to advise if there are any specific concerns regarding surface water drainage.

View of representations: None

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

Decision: Proposed: Graham Deasy Seconded: Mike Rosser

Objection: the application is contrary to Exmouth Neighbourhood Plan EB2 in so far as the design does not respect the heritage of Exmouth as a beach resort; specifically the proposed brightly coloured doors and loss of a pitched roof is out of keeping with the neighbouring RNLI building and Fortes cafe. Councillors also expressed concerns about the carbon emissions associated with the demolition of the existing building which is contrary to the policy intentions of the emerging local plan and expressed a preference for the existing building to be retained and adapted / extended.

TOWN

Planning Application No: 23/2616/COU

Location: 95A Exeter Road, EX8 1QD

Applicant: Mr Raman Gangwar (Portland Assets Ltd)

Proposal: Change of use of the first floor, currently in use as a dental repair shop, to a residential flat (C3) with separate access

Date limit for comments: 05.01.24

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

View of representations: None

ENP Policy: EE3

Decision: Proposed: Joe Whibley

Seconded: Tim Dumper

Objection – the application is contrary to policy EE3 in the Exmouth Neighbourhood Plan which states that applications for a change of use will only be supported if the existing site is no longer economically viable and the site has been marketed at a realistic price for a minimum of one year. Policy CF1 also states that development proposals which lead to a reduction in current health and wellbeing proposals will not be supported unless mitigated by improved or increased capacity for the delivery of health and wellbeing services through the development proposal.

Planning Application No: 23/2534/LBC

Location: 17 Bicton Street, EX8 2RU

Applicant: Mrs Linda Hudson

Proposal: Replace 2 no. windows at first floor and 1 no. window at ground floor on front southeast elevation.

Date limit for comments: 11.01.24

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

View of representations: None

ENP Policy: EB1, (Conservation Area) EB2

Decision: Proposed: Joe Whibley

Seconded: Graham Deasy

No objection.

WITHYCOMBE RALEIGH

Planning Application No: 23/1751/FUL

Location: 7 Freelands 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

Revised design for consideration

Date limit for comments: 07.01.24

Comments Statutory Consultees:

County Highways Authority had been consulted but not yet commented.

View of representations:

2 x Rep – in respect of the amended plans. Amended plans do not overcome objection that the proposal is overdevelopment of the site, loss of privacy and out of keeping.

12 x Rep – in respect of the original application.

3 letters in support of the original application.

ENP Policy: EB2

Decision: Proposed: Andrew Woodward

Seconded: Tim Dumper

Objection: the application constitutes overdevelopment of the plot and the proposed development will be out of keeping and overbearing in comparison with the adjoining properties.

P24/06. Other items

i. Premises Licence application received

Ref No. 057068

Premises: Sea Dog Art Gallery, Beacon Hill, EX8 1PB

Ward: Town

Name of Applicant: Miss Keziah Gates

Consider the above premises licence, details of the application can be viewed on EDCC's [website](#).

Date limit for comments: 12.01.24

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

Councillors did not wish to comment.

ii. Premises Licence application received

Ref No. 057050

Premises: Manor Gardens, EX8 1NZ

Ward: Town

Name of Applicant: Exmouth Pride

TIME LIMITED Premises Licence Application - 22nd June 2024

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

Date limit for comments: 09.01.24

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

Councillors did not wish to comment.

P24/07. Items for information

i. Appeal decision

Appeal ref: APP/U1105/U/23/3324701

Appeal by: Churchill Retirement

Application Ref: 22/2120/FUL

Location: Jewson Ltd, Fore Street, EX8 1HX

Proposal: 54 Retirement living apartments and 6 retirement living cottages, including communal facilities, access, car parking and landscaping and 178 sqm of commercial use (class E)

The above appeal decision is attached for your information.

P24/08. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
23/2278/FUL 67 Bicton Street	No objection	Conditional Approval

<u>23/1050/FUL</u> <u>Land South of</u> <u>15 Halsdon Avenue</u>	No objection	Refusal
<u>23/1090/FUL</u> <u>Mundy Farm,</u> <u>West Down Lane</u>	No objection	Refusal
23/2209/FUL 1A Jarvis Close	Objection	Refusal
<u>23/2302/FUL</u> <u>18 Newlands Avenue</u>	Objection	Approval
<u>23/2299/PIP</u> <u>28 Cranford Avenue</u>	Objection	Granted Permission in Principle
23/2407/FUL Phear Park, Withycombe Road	No objection	Conditional Approval
23/0999/FUL 2 Iona Avenue	Objection	Retrospective Refusal
<u>23/1472/FUL</u> <u>18 Colleton Way</u>	No objection	Refusal
23/2175/FUL Flat, The York Inn 21 Imperial Road	Objection	Withdrawn

The meeting concluded at

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