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 29 January 2024 at 6:15pm

Present:

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

Apologies:

Councillor Andrew Colman Councillor Tim Dumper Councillor Andrew Toye

Public Speaking Time

Councillors Pauline Stott spoke during the public speaking time regarding 22/2428/FUL, Lympstone Manor Hotel Courtlands Lane, EX8 3NZ

Note: The application stated above was discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P24/017. Minutes of the previous meeting

Councillor J Whibley proposed, seconded by Councillor A Woodward and it was agreed that the minutes of the previous meeting held on 15 January 2024 were a true record.

P24/018. Declarations of pecuniary interests and dispensations:

None

P24/019. Urgent business

None

P24/020. Tree and advertising consent applications

LITTLEHAM

Planning Application No: 23/2641/TRE

Location: Xanadu Maer Lane, EX8 2DD

Applicant: Mrs P Turff

Proposal: T1, Weeping Willow: reduce the height by up to 4m, starting height

approximately 14m to leave a tree of 10m with a balanced and flowing shape. Reduce the crown spread by up to 2m to leave a more balanced shape.

Target date: 30.01.24

Comments Statutory Consultees:

Tree Officer's report was previously circulated.

Recommendation - APPROVAL

Decision: Proposed: GD Seconded: DP

Approval in accordance with the Tree Officer'

Planning Application No: 23/2748/TCA

Location: Flat 6, 2 West Checkstone, Douglas Avenue, EX8 2AU

Applicant: Mr Ian Coupe

Proposal: T1: Oak - dismantle in stages to near ground level.

Target date: 31.01.24

Application withdrawn.

P24/021. Planning applications.

BRIXINGTON

Planning Application No: 24/0069/FUL

Location: 9 Langstone Drive, EX8 4HT Applicant: Mr and Mrs J Clarkson

Proposal: Construction of a single storey rear extension, garage conversion, and

extended crossover to driveway

Date limit for comments: 08.02.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: JW

No objection subject to clarification that the colour of the proposed cladding was in keeping with the street scene as this was not specified in the application documents.

HALSDON

Planning Application No: 22/2428/FUL

Location: Lympstone Manor Hotel Courtlands Lane, EX8 3NZ

Applicant: Mr Michael Caines

Proposal: Siting of six shepherds huts with external decking, 3 boiler houses/log

stores, one with decking area, and associated infrastructure (partially

retrospective application)

Amended plans for consultation.

Additional Information: 247 AA(--)001A BEEHIVE Decking Amendments

Date limit for comments: 30.01.24

Comments Statutory Consultees:

Environmental Health 16.01.24 – did not anticipate any health concerns **DCC Flood Risk Management –** had not yet commented on the Storm Water Management information submitted.

Natual England – No objection subject to securing mitigation for recreational pressure impact on habitat sites.

Environment Agency 26.04.23 – Recommend conditions regarding flood risk. **Conservation** No updated comments received regarding the additional information.

Lympstone Parish Council – Support improvements to layout and landscaping, however original concerns have not been addressed i.e. lack of any improvement to the sewage infrastructure, ecology (no updated ecology survey), waste management and flood risk.

Town Council – 21.11.22 - The Site was located outside the built-up area boundary for Exmouth and in a Coastal Preservation Area. It was a sensitive ecological area, and it was considered that the development was unacceptable to the amenity and environmental qualities for its location, contrary to policy EN1 of the Exmouth Neighbourhood Plan.

View of representations:

4 x Rep in respect of the original application.

ENP Policy: EN1 (Coastal Preservation Area), EB2, EE1

Councillor T Dumper had forwarded his comments which were shared as follows: I can see that the applicant at Lympstone Manor has made some effort to meet some of the earlier objections but cannot really break free of the problems of being outside BUAB, and ecological concerns. I will continue our objection and will be interested to see how Conservation answers his rebuttal of their Lady's Walk objection! I think EDDC should discourage applicants from making advertising pitches for their businesses in application documents!

Decision: Proposed: MR Seconded: DP

Objection sustained; the amended plans did not mitigate the concerns previously raised. The development was in a Coastal Preservation Area and a sensitive ecological area, the development was unacceptable to the amenity and environmental qualities for its location, contrary to policy EN1 of the Exmouth Neighbourhood Plan.

It was agreed that the Chair would write to the EDDC Ward members and ask them to request that the application was referred to EDDC's Planning Committee for determination.

Planning Application No: 23/2736/FUL

Location: 164 Exeter Road, EX8 3DZ Applicant: Mr Timothy Osullivan

Proposal: Vehicular access to dwelling with driveway and turning area to the front of

the property.

Date limit for comments: 31.01.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD

Objection, the application form states that the surface water will be disposed of by main sewer. The proposal did not meet policy requirements EN6 of the Exmouth neighbourhood Plan which states that development must incorporate SudDs and a management plan for future maintenance unless it can be demonstrated that they are inappropriate.

Planning Application No: 23/2763/FUL

Location: 65 Scott Drive, EX8 3LF Applicant: Mr and Mrs Clayton

Proposal: Flat roofed dormer to the north/east (side) elevation, to replace the existing

dormer

Date limit for comments: 06.02.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Councillor T Dumper had forwarded his comments which were shared as follows:

No objection

Decision: Proposed: JW Seconded: DP

No objection

LITTLEHAM

Planning Application No: 23/2767/FUL

Location: Cranford Nursing Home, 15 Cranford Avenue, EX8 2HT

Applicant: Ms Elizabeth Bricknell

Proposal: Proposed change of use of care home to dwelling with single storey

Ground floor extension

Date limit for comments: 30.01.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EE3, EB2

Decision: Proposed: MR Seconded: DP

No objection. It was noted by members from the planning support statement that the owners had investigated alternative residential institutional uses, but these had not

been viable. Members felt that the EE3 policy requirements had been met.

TOWN

Planning Application No: 24/0062/FUL

Location: 38A Rolle Street, EX8 2SH

Applicant: Mr James Quinn

Proposal: Raising of roof to match adjoining neighbours and construction of rear

Dormer extension.

Date limit for comments: 08.02.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Councillor T Dumper had forwarded his comments which were shared as follows:

No objection

Decision: Proposed: JW Seconded: MR

No objection

Planning Application No: 24/0063/FUL

Location: Marks And Spencer Foodhall Royal Avenue, EX8 1EN

Applicant: BP Pulse

Proposal: Works to car park including the installation of four electric vehicle charging

bays with their own dedicated charging unit and associated lighting and

electrical equipment

Date limit for comments: 08.02.24

Comments Statutory Consultees:

Contaminated Land Officer – applicant to contact LPA should any contamination be discovered.

Highways had been consulted but not yet commented.

Environment Agency had been consulted but not yet commented.

View of representations: None

ENP Policy: GA1

Councillor T Dumper had forwarded his comments which were shared as follows: No objection

Decision: Proposed: JW Seconded: DP

No objection subject to confirmation that infrastructure was in place to connect the EV chargers to the grid prior to commencement of the works in order to avoid unnecessary disruption to parking if the chargers cannot be brought online.

P24/022. Other items

i. Certificate of existing lawfulness for digging of foundations for approved planning permission 20/2165/FUL, 121 Hulham Road, EX8 4QZ

Consideration was given to the above application asking for any information that either supported or contradicted the evidence submitted.

Date limit for comments: 05.02.24

Members did not have any information.

P24.023. Items for information

i. Appeal Decision

Appeal ref: APP/U1105/U/23/3330810 Appeal by: Miss Johanna Leonard Application Ref: 23/0891/FUL Location: 6 Ash Grove, EX8 3BN

Proposal: Retention of porch to front of dwelling

The above appeal decision was noted.

P24/024. East Devon District Council – Planning Decisions

Application	Exmouth Town Council View	EDDC Decision
23/1751/FUL	Objection	Refusal
7 Freelands Close	<u>-</u>	
23/2441/FUL	No objection	Approval
253A Exeter Road	-	
23/0641/LBC	No objection	Conditional
The Manor, St Andrews Road	-	Approval
23/2597/FUL	No objection	Conditional
86 Foxholes Hill	-	Approval
23/2614/FUL	No objection	Conditional
19 Richmond Road	-	Approval
23/1920/FUL	Objection	Conditional
Exmouth Service Station		Approval
223 Exeter Road		
23/2436/PIP	No objection	Grant of PIP
30 Broadmead	-	
23/2596/FUL	No objection	Conditional
28 Lovelace Crescent	-	Approval
23/1659/FUL	Objection	Conditional
2 Seymour Road		Approval
23/2426/LCPL	No objection	Approval
Gaveney House	-	
5 Salterton Road		

The meeting concluded at 19: 07

Signed	Date
(Chairman)	