

**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

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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

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**P24/019. Urgent business**

None

**P24/020. Tree and advertising consent applications**

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**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



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.

**Natural 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

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**LITTLEHAM**

Planning Application No: 23/2767/FUL



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.

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## **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.

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## **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.

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**P24/024. East Devon District Council – Planning Decisions**

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

**The meeting concluded at 19: 07**

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