

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 Thursday 14 March 2024 at 6:15pm

Present:

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

Apologies:

Councillor Andrew Colman

Public Speaking Time

Julian Short, Richard Stradling, Michael Humphrey spoke regarding planning application 22/1910/MFUL, Devoncourt Hotel, 16 Douglas Avenue, demolition of the existing Devoncourt building and outbuildings, construction of 51 open market and 15 affordable residential apartments and new 65 bed hotel with access via Maer Road car park, associated car parking and landscaping works

Amended Plans

Amended drainage proposals/site layout and revised elevations of south block Apartments.

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

P24/041. Minutes of the previous meeting

Councillor T Dumper proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meeting held on 26 February 2024 were a true record.

P24/042. Declarations of pecuniary interests and dispensations:

Application:	22/1910/MFUL Devoncourt
Councillors	Graham Deasy
Pecuniary or personal	Person
Reason	Member of leisure club

P24/043. Urgent business

None

P24/044. Tree and advertising consent applications

None

P24/045. Planning applications.

BRIXINGTON

Planning Application No: 24/0409/FUL

Location: Marley House, Higher Marley Road, EX8 5DT

Applicant: Mr Jonathan Stackhouse

Proposal: Detached oak framed garage with home office/storage above

Date limit for comments: 21.03.24

Comments Statutory Consultees:

Contaminated Land Officer – Conditional approval

SWW – applicant to contact SWW if unable to comply with requirement for asset protection and surface water run-off.

EDDC Trees – recommend conditional approval to ensure the retained trees are afforded protection during construction.

View of representations: None

ENP Policy: EN1 (Outside BUAB), EB2

Decision: Proposed: CN

Seconded: MR

No objection subject to any approval conditioned as such that it cannot be used for accommodation and subject to conditions stipulated by other statutory consultees.

Planning Application No: 24/0468/FUL

Location: 12 Arthurs Close, EX8 4JZ

Applicant: Mr D Leatt

Proposal: Proposed loft conversion and addition of cladding

Date limit for comments: 29.03.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: DP

No objection

HALSDON

Addendum

Planning Application No 24/0483/FUL

Location: 188 Hulham Road, EX8 4RB

Applicant: Erin Altenburger

Proposal: Construction of single storey side extension and front covered porch

Date limit for comments: 03.04.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD
No objection

Seconded: AT

LITTLEHAM

Planning Application No: 24/0266/FUL

Location: 5 Dunsford Close, EX8 2HW

Applicant: Mr M Pearce

Proposal: Construction of rear single storey extension, and new front porch

Date limit for comments: 15.03.24

Comments Statutory Consultees:

SWW – applicant to contact SWW if unable to comply with requirements for surface water run-off.

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD
No objection

Seconded: DP

Planning Application No: 24/0339/FUL

Location: 18 Albion Hill, EX8 1JS

Applicant: Mr P Chivers

Proposal: First floor balcony with external staircase

Date limit for comments: 19.03.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP

Seconded: MR

No objection but members questioned if there was a need to protect trees in the adjacent site.

Planning Application No: 24/0372/FUL

Location: 29 Cranford Avenue, EX8 2QA

Applicant: Mr Matthew Adams

Proposal: Proposed extensions, alterations and part garage conversion

Date limit for comments: 18.03.24

Comments Statutory Consultees:

EEDC Trees – No arbs concerns

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR

Seconded: GD

No objection

Planning Application No: 22/1910/MFUL

Location: Devoncourt Hotel, 16 Douglas Avenue, EX8 2EX

Applicant: Mr Azim Lalani

Proposal: Demolition of the existing Devoncourt building and outbuildings, construction of 51 open market and 15 affordable residential apartments and new 65 bed hotel with access via Maer Road car park, associated car parking and landscaping works

Amended plans for consultation.

Amended drainage proposals/site layout and revised elevations of south block Apartments.

Date limit for comments: 21.03.24

Comments Statutory Consultees:

Town Council – 20.11.24 - Objection sustained; the amended plans did not mitigate any of the previous concerns raised in September 2022. The proposal would still be visibly intrusive and out of keeping from the southern aspect. It was noted that the Urban Designer felt that the lower part of the site was not suited to large-scale development. Its design and appearance was out of keeping and harmful to its

sensitive setting. Therefore the proposal was considered to still be contrary to policy EN1 of the Exmouth Neighbourhood Plan Policy EN1 where development is only supported if it would not harm the amenity and environmental qualities within which it is located. The scale, density of the development was considered to be unacceptable and will have an overbearing impact on adjacent properties on Maer Road. Concerns were raised about the design of the hotel. The problems of scale, massing had not been addressed with serious design failures. It was therefore considered that the proposal did not meet the policy requirement for EB1 of the Exmouth Neighbourhood which states that development should be mindful of surrounding building styles and ensure a high level of design. The proposal did not mitigate the loss of the hotel and the associated facilities and members questioned the viability issues cited. The application did not comply with policy EE3 of the Exmouth Neighbourhood Plan or E18 of the East Devon Local Plan. Exmouth Neighbourhood Plan Policy CF1 does not support the reduction of health and wellbeing facilities. The applicant's provision of a small gym did not mitigate against the loss of the existing facilities. Concerns remained about exacerbating the existing sewage capacity and the management of surface water run-off. The application should comply with policies EN5 and EN6 of the Exmouth Neighbourhood Plan. Concern was also raised regarding the sustainability of the development with regards to the amount of embodied carbon emitted and the harm to the biodiversity of the landscape. Members further expressed their disappointment that the applicant had not engaged further with the District Council's parking manager since an initial brief enquiry.

Natural England – 14.03.24 – previous advice still stands.

Policy Architectural Liaison Officer - 08.03.24– Nothing further to add to previous response.

Environmental Health – 11.03.24 – Recommends conditional approval.

View of representations:

2 in support

171 Rep

Amended plans do not mitigate previous concerns raised.

ENP Policy: EN1, EB2, EE3, EN5, EN6, H2, GA3, CF1

Decision: Proposed: DP

Seconded: MR

Objection sustained, the amendments do not mitigate previous concerns raised. The proposed attenuation system next to a play area raised fresh concerns regarding health and safety. An amended to a window in the South block apartments did not address wider concerns regarding scale, massing and overbearing impact on neighbours. Advice from the Urban Design regarding development in the lower part of the site had been ignored. Information provided by the applicant regarding financial viability should be robustly challenged.

Planning Application No: 24/0382/VAR

Location: Eldin House Fairfield Road, EX8 2BL

Applicant: Mrs Ozge Simpson

Proposal: Variation of condition 2 (approved plans) of 20/1839/LBC (Conversion and refurbishment of Eldin House into four self-contained flats, partial demolition of potting shed and greenhouse and extensions to create dwelling) to allow

change to the ground floor layout.

Date limit for comments: 26.03.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD

Seconded: DP

No objection subject to Conservation Officer's comments.

TOWN

Addendum

Planning Application No: 23/0320/FUL

Location: 27 Ryll Grove, EX8 1TT

Applicant: Mr Matthew Wyon-Brown

Proposal: Replacement of existing single glazed timber conservatory with new single storey side extension and installation of new timber fence along boundary wall.

Amended Plans

Amended plans which reduces the fence height and correct measurement errors on original plans.

Date limit for comments: 25.03.24

Comments Statutory Consultees:

Town Council – 06.03.23 – No objection though concerned that the replacement fence would create a fortress effect.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: TD

No objection, the amended plans mitigated previous concerns raised.

WITHYCOMBE RALEIGH

Planning Application No: 24/0478/FUL

Location: 1 Moorfield Close, EX8 3QS

Applicant: Mr Warren Keays-Smith

Proposal: Revisions to proposed first floor side extension, single storey front extension, replacement porch to front, originally approved under 22/2261/FUL.

Date limit for comments: 01.04.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW
No objection

Seconded: TD

P24/046. Other items

i. Notification of new time limited premises licence application received

Ref No. 057380

Premises: Withycombe Raleigh RFC, The Field, Raleigh Park, Hulham Rd, EX8 3HS

Ward: Halsdon

Name of Applicant: Withycombe Rugby Football Club Limited

TIME LIMITED Premises Licence Application - 13/07/24 ONLY - Withystock Event

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

Representations 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.

Date limit for comments: 12.04.24

Concern was raised about volume levels of applied music outdoors and members queried if Environmental Health had been consulted as the premises was in a residential area.

Addendum

ii. Notification of street trading application received – Exmouth Beach Rugby

The applicant is: Exmouth Beach Rugby

Location: Exmouth Beach, next to RNLI Station, Exmouth, EX8 2DG

Dates: Saturday 25th and Sunday 26th May 2024.

Times: 10:00 - 23:00

The application is for: Maximum of 5x Trading units, which will include food and drinks stalls for Exmouth Beach Rugby. One bar will be inside the marquee, as shown on the attached map. The applicant has already applied for and been granted a licence for the sale of alcohol.

This event is a tag rugby tournament held on Exmouth Beach. During the day various tag rugby tournaments will be taking place, and during the evening there will be live entertainment. The aim is to provide a fun packed weekend full of sporting and live music entertainment with refreshments and food offerings available throughout.

The applicant has noted the following on their application: All litter will be monitored, and we will be using an approved waste management company to remove/recycle event waste. A site inspection will take place before the Management Team leave the site at the end of each day. We intend to use local food traders and will strongly encourage that plastic consumables are not used/kept to a minimum wherever possible.

Please find attached a map of the trading site.

Date limit for comments: 26.03.24

Members did not wish to comment.

P24/047. Items for information

i. Appeal Decision

Appeal ref: APP/U1105/U/23/3323724

Appeal by: Queens Drive CIC

Application Ref: 22/2030/FUL

Location: Exmouth Beach, Queens Drive, EX8 2GD

Proposal: Construction of single storey flexible office/community Hub building and extension to the existing bin store to provide new WC facilities ancillary to the existing development.

The above appeal was allowed, appeal decision attached for your information.

ii. Clyst Honiton Neighbourhood Plan Consultation

The above plan has been submitted to East Devon District Council, in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

The submitted Neighbourhood plan and supporting documents are available to view the East Devon District Council's [website](#).

Date limit for comments: 12.04.24

iii. Notification of a street trading application received – Exmouth Gate to Plate

The applicant is: Bev Milner Simonds - Exmouth Gate to Plate

Location: The Strand, EX8 1BR

Dates: Sunday 28th April 2024 ONLY.

Times: 10:00 - 16:00

The application is for: 62 x food and drinks stalls for a one day, free to attend food and drink festival/market focusing on ambient producers and some street food & entertainers. The applicant is aware of the non-compete request and has advised on their application that they will adhere to this. We have informed them that they must

send their completed traders list to us one month before the event, so that we have enough time to check there will be no conflict to the local businesses nearby. Their alcohol sales will be covered by the appropriate licence(s).

The applicant has noted the following on their application: We have a robust single use plastic policy and insist on compostable packaging at the event for all food and drink. Any packaged food or drink for taking home must be in home compostable/recyclable packaging.

A map of the trading site is attached for information.

P24/048. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>23/1594/FUL</u> 10 East Drive	Objection	Conditional Approval
23/2446/FUL 10A Portland Avenue	No objection	Approval
23/2534/LBC 17 Bicton Street	No objection	Conditional Approval
23/2585/FUL Exe Sailing Club	No objection	Conditional Approval
24/0147/FUL 58 Marpool Hill	No objection	Approval
<u>23/2736/FUL</u> 164 Exeter Road	Objection	Conditional Approval
<u>24/0015/V106</u> Cranford Club	No objection	Refusal
24/0201/FUL 99 Byron Way	No objection	Approval
23/1752/FUL Units 6 & 7 Sideshore	Objection	Refusal
22/2717/FUL 13 Foxholes Hill	No objection	Conditional Approval
23/2118/FUL 30 Avondale	No objection	Conditional Approval
23/2751/FUL Moor Park, Douglas Avenue	No objection	Conditional Approval
24/0063/FUL M & S Foodhall, Royal Avenue	No objection	Conditional Approval
24/0069/FUL 9 Langstone Drive	No objection	Conditional Approval

The meeting concluded at 19:22.

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