

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 22 April 2024 at 6:15pm

Present:

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

Apologies:

Councillor David Poor
Councillor Andrew Colman

Public Speaking Time

Steven Richards spoke in support of his planning application, 24/0439/TRE, Land South of 15 Halsdon Avenue during the public speaking time.

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

P24/057. Minutes of the previous meeting

Councillor J Whibley proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meeting held on 8 April 2024 were a true record.

P24/058. Declarations of interests and dispensations:

Minute P24/061. 24/0746/FUL 23 Hazeldene Gardens, EX8 2JA
Councillors J Whibley, T Dumper, C Nicholas, M Rosser, A Toye, Affects Non-registrable Interest, applicant a former Town Councillor.

Minute P24/062. Other items – Licencing
Councillors J Whibley, T Dumper and C Nicholas, Affects Other Registrable Interest, Members of East Devon District Council's Licencing and Enforcement Committee.

P24/059. Urgent business

There were none.

P24/060. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 24/0438/TRE

Location: 29 Durham Close, EX8 5QU

Applicant: Mrs Sheraleigh Tiley

T1, Turkey Oak : crown raise to 5.2m; crown reduction by up to 1m, removing branch lengths up to 2.5 metres retaining a tree height of 9m with an average crown spread of 12m pruning cuts up to 50mm.

T2, Turkey Oak : crown raise to give a 3m clearance from the garage roof ; reduce crown on eastern side by up to 2m restricting and cut size to 50mm and retaining an average crown spread of 9m.

Target date: 24.04.24

Comments Statutory Consultees:

Tree officer's report was previously circulated.

Recommendation - **APPROVAL**

Cllr D Poor had forwarded his comments which were shared as follows:

Approval in accordance with the Tree Officer's report.

Decision: Proposed: CN

Seconded: JW

Approval in accordance with the Tree Officer's report.

HALSDON

Planning Application No: 24/0439/TRE

Location: Land South Of 15 Halsdon Avenue, EX8 3DL

Applicant: Mr Steven Richards

Proposal: G7.1 and G7.2 Lime :

i) Create high pollard on structural branches, with preferentially nodal pruning at a height of approx. 8m, with target pruning cuts of typically 100mm dia.

Establish radial spread of approx. 2.5m.

ii) Provide crown clearance of 3m above ground level.

iii) Repeat management on cycle of not less than 5 years, and not more than 7 years.

T3, Purple maple: Prune back southern crown aspect, where it extends over the garden bound fence. Pruning cuts made back to the last available pruning point to the south of the fence line. The works will retain a tree with a crown radius of approx. 1m past the boundary fence.

Target date: 24.04.24

View of representations:

4 x Rep

1 x Support

Neil Yeandle's letter of objection was read out.

Comments Statutory Consultees:

Tree officer's report – The two lime trees located within a narrow plot of land between 13 and 15 Halsdon Avenue were recently protected following a planning application to build a single dwelling the site was refused. The trees are considered important features contributing to the amenity and character of the area.

Due to the multi-stemmed nature of the growth of the trees, it is considered that the proposed work would result in trees of poor form and low amenity. The amenity value of the trees is in the fact that they have formed a single uniform crown. The pollarding at 8m is considered excessive and would leave a 'topped appearance' which would be detrimental to the character of the trees and would leave the trees of poor form and low amenity. The regrown stems within the crown are vertical with relatively light branches rather than heavy limbs growing out from the main crown. No evidence of crown spread or gaps appearing in the crown were visible suggesting that the structure of the trees is stable. The reference to managing the trees as pollards is a suggested form of management, rather than considered imminently necessary. It appears that the only reason to undertake such significant works appear to be to enable construction of the dwelling which has been refused.

No objection is raised to crown lifting of the lower branches to 3m in height as this work is consider minimal and will not be detrimental to the health or amenity of the trees.

Alternative, more arboriculturally sound works are considered appropriate to help maintain the trees to a suitable size for the location. It is agreed that if the trees were left unmanaged, they are likely to reach a significant size which may be considered by some to have outgrown the location. Therefore, works to reduce the crown of the two Limes by no more than 2m would help maintain the trees to a suitable size for the location. This would also meet the applicants concerns by reducing the sail area of the crown which would lessen the risk of limb failure whilst ensuring the trees have a good form. An application to crown reduce the two Limes would receive favourable officer recommendation.

The works to the Norway Maple are considered relatively minor and will not be detrimental to the health and amenity of the tree. However, it is considered that the work is unnecessary other than to remove overhanging growth which at present is causing no issues. Nowhere in the Arboricultural report does it state that the tree represents a risk to the applicant's garage and necessary 'to avoid possible future damage' as stated within the letter of support.

Recommendation – **SPLIT DECISION**

Approval

G7.1 and G7.2, Limes - Crown lift the lower branches to no more than 3m in height from ground level.

T3, Purple maple: Prune back southern crown aspect, where it extends over the garden bound fence. Pruning cuts made back to the last available pruning point to

Applicant: Mrs Gwendoline Clarke
Proposal: Proposed detached annex for resident, and minor landscaping works.

Date limit for comments: 26.04.24

Comments Statutory Consultees:

SWW – 10.04.24 – Applicant advised to contact if unable to comply with Surface Water Service requirements.

EDDC Trees – No arb concerns.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: AT

No objection subject to any approval conditioned that the annex remains ancillary to the host dwelling and not sold as separate accommodation.

Planning Application No: 24/0746/FUL

Location: 23 Hazeldene Gardens, EX8 3JA

Applicant: L Elson

Proposal: Construction of single storey side extension on Southern elevation.

Date limit for comments: 05.05.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD

Seconded: AT

No objection

LITTLEHAM

Planning Application No: 24/0710/FUL

Location: Oikos, Land Adjacent 1 Highfield Lane, EX8 2GJ

Applicant: Mr N Christie

Proposal: Proposed new dwelling

Date limit for comments: 01.05.24

Comments Statutory Consultees:

EDDC Trees – No arb concerns

View of representations:

1 x Support

ENP Policy: EB2

Cllr D Poor – No objection.

Decision: Proposed: GD
No objection.

Seconded: MR

TOWN

Planning Application No: 24/0148/LBC

Location: Flat 1, The Garden Flat, 13 The Beacon, EX8 2AF
Applicant: Ms Nicola Eury
Proposal: Emergency works, structural repairs to internal walls.

Date limit for comments: 24.04.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW
No objection subject to the Conservation Officer's report.

Seconded: TD

Planning Application No: 24/0442/FUL

Location: 30 Parade, EX8 1RW
Applicant: Mr John Broomfield Agent: Hilton Barnfield Architects
Proposal: Proposal for a new roof top dwelling including lift shaft and access.

Date limit for comments: 24.04.24

Comments Statutory Consultees:

Environmental Health – 09.04.24 – Construction Hours should be restricted.
Applicant should undertake a noise assessment to demonstrate that the noise levels would confirm to regulations.

View of representations:

4 x Rep – Concern raised regarding the impact of noise on the amenity of the existing residents. The proposed fire escape staircase would reduce existing access to flats 2 and 3 and be in front of a bedroom window which was also an emergency exit. Concern was also raised regarding the impact the lift structure and the sky walkway would have on the Café.

ENP Policy: EB2

Decision: Proposed: JW

Seconded: TD

Objection; members were concerned that the plans do not indicate any provision for amenity space for storage of bins and bikes. However, members did not object in principle to the provision of additional accommodation in the town centre.

Planning Application No: 24/0631/FUL

Location: Bastin Hall, Elm Grove, EX8 1DJ

Applicant: Highland Property

Proposal: Proposed extension of existing 1st floor apartment, and addition of 2nd floor, to create 2no apartments with existing undercroft garage

Date limit for comments: 01.05.24

Comments Statutory Consultees: None

View of representations:

1 x Rep – Loss of privacy, overlooking neighbouring properties, concern about noise and pollution during construction, traffic and parking. Poor design.

ENP Policy: EB2

Decision: Proposed: MR

Seconded: GD

The proposal for objection was not supported when put to vote, therefore the recommendation was no objection.

Planning Application No: 24/0670/FUL

Location: 28 Marpool Hill, EX8 1TD

Applicant: David and Emma Cooling

Proposal: Construction of loft conversion with dormers.

Date limit for comments: 26.04.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW

Seconded: TD

No objection

Planning Application No: 24/0703/FUL

Location: 97 Victoria Road, EX8 1DR

Applicant: Mr & Mrs Paddy & Tamsine

Proposal: Construction of a single storey rear/side extension and loft conversion with dormer.

Date limit for comments: 01.05.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW
No objection

Seconded: TD

Planning Application No: 24/0760/FUL

Location: 1 North Street, EX8 1LF
Applicant: Mr Glover
Proposal: Replacement windows to property

Date limit for comments: 07.05.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1

Decision: Proposed: JW
No objection

Seconded: TD

WITHYCOMBE RALEIGH

None

P24/062. Other items

i. Notification of New Premises Licence Application Received

Ref No. 057590

Premises: Arty Boat - 13a Albion Street, EXMOUTH, EX8 1AR

Ward: Town

Name of Applicant: Mr Ashley Gunner

Consideration was given to the above premises licence, details of which could be viewed on EDDC's [website](#).

Date limit for comments: 13.05.24

Member did not wish to comment.

ii. Notification of a Pavement Licence application received

The applicant is: Jodie Cockman of Palm

Location requested: Outside of Palm

Times and days requested: Monday – Sunday 10:00-22:00
Period of licence requested: 09.04.24 – 09.04.25
The application is for: 5 tables and 20 chairs

A map of the proposed site was attached for information.

Consideration was given to the above pavement licence.

Date limit for comments: 23.04.24

Members did not wish to comment.

P24/063. Items for information

i. Appeal Decisions

Appeal ref: APP/U1105/D/23/3333553

Appeal by: Janette Grant

Application Ref: 23/1822/FUL

Location: 21 Marpool Hill, EX8 2LJ

Proposal: Formation of new access and associated development.

The above appeal was allowed, the appeal decision had previously been circulated for information.

Appeal ref: APP/U1105/D/23/3327760

Appeal by: MS Gill Parry

Application Ref: 22/1516/FUL

Location: 1A Jarvis Close

Proposal: Construction of additional two storey dwelling with associated car parking and amenity space.

The above appeal was dismissed, the appeal decision had previously been circulated for information.

i. Appeal Notification

Appeal ref: APP/U1105/W/24/3336804

Appeal by: Gill Perry

Application Ref: 23/2209/FUL

Location: 1A Jarvis Close, EX8 2PX

Proposal: Revised proposals for the construction of a two-storey dwelling with associated car parking and amenity space (Previously submitted under 22/1516/FUL)

An appeal had been made to the Secretary of State against the decision of East Devon District Council to refuse to grant planning permission for the above proposed developments. A copy letter had previously been circulated for information.

ii. Notification of tree preservation order

The following TPO had been recently been made, a copy had previously been circulated for information:

23/0049/TPO – Land at Lovering House, Hulham Road.

iv. Notification of Tree Works considered an exception to 14/0023/TPO

Location: Gaveney House, 5 Salterton Road

A copy letter had previously been circulated for information.

P24/064. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
24/0266/FUL 5 Dunsford Close	No objection	Conditional Approval
23/0320/FUL 27 Ryll Grove	No objection	Conditional Approval
23/2522/VAR Chestnuts 65 Salterton Road	No objection	Conditional Approval
24/0241/FUL 2 Halsdon Avenue	Objection	Refusal
24/0253/FUL 10A Portland Avenue	No objection	Approval
24/0339/FUL 18 Albion Hill	No objection	Conditional Approval
24/0409/FUL Marley House, Higher Marley Road	No objection	Conditional Approval
24/0483/FUL 188 Hulham Road	No objection	Conditional Approval

The meeting concluded at 19:35

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