

**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 3 June 2024 at 6:15pm**

**Present:**

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

**Apologies:**

Councillor Tim Dumper  
Councillor Andrew Colman

**Public Speaking Time**

Matt Dunn, Jennie Dunn and Robin Humphreys spoke regarding planning application, 23/1480/MFUL, Warren View Sports Ground, Halsdon Avenue, EX8 3DH.

---

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

**P24/082. Minutes of the previous meeting**

Councillor D Poor proposed, seconded by Councillor A Woodward and it was agreed that the minutes of the previous meeting held on 20 May 2024 were a true record.

**P24/083. To receive any declarations of interests from members:**

Minute P24/083. 24/0315/FUL – Tree Tops Cottage, Marley Road  
Councillor C Nicholas, Affects Non-Registrable Interest, knows the mother-in-law of the neighbour objecting to the application.

Minute P24/083. 23/1480/MFUL – Warren View Sports Ground, Halsdon Avenue  
Councillors J Whibley, A Toye, D Poor and A Woodward advised lobbying in respect of this application.

Minute P24/083. 23/1480/MFUL – Warren View Sports Ground, Halsdon Avenue  
Councillor A Toye, Affects Non-Registrable Interest, employed by DEFRA.

Minute P24/086. Other items – Licencing  
Councillors J Whibley and C Nicholas, Affects Other Registrable Interest, Members of East Devon District Council's Licencing and Enforcement Committee.

---

**P24/084. Urgent business**

There were none.

**P24/085. Tree and advertising consent applications.**

---

**BRIXINGTON**

Planning Application No: 24/0831/TRE

Location: 12 Westminster Close, EX8 5QS

Applicant: Miss Claire Daubeney

Proposal: T1, Silver Birch : Crown reduce by no more than 3m in height and reshape; due to over hanging to public footpath obstructing the walkway and over hanging of the adjacent garden to 12 Westminster Close work carried out will ensure the tree retains a balance and uniform shape as previously done during work carried out on the tree early 2022 previous application no; 21/3231/TRE date of decision 18 January 2022.

Target date: 13.06.24

Comments Statutory Consultees:

Tree officer's report previously circulated for information.

Recommendation: **SPLIT DECISION** The tree had only recently been reduced and further works to reduce the tree at this moment in time were considered unnecessary and would be detrimental to the health and amenity of the tree. It is noted that the previous works undertaken were considered in excess of works granted consent under application 21/3231/TRE. Crown lifting the lower branched to 5m by removal of small diameter branches will ensure suitable clearance over the garden and adjacent footpath/highway.

**Approval** – crown lift to no more than 5m in height from ground level by removing secondary branches only and end tipping. Max diameter pruning wounds 30mm.

**Refusal** - Crown reduce by no more than 3m in height and reshape; due to over hanging to public footpath obstructing the walkway and over hanging of the adjacent garden.

Decision: Proposed: CN

Seconded: DP

Split decision in accordance with the Tree officer's report.

---

**P24/086. Planning applications.**

---

**BRIXINGTON**

Planning Application No: 24/0315/FUL

Location: Tree Tops Cottage Marley Road, EX8 5DW

Applicant: Mrs Alison Pressley

Proposal: Demolition of existing garage, utility room, front entrance porch and car port. Construction of new 2 storey side and rear extension and new single storey entrance porch.

Date limit for comments: 07.06.24

Comments Statutory Consultees:

**SWW** – applicant advised to contact SWW if unable to comply with requirements for surface water services.

**EDDC Trees** – No arb concerns

View of representations:

**2 x Rep** – objected on the grounds that the proposed development was overbearing and intrusive resulting in the loss of privacy and light. The proposed design was out of keeping with the area. Concerned that the proposal would exacerbate existing localised flooding issues and increase flood risk to neighbouring properties.

ENP Policy: EB2, EN5, EN6

Decision: Proposed: CN

Seconded: GD

Objection; the rear of the proposed development would be visually intrusive due to the lay of the land and was out of keeping with the building style in the area. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood plan which states that development should be mindful of surrounding building styles and ensure a high level of design. Members were also concerned about the increase risk of flooding due to water run off. Policy EN5 of the Exmouth Neighbourhood Plan states that the impact from additional surface water should be satisfactorily mitigated and should not cause any adverse impact to neighbouring properties. A drainage impact assessment is requirement for all development with potentially significant surface run off. Concern was also raised regarding the loss of natural light to the neighbouring properties.

Planning Application No: 24/0957/FUL

Location: 14 Old Bystock Drive, EX8 5RB

Applicant: Kelly Pedley

Proposal: Garage conversion into an annexe

Date limit for comments: 06.06.24

Comments Statutory Consultees:

**EDDC Trees** – No arb concerns.

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN

Seconded: JW

No objection

---

**HALSDON**

Planning Application No: 23/1480/MFUL

Location: Warren View Sports Ground Halsdon Avenue, EX8 3DH  
Applicant: Mr Brendan Lee  
Proposal: Construction of new boxing gym and community sport building with associated parking and landscaping

Amended plans for consultation.

Amended site plan and elevations to include plant and extraction equipment, noise report, highways technical note, wintering birds survey and badger sett assessment.

Date limit for comments: 04.06.24

Comments Statutory Consultees:

**Environmental Health** – 20.05.24 - Recommend conditional approval.

No further comments received from statutory consultees regarding amended plans.

**Town Council** – 11.09.23 – Objection sustained, issues not satisfactorily addressed (to date). Members requested should the application progressed that it went to committee.

View of representations:

12 x Rep in respect of the amended plans. Neighbours continued to object on the grounds of:

- Noise
- Traffic
- Parking and access
- Light pollution

142 x Rep in respect of the original application.

77 supporting

ENP Policy: EB2, EN5, EN6, CF3

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

Sustains objection, on the basis of the bird survey not being particularly full. I am certain that longer periods on site would show more waders. Herring gulls, while seabirds, not waders, are still a protected species. The report on badger activity shows that one sett entrance in the area is only 16 metres away from the proposed building. Noise and disturbance to badgers would undoubtedly result, both during construction and operation. We haven't heard from Highways after the recent highway technical note from the applicant's consultants. Their previous comment was to object. Again, it appears the note is quite sparse on detail, and local residents are very concerned about local traffic impact, not especially the A376. Two points in particular, I feel, 1) the road accesses out of the area are both difficult, via Southern Road/Marine Way or via Belle Vue / Exeter Road, and 2) the new Resident Parking Permit Scheme nearby has resulted in significant overspill issues in the Halsdon Ave / Belle Vue Road area which would be intensified by traffic from this development. I am by no means sure that the contaminated land issue is dealt with, and several other conditions require adherence to specific conditions, eg EH comments.

Decision: Proposed: AT

Seconded: DP

Objection sustained; the additional information submitted did not satisfactorily

address the concerns previously raised. Members questioned the data in the reports from the consultants employed by the applicant. The Sound Impact assessment does not account for the amphitheatre location. The bird survey was scant in detail, noise and disturbance to badgers would undoubtedly result, both during construction and operation. Members support the Boxing Club and understand their need for a premises, however the proposed location is not “appropriate” next to the Exe Estuary, a protected area and in a residential area with existing issues regarding parking and traffic. The proposal is still therefore considered to be contrary to policy CF3 of the Exmouth Neighbourhood Plan.

Planning Application No: 24/0934/FUL

Location: 28 Littlemead Lane, EX8 4RF  
Applicant: Sue Sadler  
Proposal: Proposed single storey rear extension.

Date limit for comments: 06.06.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

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

Decision: Proposed: AT  
No objection

Seconded: JW

---

## **LITTLEHAM**

None

---

## **TOWN**

Planning Application No: 24/0774/FUL

Location: 21C Morton Crescent, EX8 1BG  
Applicant: Mr Jamie Chilcott  
Proposal: Loft conversion with roof windows

Date limit for comments: 13.06.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area) & EB2

Decision: Proposed: JW  
No objection

Seconded: DP

Planning Application No: 24/0945/FUL

Location: 11 Rolle Street, EX8 1HH

Applicant: The Royal Bank of Scotland PLC

Proposal: Remove existing ATM and infill with glazing to match existing windows and night safe plate to removed and replace window to match existing.

Date limit for comments: 11.06.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW  
No objection

Seconded: GD

---

**WITHYCOMBE RALEIGH**

None

---

**P24/087. Other items**

**i. Notification of New Premises Licence Application Received**

Ref No. 057826

Premises: The Curlews (Retirement Living), 1-59 Merchant Avenue, EX8 2GG

Ward: Withycombe Raleigh

Name of Applicant: McCarthy & Stone Ltd

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

Date limit for comments: 18.06.24

Members did not wish to comment.

---

**P24/088. Items for information**

**i. Notification of tree preservation order**

The following TPO's had recently been made, copies previously circulated for information:

24/0017/TPO – Land at Raleigh Manor Care Home, Drakes Avenue

24/0018/TPO – Land at 19 Drakes Avenue

**P24/089. East Devon District Council – Planning Decisions**

| <i>Application</i>  | <i>Exmouth Town Council View</i> | <i>EDDC Decision</i>          |
|---|----------------------------------|-------------------------------|
| 24/0416/FUL<br>Exmouth RNLI, Queens Drive                       | No Objection                     | Conditional Approval          |
| 22/1910/MFUL<br>Devoncourt Hotel,<br>16 Douglas Avenue          | Objection                        | Refusal                       |
| 24/0710/FUL<br>Oikos land adjacent<br>1 Highfield Lane          | No Objection                     | Conditional Approval          |
| <b><u>23/2273/FUL</u></b><br><b>Land at 16 Raddenstile Lane</b> | <b>No Objection</b>              | <b>Refusal</b>                |
| <b><u>24/0867/FUL</u></b><br><b>17 Trinfield Avenue</b>         | <b>Objection</b>                 | <b>Approval Retrospective</b> |

**The meeting concluded at 19:13**

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