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 1 July 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 Andrew Colman
Councillor David Poor

Public Speaking Time

None

P24/098. Minutes of the previous meeting

Councillor M Rosser proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meeting held on 17 June 2024 were a true record.

P24/099. To receive any declarations of interests from members:

Minute P24/102. 24/1144/FUL 91 St Johns Road
Councillor T Dumper, Affects Non-Registrable Interest, knows applicant.

Minute P24/102. 24/0729/FUL Land at Anson Road
Councillor T Dumper, Affects Non-Registrable Interest, knows a resident in the road.

Minutes P24/103. Notification of a street trading application received – Rotary Classic Car & Motorcycle Show
Councillor T Dumper, Affects Non-Registrable Interest, knows applicant.

Minutes P24/103. Notification of a Pavement Licence application received
Councillor J Whibley, Affects Non-Registrable Interest, knows applicant.

Minute P24/102. 24/1195/PDMA 17A Manchester Street
Councillor J Whibley, Affects Non-Registrable Interest, application close to where he lives.

Minute P24.102 24/0870/FUL County of Avon Camp, Gore Lane
Councillor J Whibley, Affects Non-Registrable Interest, knows applicant.

P24/100. Urgent business

Notification of a street trading application – Organ Donar & Transplant Awareness Day
The applicant is: Mr Steve Gazzard
Location: The Strand, Exmouth, EX8 1AL
Dates: Saturday 27th July 2024
Times: 10:00 - 16:00
The application is for: Maximum of 45 traders for the annual Organ Donor and Transplant Awareness Day.
The applicant has noted the following on their application: Additional bins requested from EDDC and have told traders to take waste home.
Map of trading site accompanied the application.

Date limit for comments: 11.07.24

Members did not wish to comment.

P24/101. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 24/0983/TRE

Location: 24 Sherwood Drive, EX8 4PX
Proposal: T3, Oak: Remove.
T4, Ash: Remove.
T5, Turkey Oak: Remove.

Target date: 08.07.24

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: APPROVAL subject to appropriate replacement planting.

Decision: Proposed: CN Seconded: JW
Approval subject to replacement planting in accordance with the Tree Officer's report.

HALSDON

Planning Application No: 24/0960/TRE

Location: 45 Wordsworth Close, EX8 5SQ
Proposal: Oak - crown reduction: reduce height by 2.5m and 2.5m from the east, South and west crown aspect retaining an approx. height of 8m and a crown radius of 4m to east, south, and west. Crown lift - removing the lowest side branches growing to south, from the trees main stems up to a height 3m above paved garden area.

Target date: 04.07.24

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: APPROVAL

Decision: Proposed: TD Seconded: AT
Approval in accordance with the Tree Officer's report.

P24/102. 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.

Amended Plans
Reduction in size of dormer extension and alteration to finishing material.

Date limit for comments: 08.07.24

Comments Statutory Consultees:
Town Council – 03.06.24 - 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.
SWW – 22.05.24 – Applicant advised to contact if unable to comply with requirements for Surface water services.
EDDC Trees – No arb concerns.

View of representations:
1 x Rep – in respect of amended plans.
4 x Rep – in respect of original application

ENP Policy: EB2

Decision: Proposed: CN Seconded: GD
Objection sustained, the amended plans did not mitigate the previous concerns raised. It was felt that the dormer was still visually intrusive and concerns regarding surface water run off hadn't been addressed.

Planning Application No: 24/1117/FUL

Location: Marley House, Higher Marley Road, EX8 5DT
Applicant: Mr & Mrs Crehan
Proposal: Proposed extension and garage conversion of existing garage / annex to form one annex.

Date limit for comments: 11.07.24

Comments Statutory Consultees:
Contaminated Land Officer – Contact LPA should any contamination be discovered.

View of representations:

ENP Policy: EN1 (Outside BUAB), EB2

Decision: Proposed: JW Seconded: MR
No objection subject to the condition maintained that the development remains ancillary accommodation and not occupied or sold as an independent dwelling.

Planning Application No: 24/1144/FUL

Location: 91 St Johns Road, EX8 4EF
Applicant: Mr and Mrs Sutton
Proposal: Removal of carport to be replaced with garage extension.

Date limit for comments: 09.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: MR
No objection

HALSDON

Planning Application No: 24/0729/FUL

Location: Land At Anson Road, Exmouth
Applicant: Windley Group Agent: 4D Planning
Proposal: Erect two detached bungalow dwellings, provision of parking and vehicular

crossovers, and all associated works.

Date limit for comments: 15.07.24

Comments Statutory Consultees: None

View of representations:
3 x Rep

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
Objection; the loss of green amenity space would be harmful and out of keeping with to the open character of the street scene. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan. Concern was also raised about the loss of the visibility splay, overlooking properties to the rear of the proposal and drainage.

LITTLEHAM

Planning Application No: 24/0870/FUL

Location: County Of Avon Camp, Gore Lane, EX8 5DA
Applicant: Mr Edward Morgan
Proposal: Construction of 4no circular semi permanent plots for tents, each surrounded by a grassed bank with a small hedge for privacy [Retrospective]

Date limit for comments: 09.07.24

Comments Statutory Consultees:
Devon County Archaeologist – Do not wish to comment.

View of representations: None

ENP Policy: EN1 (Coastal Preservation Area, National Landscape)

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: GD Seconded: MR
No objection

Planning Application No: 24/1046/FUL

Location: Execliff, 1 Trefusis Terrace, EX8 2AX
Applicant: David Phelps
Proposal: Removal of the first-floor balcony conservatory structures and structural Repair and alterations to the first-floor balconies to flats 1 and 2.

Date limit for comments: 03.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EB1 (Conservation Area)

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: MR Seconded: GD
No objection subject to Conversation Officer's report

Planning Application No: 24/1121/FUL

Location: 67 Foxholes Hill, EX8 2DH
Applicant: Mr Carl Polak
Proposal: Proposed change of existing render to horizontal cladding on front, rear and side (West), elevations.

Date limit for comments: 08.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EN1 (National Landscape)

Cllr D Poor – No objection

Decision: Proposed: GD Seconded: AW
No objection

Planning Application No: 24/1145/FUL

Location: 16 Raddenstile Lane, EX8 2JH
Applicant: Ms Joanne Payne
Proposal: Proposed new entrance porch and alterations to the front (north east) elevation.

Date limit for comments: 11.07.24

Comments Statutory Consultees: None

View of representations:
1 letter of support

ENP Policy: EB2

Cllr D Poor – No objection

Decision: Proposed: MR Seconded: GD
No objection

Planning Application No: 24/1159/FUL

Location: 100A Salterton Road, EX8 2PD
Applicant: Mr & Mrs E. G. Drinkall
Proposal: Construction of single storey extension to replace existing conservatory

Date limit for comments: 05.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: GD Seconded: MR
No objection

TOWN

Planning Application No: 24/1028/FUL

Location: Warehouse (Store Rear Of Belvedere House) Danby Lane
Applicant: Mr Stephen Drinkall
Proposal: Demolition of warehouse/general industrial building (use classes B2 and B8) and erection of 3no. work/live units and 1no. dwelling (use class C3)

Date limit for comments: 03.07.24

Comments Statutory Consultees:

View of representations:
1 x Rep – Concerned about access to their parking space in Danby Lane as it is narrow. The additional dwellings will increase noise and impact light and privacy at the rear of their property.
1 x Comment questioning the ecology reports recommendation for 1 bat box and 1 bird box. They consider this insufficient for the size of the scheme and should be for more than 1 bird box.

ENP Policy: EB2

Cllr D Poor had forwarded his comments which were shared as follows:
Concerned on two grounds it seems as if it is an overdevelopment with too much being squeezed into a small area and also we are losing employment land to

residential. Has the site been advertised for 12 months?

Decision: Proposed: JW Seconded: TD
Objection; the proposal was considered overdeveloped of the site. Existing development in Danby Lane was commercial in nature and single storey. It was felt that this proposal town houses would be overbearing in height and out of keeping with the street scene. The application 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.

Planning Application No: 24/1142/FUL

Location: 20 The Beacon, EX8 2AF
Applicant: Mrs Susan Webberley
Proposal: Works to existing garage to provide studio workspace.

Date limit for comments: 08.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2 & EB1 (Conservation Area & Listed)

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

Planning Application No: 24/1143/LBC

Location: 20 The Beacon, EX8 2AF
Applicant: Mrs Susan Webberley
Proposal: Works to existing garage to provide studio work space

Date limit for comments: 08.07.24

Comments Statutory Consultees:

View of representations:

ENP Policy: EB2 & EB1 (Conservation Area & Listed)

Decision: Proposed: JW Seconded: MR
No objection subjection to Conservation Officer's report.

Planning Application No: 24/1195/PDMA (Prior Notification Application)

Location: 17A Manchester Street, EX8 1DF
Applicant: Mr Andrew Mann Agent: ARA Architecture
Proposal: Change of Use of 1st floor offices (Class E) to a 2no bed apartment (Class C3).

Date limit for comments: 11.07.24

Please note that this is not a planning application. The presumption is that this development can proceed without requiring planning permission unless we object on the grounds of:

a) transport impacts of the development, particularly to ensure safe site access
b) contamination risks in relation to the building;
c) flooding risks in relation to the building;
d) impacts of noise from commercial premises on the intended occupiers of the development;
e) where—
i) the building is located in a conservation area, and
ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
h) where the development involves the loss of services provided by
i) a registered nursery, or
ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: JW Seconded: AW
No objection

WITHYCOMBE RALEIGH

None

P24/103. Other items

i. Notification of a Pavement Licence application received
The applicant is: Jacqueline Haywood of Franklins
Location requested: Outside of premises
Times and days requested: Monday – Sunday 07:00-22:00
Period of licence requested: 18.06.24 – 18.06.25
The application is for: 22 tables, 85 chairs and 7 planters/barriers

Map of the proposed site was previously circulated for information.

Date limit for comments: 03.07.24

Members did not object but had concerns regarding the use of planters especially if filled with artificial flowers.

ii. Notification of a street trading application received – Rotary Classic Car & Motorcycle Show 6 July

The applicant is: Mr Adrian Hewitt - Exmouth Rotary Club
Location: Imperial Recreation Ground, Exmouth, EX8 1DG
Dates: Saturday 6th July 2024
Times: 10:00 - 16:00
The application is for: 6 x trading unit (to include food & drink traders) for Exmouth Rotary Classic Car and Motorcycle Show, raising money for Hospiscare.
The applicant has noted the following on their application: We will provide litter bins. Rotarians will collect all waste during and at the end of trading which will be deposited for collection by EDDC as agreed in the site user application and EMP submitted.

Map of trading site was previously circulated for information.

Date limit for comments: 04.07.24

P24/104. Items for information

i. Appeal Decisions

Appeal ref: APP/U1105/W/23/3334501
Appeal by: Mr & Mrs Moll
Application Ref: 23/1246/FUL
Location: Flat 2, 7 Louisa Terrace, EX8 2AQ
Proposal: Proposed window/doors, revised terrace and guarding.

The above appeal was dismissed.

Appeal ref: APP/U1105/W/24/3336452
Appeal by: Mr & Mrs Moll
Application Ref: 23/2155/FUL
Location: Flat 2, 7 Louisa Terrace, EX8 2AQ
Proposal: Proposed window/doors.

The above appeal was allowed.

The above appeal decisions were noted.

P24/105. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/0913/PIP 2 Lime Grove	Objection	Refusal of permission in principle
24/0631/FUL Bastin Hall, Elm Grove	No objection	Withdrawn
24/0701/FUL 14 Roundhouse Lane	No objection	Conditional Approval
24/0910/FUL Linksway Nursing Home 17 Douglas Avenue	No objection	Approval
24/0889/FUL 75 Winston Road	No objection	Conditional Approval
24/0902/FUL 3 Glebe Close	No objection	Approval

The meeting concluded at 19:42

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