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 July 2024 at 6:15pm

Present:

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

Apologies: Councillor David Poor

Public Speaking Time
None

P24/114. Minutes of the previous meeting

Councillor T Dumper proposed, seconded by Councillor A Woodward and it was agreed that the minutes of the previous meeting held on 15 July 2024 were a true record.

P24/115. To receive any declarations of interests from members:

None

P24/116. Urgent business
None

P24/117. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 24/1336/TRE

Location: 51A Evergreen Close, EX8 4RR
Applicant: Andrew Sutton
Proposal: T1, Pine: prune back lateral spread of tree as close to southern boundary as practical; remove approximately 4 low branches and shortening remaining branches as indicated in image

Target Date: 02.09.24

Comments Statutory Consultees: None

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

Decision: Proposed: CN Seconded: AC
Approval in accordance with the Tree Officer's report.

Planning Application No: 24/1286/TRE

Location: 72 Byron Way Exmouth EX8 5SA
Applicant: Mr Peter Hawley
Proposal: T1, Oak: dismantle the tree to ground level.

Target date: 19.08.24

Comments Statutory Consultees: None

Tree officer's report attached for information.
Recommendation: APPROVAL

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

TOWN

Planning Application No: 24/1084/ADV

Location: Unit 1 7 Rolle Street Exmouth EX8 1HL
Applicant: Miss Roksana Przybylska
Proposal: Proposed installation of new, illuminated advertisement sign.

Comments Statutory Consultees: None

Recommendation: APPROVAL

Decision: Proposed: JW Seconded: TD

P24/118. Planning applications.

BRIXINGTON

Planning Application No: 24/0235/FUL

Location: Whiteoaks Higher Marley Road, EX8 5DT
Applicant: Mr N Doherty & Mrs J Rowlands
Proposal: Demolish existing dwelling, proposal for replacement dwelling with associated works

Date limit for comments: 02.08.24
Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB, EN1 (Outside BUAB)

Decision: Proposed: CN Seconded: AC
No objection subject to tree officer's comments and the associated sewage solution being deemed satisfactory by Southwest Water.

HALSDON

Planning Application No: 24/1288/FUL

Location: 20 Springfield Road, EX8 3JX
Applicant: Mrs Theresa French
Proposal: Construction of an open wall, timber frame gazebo.

Date limit for comments: 31.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection

Planning Application No: 24/1343/FUL

Location: 21 Springfield Road, EX8 3JY
Applicant: Mr & Mrs Collins
Proposal: Removal of conservatory to be replaced with a single storey rear extension.

Date limit for comments: 08.08.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No Objection

Planning Application No: 24/1289/FUL

Location: 11 Rivermead Avenue, EX8 3BH
Applicant: Mr & Mrs Mingo
Proposal: Demolition of 2 no. single storey rear extensions to be replaced with 1 no. single storey rear extension

Date limit for comments: 30.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection

Planning Application No: 24/1333/FUL

Location: 14 Betjeman Drive, EX8 5ST
Applicant: Mr Gary Bowden
Proposal: Construction of a gazebo in rear garden (retrospective application)

Date limit for comments: 08.08.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

LITTLEHAM

Planning Application No: 24/1204/VAR

Location: The Hideout 52A Douglas Avenue, EX8 2HE
Applicant: Omaze UK Ltd
Proposal: Removal of condition 5 (privacy screen) from application 22/0112/VAR (Variation of condition number 2 (approved plans) of application 20/2483/FUL)

Date limit for comments: 30.07.24

Comments Statutory Consultees:
EDDC Trees – no objection on tree grounds

View of representations:

2 x objections to removal of condition as planning permission was conditioned to protect the privacy of the occupiers of the adjoining properties. Overlooking concerns remain and the removal of this condition will not mitigate them.

Delegated report for original application stated the following:

“The proposed terrace was considered to result in a loss of privacy to neighbours to both the south-west and northeast. These concerns were raised with the agent of the application and a 1.8 metre screen has been added to both elevations. It is considered that with these privacy screens there would not be a loss of neighbour amenity, and these have been conditioned for certainty.

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection in principle but members noted concerns of neighbours and feel that a site visit should be made by an LPA officer to determine impact on privacy as this was difficult to assess from the highway.

Planning Application No: 24/1246/FUL

Location: 82 Foxholes Hill, EX8 2DH
Applicant: Mr R Knight
Proposal: Proposed rear extension and revised roof over garage to form additional first floor accommodation

Date limit for comments: 31.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, EN1 (National Landscape)

Decision: Proposed: GD Seconded: MR
No objection

Planning Application No: 24/1301/FUL

Location: 6 Ryll Court Drive, EX8 2JP
Applicant: Mr & Mrs N Thorne
Proposal: Proposed single storey rear extension (NW), side garage extension and carport (NE), revised roof including rear dormer (NW) and revised rear terrace

Date limit for comments: 31.07.24

Comments Statutory Consultees:

Exmouth Littleham – Cllr Nick Hookway objects on the grounds of design, mass and scale. He is also concerned that neighbouring properties may be overlooked in the future.

View of representations:
8 x Rep – The design and scale is out of keeping with the street scene. Design considered to have a dominating effect, inappropriate materials and concerns raised regarding overlooking. Noise disturbance from the location of the proposed heat pump.

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
Objection – the proposed development does not comply with policy EB2 of the Exmouth Neighbourhood Plan. It is overbearing in scale and the design is out of keeping with the street scene.

Planning Application No: 24/1315/FUL

Location: Cranford Residential Home 15 Cranford Avenue, EX8 2HS
Applicant: Agent: Avalon Planning & Heritage
Proposal: Proposed change of use of care home to dwelling and external alterations to the building.

Date limit for comments: 01.08.24

Comments Statutory Consultees: None
Town Council had no objection to the change of use application under 23/2767/FUL in Jan 2024. It was noted by members from the planning support statement that the owners had investigated alternative residential institutional uses, but these had not been viable. Members felt that the EE3 policy requirements had been met.

View of representations: None

ENP Policy: EB2, H1, GA3.

Decision: Proposed: GD Seconded: MR
No objection

Planning Application No: 24/1344/FUL

Location: Maer Craig 16 Foxholes Hill, EX8 2DF
Applicant: Mr John Fowler
Proposal: Demolition of existing dwelling and construction a 1.no replacement Dwelling.

Date limit for comments: 08.08.24

Comments Statutory Consultees:

SWW – Applicant advise to contact if unable to comply with requirements for asset protection, surface water services.
EDDC Tree – not yet commented.
DCC Highways – Not yet commented.

View of representations: None

ENP Policy: EB2, EN1 (National Landscape)

Decision: Proposed: MR Seconded: JW
Objection – the demolition of the existing property is contrary to the embedded carbon policy in the emerging local plan. Members felt that the ecological consequences and potential loss of trees on the site are not satisfactorily mitigated and that the proposed design is not in keeping with the adjacent property and therefore contrary to Exmouth Neighbourhood Plan Policy EB2.

TOWN

Planning Application No: 24/1008/LBC

Location: 13 Bicton Street, EX8 2RU
Applicant: Ms Emma Woolley
Proposal: Retention of wall removed at bottom of stairs and retention of position of vestibule door; proposed replacement of bathroom UPVC window on first floor rear elevation with timber casement

Date limit for comments: 12.08.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area) EB2

Decision: Proposed: JW Seconded: TD
No objection subject to LBC officer approval.

WITHYCOMBE RALEIGH

Planning Application No: 24/0919/FUL

Location: Travershes Pound Lane, EX8 4NP
Applicant: Miss Amy Palmer
Proposal: Raise height of 2no. chimneys on front and rear elevations and re-render property to the front, side and rear elevations

Date limit for comments: 05.08.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed) EB2

Decision: Proposed: AW Seconded: JW
No objection

Planning Application No: 24/0906/LBC

Location: Travershes Pound Lane, EX8 4NP
Applicant: Miss Amy Palmer
Proposal: Raise height of 2no. chimneys on front and rear elevations and re-render property to the front, side and rear elevations

Date limit for comments: 05.08.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed) EB2

Decision: Proposed: AW Seconded: JW
No objection

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 24/1340/HRN

Location: Land North of Summer Lane, Summer Lane, EX8 5BD
Applicant: Devon County Council
Proposal: Removal of 200m hedgerow to increase field sizes following construction of Dinan Way extension road.

Date limit for comments: 13.07.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy:

Comments: Whilst the Dinan Way extension is generally viewed as beneficial for the Town, Members raised concerns about the length of hedgerow to be removed and were keen to ensure that any approval is adequately conditioned to mitigate the loss of habitat and associated wildlife corridors.

P24/119. Other items

i. Certificate of existing lawful use applications
Ward: Halsdon

Application No: 24/1324/CPE
Location: 22 Halsdon Avenue, EX8 3DL
Applicant: ARA Architecture
Proposal: Certificate of existing lawful use of domestic outbuilding for storage and home office

Date limit for comments: 01.08.24

Ward: Town

Application No: 24/1357/CPE
Location: 55 New North Road, EX8 1RU
Applicant: Mr Allan Warner
Proposal: Certificate of existing lawfulness for an extension to form a larger kitchen area.

Date limit for comments: 09.08.24

The above applications were noted

P24/120. Items for information

i. **Notification of tree preservation order**
The following TPO's have recently been made, copy attached:

24/0003/TPO – Land at and adjoining Withycombe Brook, South of Flora Close and Hillcrest Community Nature Reserve
24/0004/TPO – Land at or adjacent The Copse, EX8 4EY
24/0025/TPO – Land South of Withycombe Brook and Hillcrest Community Nature Reserve, North of 20-30 Dukes Crescent.

The above tree preservation orders were noted.

P24/121. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/1159/FUL	No objection	Approved

100a Salterton Road		
24/0442/FUL 30 Parade	Objection	Withdrawn
24/1110/FUL 28 Featherbed Lane	No objection	Approval

The meeting concluded at 19:30

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