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 9 September 2024 at 6:15pm

Present:

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

Apologies:
Councillor Mike Rosser

Public Speaking Time
None

P24/130. Decisions under delegated authority

It was agreed that the recommendations and decisions under delegated authority for week commencing 27 August 2024 would be recirculated as not all members had seen the attachment.

P24/131. To receive any declarations of interests from members:

Minute P24/134. 24/1438/TRE 97 Ivydale, EX8 4TA
Councillor C Nicholas, Affects Non-Registrable Interest, lives in Ivydale.

Minute P24/135. Other items – Licencing
Councillors J Whibley and T Dumper, Affects Other Registrable Interest, Members of East Devon District Council's Licencing and Enforcement Committee.

P24/132. Urgent business

None

P24/133. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 24/1438/TRE

Location: 97 Ivydale, EX8 4TA

Applicant: Mrs Michelle Beasor
Proposal: T19: Oak: fell. It is enclosed by a metre high red brick wall and the roots of the tree are causing large cracks.

Target date: 11.09.24

Comments Statutory Consultees:
Tree officer's report previously circulated for information.
Recommendation: REFUSAL, the tree contributes to the future amenity of the local area. Insufficient evidence has been submitted to justify removal.

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

Planning Application No: 24/1580/TRE

Location: 21 Valley Way, EX8 4PD
Applicant: Judith Fisher
Proposal: T1, Oak: lateral reduction of primary limb on southern aspect where overhanging 125 & 127 Parkside Drive; reduce lower section of canopy by 2m. Maximum diameter of cut 50mm; reduce upper section of canopy by 1-1.5m. Maximum diameter of cut 30mm; remove major hazardous deadwood.

Target date: 21.09.24

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

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

HALSDON

Planning Application No: 24/1532/TRE

Location: 9 Highbury Park, EX8 3EJ
Applicant: Mr Michael Newport Agent: Dartmoor Tree Surgeons Ltd
Proposal: T1, Oak: Reduce crown by up to 2m via thinning on north eastern, south western and south eastern aspects where extending over garden of number 9 Highbury Park. 100mm maximum diameter of cut.

Target date: 18.09.24

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.

LITTLEHAM

Planning Application No: 24/1509/TRE

Location: 1 Exeter Royal Academy For Deaf Education Douglas Avenue, EX8 2AU
Applicant: William Crumby
Proposal: T18: Goat Willow - fell. Replant with a suitable species back from wall influence.

Target date: 16.09.24

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

Decision: Proposed: DP Seconded: GD
Approval in accordance with the Tree Officer's report.

P24/134. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 24/1642/FUL

Location: 11 Betjeman Drive, EX8 5ST
Applicant: Mr Adam Stock
Proposal: Proposed loft conversion and rear dormer with cedral cladding

Date limit for comments: 19.09.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection

Planning Application No: 24/0729/FUL

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

crossovers, and all associated works.

Amended plans for consultation.
These amendments relate to Site section drawing to show proposed finished floor and ground levels

Date limit for comments: 18.09.24

Comments Statutory Consultees:
Town Council – 01.07.24 - 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.
SWW – 08.07.24 – should the development encroach on 3m easement the sewer will need to be diverted at the expense of the applicant. Applicant should provide a surface water strategy (ground infiltration preferred).
Cllr T Dumper – 19.07.24 - Strongly objects

View of representations:
2 x Rep in respect of the amended plans – objections still stand.
26 x Rep in respect of the original application.

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
Objection sustained; the amended plans did not mitigate the concerns previously Raised.

Planning Application No: 24/1583/FUL

Location: 28 Halsdon Avenue, EX8 3DW
Applicant: Mr Bob Lambert
Proposal: Construction of two storey side extension and single storey rear extension

Date limit for comments: 10.09.24

Comments Statutory Consultees:
SWW – 03.09.24 – Applicant advised to contact if unable to comply with requirements for surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection

LITTLEHAM

Planning Application No: 23/2489/FUL

Location: Upper Thurlow 58 Douglas Avenue, EX8 2HF
Applicant: Mrs Mary Jordan
Proposal: Demolition of existing garage and proposed erection of 1no. 2 storey detached dwelling in area behind building line of existing building.

Date limit for comments: 19.08.24

Comments Statutory Consultees: None

View of representations: None

Cllr M Rosser had forwarded his comments which were shared as follows:
Objected to the removal of 6 trees. Application did not comply with the Avenues Design Statement which recommends that at least 75% of the site should remain as green space.

ENP Policy: EB2

Decision: Proposed: DP Seconded: GD
Objection, members felt the design was the design was out of character and squeezed into a small plot. Members also questioned the scale of development and if it conformed with the Avenues Design Statement. The application was 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.

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)

Amended plans for consultation
Amended elevations and floor plans to accurately reflect what has been constructed on site including solid masonry wall to N.E. elevation - dated 28/08/2024

Date limit for comments: 12.09.24

Comments Statutory Consultees:
Town Council - 30.07.24 - 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.

View of representations:
2 x Rep – in respect of the original application.

Cllr M Rosser had forwarded his comments which were shared as follows:
Following a site visit, he didn't think that there was significant loss of privacy to neighbours and did not support their objection – no objection.

ENP Policy: EB2

Decision: Proposed: DP Seconded: GD
No objection in principle to the amended plans but as before members noted concerns of neighbours and feel that a site visit should be made by an LPA officer to determine impact on privacy.

Planning Application No: 24/1621/FUL

Location: 14A Cranford Avenue, EX8 2HT
Applicant: Mr Peter Daffin
Proposal: Proposed outbuilding.

Date limit for comments: 12.09.24

Comments Statutory Consultees: None

View of representations: None

Cllr M Rosser had forwarded his comments which were shared as follows:
Did not comply with the Avenues Design Statement which was omitted from the planning support statement.

ENP Policy: EB2

Decision: Proposed: GD Seconded: DP
No objection

Planning Application No: 24/1678/FUL

Location: 1A Trefusis Place, EX8 2AR
Applicant: Mr P Brenton
Proposal: Proposed first floor extension

Date limit for comments: 12.09.24

Comments Statutory Consultees: None

View of representations:
1 x letter of support

Cllr M Rosser had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: GD Seconded: DP
No objection

Planning Application No: 24/1679/FUL

Location: 16 Raddenstile Lane, EX8 2JH
Applicant: Ms Joanne Payne
Proposal: Proposed detached garage with first floor ancillary living accommodation.

Date limit for comments: 17.09.24

Comments Statutory Consultees: None

View of representations:
1 x letter of support

Cllr M Rosser had forwarded his comments which were shared as follows:
Objects, the applicant states that there were no trees on the site, however there was a row of trees at the front which were visually significant to the street. He believed that the proposed development could destroy them. Questioned if the 'garage' could be sited nearer to the main building and further away from the trees? Felt that an Arboriculture assessment / tree preservation order was needed.

ENP Policy: EB2

Decision: Proposed: DP Seconded: GD
No objection, it was noted that Cllr M Rosser had raised concern regarding the trees on the site and the Planning Officer had been made aware.

TOWN

Planning Application No: 24/1668/FUL

Location: 21A Rolle Street, EX8 1HA
Applicant: Mr & Mrs David and Stella McLarin
Proposal: Removal of 3 Chicketts (small decorative non-structural gables) at roof level. 2no. on Rolle St Elevation, 1no on Magnolia Walk Elevation

Date limit for comments: 12.09.24

Comments Statutory Consultees: None

View of representations:
2 letters of support.

ENP Policy: EB2

Decision: Proposed: JW Seconded: TD
No objection

Planning Application No: 24/1687/FUL

Location: 8 Windsor Square, EX8 1JU
Applicant: Mrs V Short
Proposal: Replacement stone wall and new fence

Date limit for comments: 18.09.24

Comments Statutory Consultees: None

View of representations:
Work is retrospective

ENP Policy: EB1 (Conservation Area) & EB2

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

Planning Application No: 24/1688/LBC

Location: 8 Windsor Square, EX8 1JU
Applicant: Mrs V Short
Proposal: Replacement stone wall and new fence

Date limit for comments: 18.09.24

Comments Statutory Consultees:

View of representations:

ENP Policy: EB1 (Conservation Area) & EB2

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

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 24/1514/VAR

Location: Goodmores Farm Hulham Road, EX8 5BA
Applicant: Steve Billings
Proposal: Variation of condition 2 (plans condition) of application 20/0993/MRES (Reserved matters application (layout, scale, appearance and landscaping)

pursuant to outline planning permission 14/0330/MOUT for 300 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin; the provision of serviced land for mixed use employment/commercial uses and land for the provision of a primary school) to allow for layout and appearance amendments to approved plots 1-40 (inclusive)

Date Limit for comments: 17.09.24

Comments Statutory Consultees:
Housing Strategy/Enabling Officer- I am in support of the Variation of condition 2 to amend the layout and design. I am satisfied with the location and distribution of the 16 affordable dwellings. The rented units are 6 x 3 bedroom houses. The Shared Ownership units are 6 x 1 bedroom houses and 4 x 2 bedroom houses.

View of representations:
1 x Rep – Concerned about traffic volume and speed on Hulham Road.

Decision: Proposed: JW Seconded: DP
No objection

P24/135. Other items

i. **Notification of New Premises Licence Application Received**
Ref No. 058370
Premises: Octagon (The), The Esplanade, EXMOUTH, Devon, EX8 2AZ
Ward: Town
Name of Applicant: The Octagon at Exmouth Limited

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: 16.09.24

Members did not wish to comment.

P24/136. Items for information

i. **Proposed reforms to the National Policy Framework (NPPF)**
The Ministry of Housing, Communities and Local Government is consulting on proposed revisions the NPPF to achieve sustainable growth in the planning system. The consultation also includes wider policy proposals concerning increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects. It was understood that NALC would be responding on behalf of our sector.

Members requested that details of the consultation be forwarded to them should they wish to respond in their personal capacity.

P24/137. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/1429/FUL 66 Brixington Lane	No objection	Conditional Approval
24/1289/FUL 11 Rivermead Avenue	No objection	Conditional Approval
24/0315/FUL Tree Tops Cottage, Marley Road	**Objection**	**Conditional Approval**
24/1288/FUL 20 Springfield Avenue	No objection	Approval
24/0870/FUL County of Avon Camp, Gore Lane	No objection	Conditional Approval
24/1343/FUL 21 Springfield Road	No objection	Approval
24/1283/FUL 1 Orchard Close	Objection	Refused
24/1256/FUL 5 Oaktree Close	No objection	Approval
24/1226/FUL 76 Foxholes Hill	No objection	Approval
24/1301/FUL 6 Ryll Court Drive	Objection	Withdrawn
24/1266/FUL 7 Park Way	No objection	Approval
24/1246/FUL 82 Foxholes Hill	No objection	Approval

The meeting concluded at 19:26

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