Exmouth Town Council

Town Hall, St Andrews Road
Exmouth, Devon, EX8 1AW

tel: 01395 276167
email: reception@exmouth.gov.uk
www.exmouth.gov.uk

This meeting is open to the Public and Press

30 October 2024

To: Members of the Exmouth Town Council Planning Committee, other members of Exmouth Town Council for information & The Press

Dear Councillors

A Meeting of the Exmouth Town Council Planning Committee, to which you are summoned, will be held in the Chamber at Exmouth Town Hall, St Andrews Road, EX8 1AW on **Monday 4 November 2024 at 6.15pm** to consider the matters detailed on the agenda below.

Yours faithfully

Lisa Bowman
TOWN CLERK

AGENDA

1. Apologies for absence

PUBLIC SPEAKING

- Representations will be taken ahead of each discussion by Councillors on each application.
- **Members of the public wishing to speak on an application are required to pre-register in advance of the meeting.**
  To register you must email reception@exmouth.gov.uk or telephone 01395 276167 by 12 noon.
  The number of people that can speak on each application is limited to:
  - Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
  - Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent.
- Representations may be up to 3 minutes.
- Speakers must begin, within their representation, by stating their name and interest in the application, and whether they are supporting or objecting to the application.
- Speakers must endeavour to avoid repeating themselves or earlier comments by others.
- The Chairman, at their absolute discretion, may ask for members of the public wishing to make similar points to choose one speaker to represent them all. This is to enable the

business of the meeting to be carried out in a timely way and allow representations on other applications to be heard.

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2. **Minutes of meeting held on 21 October 2024:**
   To confirm the minutes (copies attached)

3. **To receive any declarations of interest from members:**
   Members to declare any interests they may have on the agenda and agree any dispensations to stay.

4. **Urgent Business:**
   To consider any items which, in the opinion of the Chairman should be dealt with as a matter of urgency.

5. **Tree and advertising consent applications**

LITTLEHAM

Planning Application No: 24/1954/TRE

Location: St Josephs RC Primary School, Regents Gate, EX8 1TA
Applicant: Jon Wilcox
Proposal: T005 Tag 1276: Common Beech - Section fell to ground level.

Target date: 13.11.24

6. **Planning applications.**

BRIXINGTON

None

HALSDON

Planning Application No: 24/1372/FUL

Location: Land North Of 168 Dennesdene Close
Applicant: Adrian Clarke
Proposal: Proposed construction of detached bungalow.

Date limit for comments: 07.11.24

Planning Application No: 24/1910/FUL

Location: Exmouth Community College Gipsy Lane, EX8 3AF
Applicant: Mr Matt Burrell
Proposal: New lighting to existing footbridge and footpath.

Date limit for comments: 12.11.24

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.
Reducing height of building and removal of first floor, amended Highways Technical Note, updated foul and surface water drainage strategy and updated planning statement and letter from the applicant.

Date limit for comments: 07.11.24

Planning Application No: 24/2179/FUL

Location: 25 Hazeldene Gardens, EX8 3JA
Applicant: Mrs J Worthington-Meadham
Proposal: Two storey side extension and single-story front extension following demolition of detached garage and rear conservatory.

Date limit for comments: 15.11.24

Planning Application No: 24/2237/FUL

Location: Amberwood Nursing Home, 231 Exeter Road, EX8 3ED
Applicant: Mr Robert Gunn
Proposal: Removal of existing patio door to existing bedroom, infilling of opening to form a window aperture with masonry construction, and installation of new matching window.

Date limit for comments: 18.11.24

LITTLEHAM

None

TOWN

Planning Application No: 24/1681/FUL

Location: 6 Henrietta Place, EX8 1LD
Applicant: Mrs Rebecca Beasley
Proposal: Second floor extension to the rear of the existing property

Date limit for comments: 11.11.24

WITHYCOMBE RALEIGH

Planning Application No: 24/1461/FUL

Location: 67 Chichester Close, EX8 2LR

Applicant: Mr Peter Robertson
Proposal: Removal of rear conservatory to be replaced with single storey rear Extension and garage conversion.

Date limit for comments: 12.11.24

Planning Application No: 24/1988/FUL

Location: 13 Park Way, EX8 3QG
Applicant: Mr & Mrs Jimmy & Danella Jones
Proposal: Single storey rear extension / side extension, first floor side extension, outbuilding, garage and parking space, roof lights to the existing roof space.

Date limit for comments: 13.11.24

Planning Application No: 24/1250/FUL

Location: Land Adjacent 24 Dukes Crescent
Applicant: Highland Property Development (Exmouth) Ltd
Proposal: Proposed 5 new dwellings each of 2 storeys and 2 beds, each with associated 2 off-road parking spaces and rear amenity gardens.

Date limit for comments: 13.11.24

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7. Other items

i. Notification of New Premises Licence Application Received
Ref No. 058761
Premises: Alleria, 9 High Street, Exmouth, Devon EX8 1NN
Ward: Town
Name of Applicants: Miss Vanessa Gottardi and Mr Marco Sammarro

Consider the above time limited premises licence, details of the application can be viewed on EDDC's website.

Date limit for comments: 14.11.24

Representations must relate to one or more of the four licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm.

ii. Notification of New Premises Licence Application Received
Ref No. 058818
Premises: Co-op, Exmouth (Littleham Rd) 8-10 Littleham Road, EX8 2QG
Ward: Littleham
Name of Applicants: Co-operative Group Food Limited

Consider the above time limited premises licence, details of the application can be viewed on EDDC's website.

Date limit for comments: 20.11.24

Representations must relate to one or more of the four licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm.

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8. Items for information

i. Planning Application 22/2669/FUL (Discharge of Conditions) Warren View Sports Ground, Halsdon Avenue, Engineering operations for playing pitch improvement works including raising and levelling of surface
To note that EDDC's enforcement officer has attended the site in relation to the state of the road and is following up as a matter of urgency.

ii. Letter from Lympstone Parish Council
To note letter from Lympstone Parish Council to Cllr Paul Arnott, Leader of East Devon District Council, copy attached, highlighting their serious concerns regarding the process of identification and choice of sites for future development in the emerging Local Plan.

iii. Update regarding meeting with Lympstone and Woodbury Parish Councils
To receive an update from Lisa Bowman regarding a recent meeting with Lympstone Parish Council and Woodbury Parish Council regarding the scope to work together to lobby East Devon District Council to facilitate the creation of new wildlife / green corridors and the making of a new Country Park / SANGS area adjacent to Woodland Trusts "Yonder Wood" and "Coombe Plantation" which will service residents of both parishes and Town.

Resolution 1
We, as a signatory to the joint email sent to EDDC Strategic Planning Committee (SPC) on 8th October by Woodbury Parish Council (WPC), agree with the email contents and map concerning SANGS, CPAs, Green wedges and Coastal Preservation Areas in Exmouth, Lympstone and Woodbury (Copy attached).

Resolution 2
To reaffirm our commitment to the nature, wildlife and ecological network of our Parish, we recommend the creation and designation of new wildlife / 'green' corridors on:

i) the Northern edge of Lympstone Parish from the Estuary via Parsonage Stile footpath to Yonder Oak Wood via Meeting Lane and Harefield Lane; and
ii) the Southern edge of Lympstone Parish from Underhill via the East Devon Way through Pitt Farm in the Wotton Valley up to the top of Summer Lane/or via Wotton Lane, to the proposed SANGS area and up to Lympstone Common.

These corridors will protect green spaces, provide protected wildlife corridors for biodiversity enhancement and, with pedestrian access, will promote Active Travel across the Parish.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/1142/FUL & 24/1143/LBC 20 The Beacon	No objection	Conditional Approval
24/1642/FUL 11 Betjeman Drive	No objection	Conditional Approval
24/1752/FUL 2 Silverdale	No objection	Conditional Approval
24/1808/FUL Mirasol, Raddenstile Lane	No objection	Approval
24/1696/FUL 7 Heatherdale	No objection	Conditional Approval

LYMPSTONE PARISH COUNCIL

Clerk to the Council: Miss L Tyrrell
c/o Minnows
Longmeadow Road
Lympstone
Devon
Email: lympstonepc@gmail.com
www.lympstone.org

25th October 2024

Dear Cllr Arnott,

Lympstone Parish Council are writing to highlight serious concerns regarding the process of identification and choice of EDLP sites for future development.

From 2022 to date, a huge amount of additional pressure has been placed on the Parish Council members. Each Councillor volunteers a large amount of personal time and dedication to improve and maintain the Parish they represent. They are the grass roots of the governmental system and the first in line to be approached by members of the public.

EDDC's processes regarding the identification of EDLP sites for development have caused nothing but upset for members of the public and the PC since this process started. Lympstone Parish Council (LPC) has repeatedly and tirelessly organised public consultations, questionnaires, face-to-face meetings and responded to constant correspondence at no cost to EDDC but at a large price for LPC. The process has given little notice to LPC and its parishioners and little time for LPC and members of the public to reflect and respond. Additionally, it has placed overwhelming and negative pressure on the Parish Council and negatively impacted previously sound working relationships with adjoining Councils. This has also placed an unacceptably increased workload onto the Clerk of the Council to communicate quickly and coherently with all Councillors, members of the public and other relevant groups; the Clerk is LPC's sole employee and has other continuing duties and expectations to meet to serve the whole community, which the Clerk is unable to address due to the amount of time taken to deal this current issue of the EDLP.

You have duly adhered to your statutory time limits which in effect have not allowed the Parish Council to advertise and organise anything in their statutory time limit. The entire process is now affecting Councillors' mental health and well-being, seemingly with no consideration or duty of care from EDDC members or Officers, who appear unwilling or unable to respond in a more positive, collaborative manner when working with smaller councils. Queries raised by LPC are often rejected rudely and peremptorily, giving LPC the underserved impression that it and its views are unimportant to EDDC, which raises the question as to why LPC's feedback is being sought by EDDC. The entire process appears a box-ticking exercise on the part of EDDC, with little or no follow up or supportive interaction.

Since September 2024 the PC has suffered two avoidable resignations due to the unnecessary and unwanted pressure from this process. There has been no positive recognition or genuine gratitude for the additional work, time, resources and money that LPC has invested in a process imposed by EDDC to seek, analyse and reflect Parishioners' opinions. LPC's and its parishioners' voices feel silenced as they don't fit within EDDCs expected outcomes. So far, a two-year process has produced zero results but instead caused smaller Councils to dissemble and be caught at the fore-front of a crossfire between yourselves and members of the public.

EDDC appears to have no regard for the protection and retention of open spaces to satisfy the unrealistic targets set down by the government. EDDC, as a responsible Local Authority, should be raising their concerns with government, to get these targets revised and at the very least held off until such times that plans are put in place and carried out to resolve the many issues that the antiquated infrastructures are causing. Put simply, it is not reasonable or responsible to keep building houses and overloading inadequate systems simply to satisfy unrealistic targets set by the government.

A complete lack of leadership, appreciation, empathy and understanding is missing from this process run by EDDC with sadly no consideration shown for the mental health and well-being of the Parish Councillors and their Clerk.

Thank you for taking the time to read and consider the points raised in this letter. Lympstone Parish Council looks forward to hearing from you.

Kindest Regards,



Lucy Tyrrell
Clerk and RFO to the Parish Council

Cc: EDDC CEO – T. Hendren, Assistant Director Planning Strategy and Development Management – E. Freeman, Strategic Planning Committee members.
DCC Cllr R. Scott and Cllr J. Trail.
David Reed MP.
East Devon Town and Parish Councils.

Civility & Respect
IN COLLABORATION WITH SLCC, NALC, OVW, COUNTY ASSOCIATIONS

From: clerk@woodburyparishcouncil.gov.uk <clerk@woodburyparishcouncil.gov.uk>
Sent: 08 October 2024 18:00
To: 'Cllr Todd Olive' <Todd.Olive@eastdevon.gov.uk>; 'Cllr Mike Howe' <Mike.Howe@eastdevon.gov.uk>; 'Cllr Geoff Jung' <Geoff.Jung@eastdevon.gov.uk>; 'Cllr Ben Ingham' <Ben.Ingham@eastdevon.gov.uk>; 'Ed Freeman' <EFreeman@eastdevon.gov.uk>; 'chariades@eastdevon.gov.uk' <chariades@eastdevon.gov.uk>
Cc: Cllr Cheryl McGauley <CllrMrsCMcGauley@woodburyparishcouncil.gov.uk>; Cllr Richard Ball <CllrRBall@woodburyparishcouncil.gov.uk>; Cllr John Pyne <CllrJPyne@woodburyparishcouncil.gov.uk>
Subject: Strategic Planning Committee Meeting 9th October 2024 - Information

Afternoon,

Woodbury Parish Council, Lympstone Parish Council and Exmouth Town Council discussed the importance of Green Wedges, Nature Corridors, SANGS, Coastal Protection Area's and the potential of a Country Park, also the protection of each community from coalescence.

Woodbury Parish Council has already submitted a Landscape Proposal for consideration, see attached. Additionally, as discussed with the Lympstone PC and Exmouth TC and agreed by Woodbury PC and as seen in Map B the above mentioned important landscape elements should be accommodated within the purple area which would complement the existing green wedges / National Landscape etc. We ask that this is considered by the Strategic Planning Committee for adoption. Specifically the making of a new Country Park / SANGS area adjacent to Woodland Trusts "Yonder Wood" and "Coombe Plantation" which will service residents of both parishes and Town. We also wish that the iconic scenic view is protected from the Pebble bed heath across to the river Exe.

Map C shows two additional Nature corridors which we also would like to be considered.

The landscape within the purple area needs to be set aside for detailed review and consideration to determine the best landscape designation that is practical and deliverable, we hope that this committee accepts the proposal for a SANGS or Country Park for now due to the timescale for consideration.

Key

Purple : **Area within to be part of the extended protected Coastal Protection Area**

Orange: **New Country Park / SANGS to benefit Woodbury, Lympstone and Exmouth residents.**

Yellow : Existing and to remain a Green Wedge

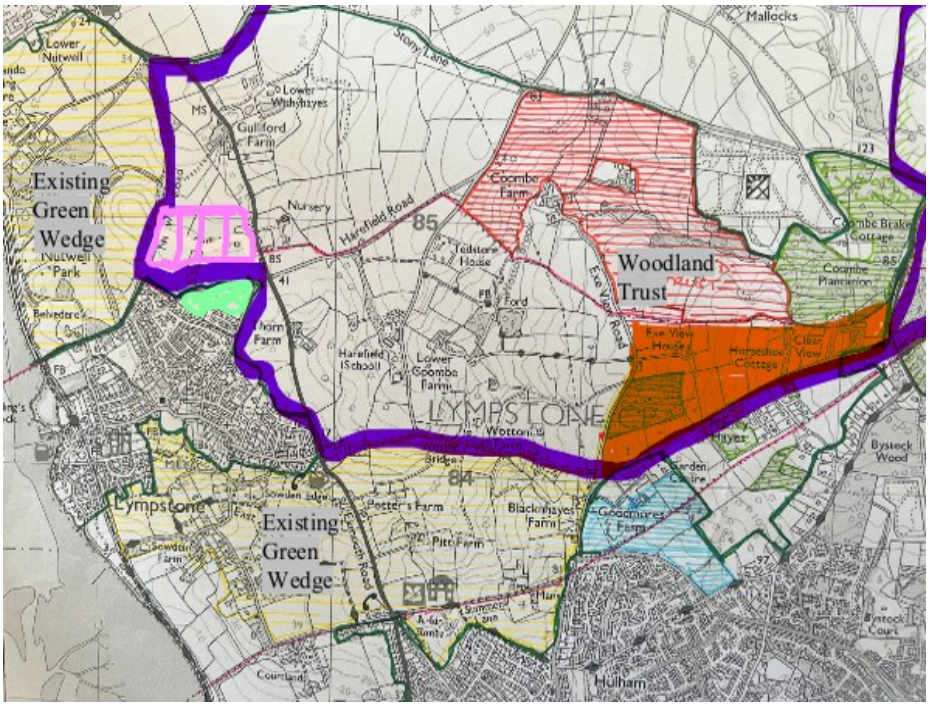
Red : Woodland Trust area

Green : Coombe Plantation to remain

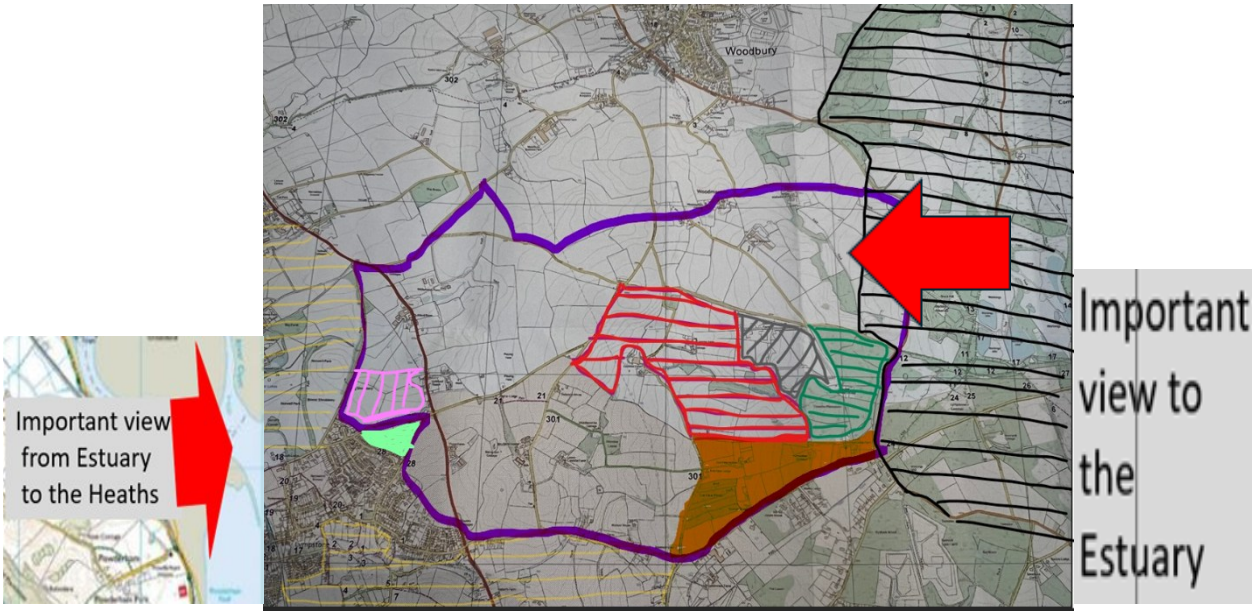
Pink: GH/ED/72 – potential development site

Light Green: GH/ED/73 – outline planning application to be considered

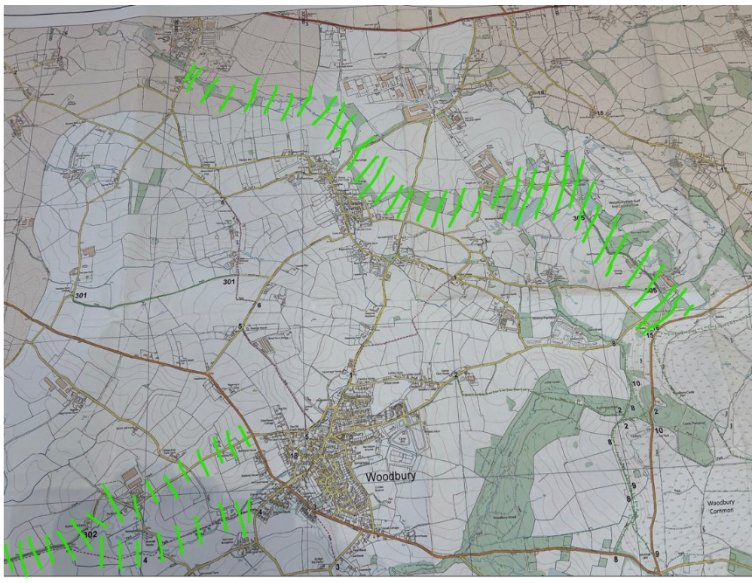
MAP A – more detailed of map b



MAP B



MAP C



NATURE Corridor – Clyst Valley Regional Park to Pebble bed heath via Woodbury Salterton / Warkindons Way (Old drovers trail)

NATURE Corridor - Rydon Lane cycle way and brook from Woodbury to Exton

Thank you and Kind regards

Anne-Marie Bates
Clerk to the Council
Woodbury Parish Council
(serving Exton, Woodbury, Woodbury Salterton)
Greenside, Greenway, Woodbury, EX5 1LP

Tel: 01395 233791

Email: clerk@woodburyparishcouncil.gov.uk

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