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 23 September 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 Dianne Conduit
Councillor Andrew Colman

Public Speaking Time

None

P24/138. Minutes of the previous meetings and decisions under delegated authority

Councillor D Poor proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meetings held on 12 August 2024 and 9 September 2024 were a true record. The decisions under delegated authority, appendices (i) were also approved.

P24/139. To receive any declarations of interests from members:

Minute P24/142. 24/1053/FUL - 30A Douglas Avenue
Councillor G Deasy, Affects Non-Registrable Interest, lives nearby.

Minute P24/140. Urgent Business - Notification of Pavement Licence
Councillor J Whibley, Affects Non-Registrable Interest, knows applicant.

Minute P24/143. Other items – Licencing
Councillors J Whibley, Affects Other Registrable Interest, Member of East Devon District Council's Licencing and Enforcement Committee.

P24/140. Urgent business

Notification of a Pavement Licence application received

The applicant is: Richard Hook of Postcards Cafe
Location requested: Outside of Postcards Cafe

Times and days requested:
Monday to Saturday 08:00 – 18:00
Sunday 09:00 – 17:00
Period of licence requested: 01/10/24 - 30/09/26
The application is for: 6 tables & 22 chairs

Date limit for comments: 03.10.24

Members did not wish to comment.

P24/141. Tree and advertising consent applications.

BRIXINGTON

Tree Application No: 24/1656/TRE

Location: 39 Ivydale, EX8 4TA
Applicant: Mrs Dickson
Proposal: T1, Oak: remove overhanging branches; reduce the crown spread in a westerly direction by up to 2m to leave a spread of approximately 4m, reduce the height by up to 2m to leave a tree with a finished height of 7m; restricting cuts to a maximum of 65mm - this will leave the tree with a balanced and flowing shape.

Target date: 03.10.24

Decision: Proposed: Seconded:
Decision deferred to the Chair and Ward members under delegated authority pending receipt of the Tree Officer's report.

WITHYCOMBE RALEIGH

Planning Application No: 24/1647/TRE

Location: Land Adjacent 10 Drakes Gardens Drakes Avenue, EX8 4AD
Applicant: Mr Olly Leonard
Proposal: T3 Oak tree - fell and treat stump with eco plugs

Target date: 02.10.24

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

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

P24/142. Planning applications.

BRIXINGTON

Planning Application No: 24/1752/FUL

Location: 2 Silverdale, EX8 4NB
Applicant: Andy Wardell
Proposal: Single storey extension on the south elevation

Date limit for comments: 30.09.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: JW
No objection

HALSDON

Planning Application No: 24/1766/VAR

Location: 21 Hulham Road, EX8 3JZ
Applicant: Mr Andrew Taylor
Proposal: Variation of condition 2 (approved drawings) of planning permission 21/0587/FUL (Construction of replacement dwelling and garage) including increase in floor levels and height of the dwelling, alterations to roof form, amendments to fenestration, alterations to garage, new boundary wall, bank and planting, and installation of solar panels

Date limit for comments: 03.10.24

Comments Statutory Consultees: None

View of representations: None

Cllr T Dumper had forwarded his comments which were shared as follows:
Change has been necessitated on the ground. This had received permission before and I feel the necessary changes shouldn't require objection. The original received some local support in any case. People were pleased to see a replacement house coming.

ENP Policy: EB2

Decision: Proposed: AT Seconded: DP
No objection

LITTLEHAM

Planning Application No: 24/1696/FUL

Location: 7 Heatherdale, EX8 2HZ
Applicant: Mrs Karen Wilson
Proposal: Rear single storey extension and extension of raised patio.

Date limit for comments: 26.09.24

Comments Statutory Consultees:
SWW – Advised to contact if unable to comply with requirements for Surface Water Services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP Seconded: MR
No objection

Planning Application No: 24/1748/FUL

Location: Rest Haven Residential Home,15 Gussiford Lane, EX8 2SD
Applicant: Mr Andy Hawthorne
Proposal: Single storey front extension forming enlarged day room

Date limit for comments: 27.09.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: MR
No objection

Planning Application No: 24/1808/FUL

Location: Mirasol, Raddenstile Lane EX8 2JL
Applicant: Jane Crossman
Proposal: Proposed single storey extension to front elevation

Date limit for comments: 02.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: DP
No objection

Planning Application No: 24/1053/FUL

Location: 30A Douglas Avenue, EX8 2HB
Applicant: Mr & Mrs Dennison
Proposal: Construction of a single storey side extension and addition of a first floor above existing detached garage

Date limit for comments: 07.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP Seconded: GD
No objection

Planning Application No: 24/0484/FUL

Location: 4 Mayfield Drive, EX8 2HD
Applicant: Mr and Mrs Burton
Proposal: First-floor side extension.

Date limit for comments: 08.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: MR
No objection. Cllr M Rosser noted that the bat and protected species survey confirmed that the proposed works would damage or destroy identified bat roosts and requested that the Ecology Officer was consulted to confirm they agreed with the proposed mitigation and ensure that the measures were put in place.

Planning Application No: 24/1856/FUL

Location: 13 Taylor Crescent, EX8 2FT
Applicant: Mr and Mrs Mike and Julie Hawkings
Proposal: Removal of open porch at front door and replacement with first floor balcony; replace existing window (front elevation) with French windows.

Date limit for comments: 08.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP Seconded: MR
No objection

TOWN

Planning Application No: 24/1730/FUL

Location: 39 Carter Avenue, EX8 3EF
Applicant: Mr William Langworthy
Proposal: Proposed 2 storey side extension, rear conservatory and internal Alterations

Date limit for comments: 25.09.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: AT
No objection

WITHYCOMBE RALEIGH

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.

Amended plans for consultation.
Received 09/09/24, amendments have altered the roof pitch of the dwellings to reduce the ridge height.

Date limit for comments: 26.09.24

Comments Statutory Consultees:
County Highways – No objection
Town Council - Meeting 15.07.24 No objection, however, concern was raised

regarding the loss of the large poplar tree and felt that any approval should be conditioned that a replacement tree be planted. It was noted that County Highways had not commented yet so was subject to them not raising any concerns. Members felt the application should go to Committee to be determined.
SWW – Applicant advised to contact if unable to comply with their requirements for Surface Water Services.
Environmental Health – Recommend restricted construction hours.

View of representations:

ENP Policy:
5 x Rep – in respect of the original application.

Decision: Proposed: AW Seconded: JW
No objection to the amended plans, however it was noted that EDDC Trees had not yet commented. Concern had previously been raised regarding the loss of the large poplar tree.

Planning Application No: 24/1711/FUL

Location: 11 St Johns Road, EX8 4BY
Applicant: Mr Sean Coady
Proposal: Proposed three storey side extension and single storey rear extension, Roof alteration and extension with alteration to fenestration, dormer on the North Elevation and glazed and tiled veranda. Proposed basement, Outbuilding to the rear of the property and replacement garage with terraced flat roof. Replacement 3m high retaining walls.

Date limit for comments: 07.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: GD
No objection

P24/143. Other items

i. **Notification of a pavement licence application received.**
The applicant is: Stephen Drinkall of The York Inn
Location requested: Outside of The York Inn, Exmouth
Times and days requested: Monday to Sunday 10:00 – 22:00
Period of licence requested: 16/09/24 til 15/09/26
The application is for: 16 tables and 64 chairs

A map of the proposed site is attached for information.

Date limit for comments: 30.09.24

Members did not wish to comment.

P24/144. Items for information

None

P24/145. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/1325/FUL 11 Marpool Hill	No objection	Conditional Approval
24/1333/FUL 14 Betjeman Drive	No objection	Approval
24/1522/FUL 224 Withycombe Village Road	No objection	Conditional Approval
24/1587/FUL 31 Hulham Road	No objection	Conditional Approval
24/0919/FUL & 24/0906/LBC Traversheș, Pound Lane	No objection	Conditional Approval
24/1344/FUL Maer Craig, 16 Foxholes Hill	No objection	Withdrawn
24/1117/FUL Marley House, Higher Marley Road	No objection	Conditional Approval
24/1008/LBC 13 Bicton Street	No objection	Conditional Approval

The meeting concluded at 18:52

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

Appendices

i. The following recommendations and decisions were made under delegated authority by the Town Clerk.

BRIXINGTON

Planning Application No: 24/1586/FUL

Location: 60 The Marles, EX8 4NS
Applicant: Mary Lancaster
Proposal: Single storey side and rear extension

Date limit for comments: 05.09.24

No objection

LITTLEHAM

Planning Application No: 24/1584/VAR

Location: Lime Kiln House 9 Maer Vale, EX8 2DX
Applicant: Mr Richard Fox
Proposal: Variation of Condition 2 (approved plans) on planning permission 22/2142/FUL (Proposed two storey side extension with alteration to fenestration, loft conversion into habitable use with side dormer, detached garage with addition of first floor storage) proposal to allow the window on the north west elevation to be openable and not obscured

Date limit for comments: 05.09.24

No objection

East Devon District Council Strategic Planning Committee – Consideration of site allocation for the draft Local Plan – Tuesday 3 September 2024

It was agreed amongst the committee members via email that Councillor G Deasy would represent the Planning Committee.

The Planning Committee was advised that the format of the EDDC Strategic Planning meeting did not allow for broader observations and representations had to be restricted to site-specific comments. It was therefore agreed with members that the following written statement would be shared with Strategic Planning Committee members.

SITE ALLOCATION – EXMOUTH

Exmouth Town Council (ETC) believes that in terms of housing provision, Exmouth is “full” The town’s infrastructure is appearing to fail under substantial pressure from

existing demands. As a result, there is a deep concern for the well-being and sense of civic pride within our community.

INFRASTRUCTURE

The issues including:

- no traffic management & an inadequate road network *(to cope with traffic volume)*
- insufficient car parking in the Town Centre *(risking prosperity)*
- Poor public transport provision *(governed by commercial concerns)*
- Social services ~ recruitment difficulties resulting in limited services
- Hospital, GP & dental surgeries ~ restricted access & services
- Lack of recreational open space *(play parks, playing fields, dog walking areas)*
- A not-fit-for-purpose waste-water service
- Secondary School ~ at near capacity with some pupils commuting out of town.

Small scale developments will bring additional pressures on this already 'creaking' and in some cases, failing infrastructure.

We fully understand that EDDC are caught on the horns of a dilemma endeavouring to meet central Government compulsory targets. The proposed site allocations are causing consternation that the few open spaces and 'green-lungs' left in the Town are being in-filled. This land-owner / developer led provision of housing sites is inappropriate to Exmouth and will not bring economic or infrastructure gains for the Town.

The Town Council would therefore welcome the opportunity to determine, jointly with EDDC, an appropriate strategy for the development of the Town, rather than accept piece-meal suggestions to increase the housing stock. The scattering of 20 or so sites, we believe, could be refined to meet the Town's housing needs.

ETC requests that EDDC is robust in its' identification of Infrastructure Priorities (1,2,3 list) and processes its CIL spending accordingly, thus enabling the District Council to use their CIL powers effectively and efficiently.

Furthermore, we do not consider the proposed sites will fulfil the Economic, Social and Environmental overarching objectives as determined in the NPPF.

LOCAL HOUSING NEEDS

Much of economic well-being of the Town is dependent on low-paid, part-time employment (hospitality work, social care work, maintenance work….)

Accommodation needs for this workforce are not being met. The price *(Median House Price Exmouth & East Devon £349,000)*, location and design of new housing, the loss of longer-term rented accommodation to schemes like AirBnB, is leading to a dearth of available personnel to service the 'industry' of the Town.

The rapidly growing demand for social rentals and housing from this socio-economic group starkly illustrates the issue.

Furthermore, a recent survey has shown that many of the Town's youth population would like to stay on after their full-time education to live and work in Exmouth, but house and rental prices together with lack of job opportunities prevent these aspirations from being realised.

The Town Council does not believe that the current site allocations will alleviate local housing needs. The concept of 'pepper-potting' to help meet specific housing needs, has

consistently been shown to fail, as a result of developers claiming “non-viability” issues and the Council appeasing the developer, in order to ensure completion of housing projects.
The Town Council has commissioned a Housing Needs Assessment (HNA) to inform a refresh of its Neighbourhood Plan (NP).
We would like to work with EDDC to refresh our NP and use the Exmouth HNA to tighten policies and put more controls in place to ensure appropriate housing is delivered to cater for those with local family or employment connections.
There is strong evidence that new developments bring a disproportionate number of “incomers”, particularly of the older demographic, into our community. This puts additional strain on already overburdened local services and does not necessarily contribute to the economic growth or stability of the Town

SITE LOCATIONS

The suggested locations of most of the sites are between one and a half and two miles from the Town Centre. A Town Centre which provides a wide range of shops, restaurants, cafes and cultural, sporting and recreational facilities.
The proposed site allocations are not in close proximity to similar facilities.
Public transport provision is vulnerable to commercial considerations and the inevitable result will be greater car use, creating further pressure on already inadequate town centre parking provision and producing as undesirable environmental consequences.
The idealistic objective of ‘active travel’ i.e. more cycling/walking, whilst desirable, is not a realistic solution due to the high level of existing traffic and the topography of the town.
Within the proposed sites, commercial considerations will inevitably result in lack of open spaces for recreational and well-being purposes, thereby increasing car use as residents seek playgrounds, sports pitches, dog walking areas, etc.
Small developments will also lack community facilities (halls, shops, pubs, etc.) potentially leading to isolation and anti-social behaviour issues.
Strong, vibrant and healthy communities can only be achieved by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.
Evidence shows that creating ‘complete, compact and connected’ neighbourhoods results in places that are healthier to live in and contribute to climate targets.

ENVIRONMENTAL CONSIDERATIONS

A number of the proposed sites are threatening to the natural environment e.g. Exmou_17 is part of the East Devon Natural Landscape (AONB) and has been identified as a CPA; in NE Exmouth, Natural England have voiced their concerns about the detrimental effect of building on land within 400m of the Pebblebed Heaths; In the same area veteran trees including historic boundary pollards, are potentially under threat, but should be awarded the highest level of protection.
These are just a few concerns of environmental damage with our boundary.
In appreciating the District Council has to meet housing needs, finding alternative sites to those proposed within Exmouth is challenging.
We do not believe national criteria should be applied to a Town that has geographic and geological constraints. Exmouth is a built on a promontory and is essentially a cul-de-sac.
As our opening statement said **“Exmouth is full”** and has a more than creaking infrastructure and site allocations need a re-think.