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 4 November 2024 at 6:15pm

Present:

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

Apologies:

Councillor A Colman
Councillor David Poor

Public Speaking Time

Matt Dunn, Jennie Dunn, Exmouth Town Councillor D Wilson, Rob Toomey MBE, and Exmouth Town Councillor F Caygill spoke regarding planning application, 23/1480/MFUL, Warren View Sports Ground, Halsdon Avenue, EX8 3DH.

Note: The application stated above was discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P24/162. Minutes of the previous meetings and decisions under delegated authority

Councillor T Dumper proposed, seconded by Councillor D Conduit and it was agreed that the minutes of the previous meetings held on 21 October 2024 were a true record.

P24/163. To receive any declarations of interests from members:

Minute P24/166. 24/1372/FUL Land North of Dennesdene Close
Councillor T Dumper, Affects Non-Registrable Interest, was involved with the group promoting the concept of Bapton Valley Park.

Minute P24/167. Other items – Notification of New Premises Licences
Councillors J Whibley, T Dumper and C Nicholas, Affects Other Registrable Interest, Members of East Devon District Council's Licencing and Enforcement Committee.

P24/164. Urgent business

None

P24/165. 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

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: **APPROVAL** subject to replacement tree being planted.

Cllr D Poor had forwarded his comments which were shared as follows:
Approval in line with the Tree Officer's report.

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

P24/166. 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

Comments Statutory Consultees:
EDDC Trees – No concerns.

View of representations:
4 x Rep – No change to the previous refused application. Object on the grounds that the proposed site forms part of the Valley Parks area, loss of local amenity space and destroy character of the parks and surrounding area.

ENP Policy: EN2

Decision: Proposed: AT Seconded: TD
Objection, the application is contrary to policy EN2 of the Exmouth Neighbourhood plan which states that Bapton Brook Valley Park should be conserved.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection subject to the illumination restricted when not in use.

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

Comments Statutory Consultees:
Environment Agency – No objection
Sport England – No objection
Highways – Not yet commented on amended plans
Town Council – 03.06.24 - Objection sustained; the additional information submitted did not satisfactorily address the concerns previously raised. Members questioned the data in the reports from the consultants employed by the applicant. The Sound Impact assessment does not account for the amphitheatre location. The bird survey was scant in detail, noise and disturbance to badgers would undoubtedly result, both during construction and operation. Members support the Boxing Club and understand their need for a premises, however the proposed location is not 'appropriate' next to the Exe Estuary, a protected area and in a residential area with

existing issues regarding parking and traffic. The proposal is still therefore considered to be contrary to policy CF3 of the Exmouth Neighbourhood Plan.
Environmental Health – Recommend conditional approval.
DCC Flood Risk SuDS – Applicant to submit and LPA to approve detailed drainage Design, management of surface water and drainage.

View of representations:
159 x Rep
77 letters of support

Rep – The amended plans do not mitigate concerns regarding noise, light pollution, traffic/parking in a quiet residential area.

Cllr D Poor had forwarded his comments which were shared as follows:
Sustains objection, it is still out of place and the traffic and noise problems remain.

ENP Policy: EB2, EN5, EN6, CF3

Decision: Proposed: TD Seconded: AT
The objection was upheld. While members supported Exmouth Boxing Club's need for new premises, concerns about access, parking, traffic, and the potential ecological impact remained. The proposed location was still considered unsuitable. It was noted that DCC Highways had yet to respond to the additional information submitted. The application still did not meet the policy requirements of CF3 in the Exmouth Neighbourhood Plan or RC2.4 in the East Devon Local Plan.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation), EB2

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

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: JW
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: JW
No objection

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

Amended plans for consultation
Reduce size of dwellings and show bin stores, privacy screening on Plots 1 & 5 and replacement planting.

Comments Statutory Consultees:
Environmental Health – 11.07.24 – Recommendation for restricted construction hours.
SWW – 11.07.24 Advised to contact if unable to comply with requirements for asset Protection and surface water services.
Town Council – 15.07.24 & 23.09.24 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. Members felt the application should go to Committee to be determined.
Highways – 04.09.24 – No objection
Natural England – give policy advice to the LPA.
EDDC Trees – Emailed planning officer
Cllr M Hall – 25.09.24 – questioned the removal of a mature poplar tree, the height

of the proposed building compared to nearby properties, and the absence of cycle and bin storage. Suggests conditions on sewerage, construction hours, and traffic management to minimize disruption, and feel the proposed housing density may be excessive for the narrow site.
EDDC District Ecologist - The ecological mitigation and enhancement measures are accepted, provided the Preliminary Ecological Appraisal guidelines are followed, with evidence submitted to the local authority. A Construction Ecological Management Plan (CEcoMP) is approved and implemented, detailing construction risk assessments, biodiversity zones, and protective measures.

View of representations:

ENP Policy: EB2

Decision: Proposed: AW Seconded: JW
No objection to the amended plans.
Cllr M Rosser maintained his objection to the application over the loss of the tree.

P24/167. 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.

Members did not wish to comment.

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.

Members did not wish to comment.

P24/168. 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**
It was noted that EDDC's enforcement officer had attended the site in relation to the state of the road and was following up as a matter of urgency.

ii. **Letter from Lympstone Parish Council**
It was noted that a letter had been sent from Lympstone Parish Council to Cllr Paul Arnott, Leader of East Devon District Council, 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**
The clerk gave members an update regarding a recent meeting with Lympstone Parish Council and Woodbury Parish Council concerning 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 would 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.

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.

Councillor J Whibley proposed, and Councillor T Dumper seconded the above resolutions.

RESOLVED:

- **To write to EDDC Strategic Planning Committee confirming our agreement with the email sent on 8th October by Woodbury Parish Council.**

- **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.

P24/169. 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

The meeting concluded at 19:47

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