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 18 November 2024 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor David Poor
Councillor Mike Rosser
Councillor Andrew Toye

Apologies:

Councillor Joe Whibley (Chair)
Councillor Andrew Colman
Councillor Cherry Nicholas
Councillor Andrew Woodward

Public Speaking Time

None

P24/170. Minutes of the previous meetings and decisions under delegated authority

Councillor M Rosser proposed, seconded by Councillor D Conduit and it was agreed that the minutes of the previous meetings held on 4 November 2024 were a true record.

P24/171. To receive any declarations of interests from members:

Minute P24/174. - 24/2285/FUL Maer Craig 16 Foxholes Hill, EX8 2DF
Councillor T Dumper, Affects Other Registrable Interest, member of the East Devon National Landscape Partnership Board.

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

P24/172. Urgent business

None

P24/173. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 24/2090/TRE

Location: 123 St Johns Road, EX8 4EH
Applicant: Lee Randell
Proposal: A3: Ash (part of G2 of TPO) - fell. O2: Oak (part of G2 TPO) - fell.

Target date: 02.12.24

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

Cllr A Colman had forwarded his comments which were shared as follows:
Agreed with officer recommendation.

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

HALSDON

Planning Application No: 24/2003/TRE

Location: 2 Sylvan Close, EX8 3BQ
Applicant: Mr Robert Sidwick
Proposal: Oak - Re-pollard (18/1955/TRE) leaving a trunk and lower stems of approximately 10m.

Target date: 26.11.24

Comments Statutory Consultees:
The Tree Officer's report had previously been circulated for information.
Recommendation – **SPLIT DECISION**
Approval of crown reduction to eastern crown aspect to provide up to 2m clearance from the fabric of the adjacent dwelling.
Refusal to re-pollard (18/1955/TRE) leaving a trunk and lower stems of approximately 10m.

Decision: Proposed: AT Seconded: TD
Split Decision in accordance with the Tree Officer's report.

Planning Application No: 24/2089/TRE

Location: Sandakan, Littlemead Lane, EX8 3BU
Applicant: Jools Lloyd
Proposal: G1, Group of Sycamores: reduce to a height of 4m and remove some weaker stems to re-establish the hedge.

Target date: 02.12.24

Comments Statutory Consultees:

The Tree Officer's report had previously been circulated for information.
Recommendation – **APPROVAL**

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

LITTLEHAM

Planning Application No: 24/1990/TRE

Location: Brandon House, 29 Douglas Avenue, EX8 2HE
Applicant: Mr Marsh
Proposal: T1 Robinia - remove dead wood and shorten back long branches by 1-2m to leave a natural form. T2 Crab apple - fell. Reason: dead.

Target date: 20.11.24

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

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

P24/174. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 24/1827/FUL

Location: 88 Hulham Road, EX8 3LB
Applicant: Mr Wayne Singleton
Proposal: Proposed revised house design for permission 18/2086/FUL.

Date limit for comments: 22.11.24

Comments Statutory Consultees:
SWW – 07.11.24 – Advised to contact if unable to comply with surface water services.

View of representations:
1 x Rep – Raises a safety concern that the proposed vehicular access is on Bapton Lane, just 10 metres from a busy, poorly visible junction used by the local bus service and families traveling to and from school.

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection subject to comments from Highways, as the revised plans appeared to indicate that the access has been repositioned closer to the junction. It was also noted that the revised design does not indicate the provision of secure cycle storage, which was a condition in the appeal decision for the previous application. Additionally, Cllr A. Toye raised a concern about whether the privacy of the property at 5 Bapton Lane would be affected and suggested that privacy screening may be required to ensure their privacy is protected.

LITTLEHAM

Planning Application No: 24/2057/VAR

Location: Chestnuts 65 Salterton Road, EX8 2EJ
Applicant: Mr David Crocker
Proposal: Variation of condition 2 (approved plans) of planning permission 23/0538FUL (Construction of ground floor and first floor extensions to create an additional 10 additional HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front of the site) and condition 10 (parking layout) to allow the removal of east elevation chimney and alteration to approved windows on eastern elevation, the addition of ensuites at 1st floor, change to material finishes, re-positioning of bike and bin store, change to parking layout and retention of disability ramp, retention of front West wing roof and inclusion of 2no roof lights.

Date limit for comments: 02.12.24

Comments Statutory Consultees:
Cllr N Hookway – objects, has concerns over the design and scale of the proposed variation.

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: DP
No objection

Planning Application No: 24/2285/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: 27.11.24

Comments Statutory Consultees:
Historic England – 12.11.24 – Do not wish to comment.

SWW – 18.11.24 – Advised to contact if unable to comply with requirements for asset protection and Surface Water Services.

View of representations: None

ENP Policy: EN1 (National Landscape) & EB2

Decision: Proposed: DP Seconded: DG
No objection but questioned the necessity for a replacement building which was contrary to the embedded carbon policy in the emerging the local plan.

TOWN

Planning Application No: 24/2098/LBC

Location: 10 Bicton Place, EX8 2SU
Applicant: Ms Jane Urquhart
Proposal: Convert bedroom 5 into a shower room and hall with additional partition wall; rooflight on rear elevation and extraction fan on rear

Date limit for comments: 20.11.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: E1 (Conservation Area) EB2

Cllr J Whibley had forwarded his comments which were shared as follows:
no issues with this, subject to agreement from the Listed Building Officer. If they had objections to the application, happy to accept those findings.

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

WITHYCOMBE RALEIGH

Planning Application No: 24/2134/FUL

Location: Land South Of 113 Bradham Lane
Applicant: Mr Ashley Heal
Proposal: Extension to side of existing single garage.

Date limit for comments: 19.11.24

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

View of representations: None

ENP Policy: EB2

Cllr A Woodward had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: DP Seconded: GD
No objection

Planning Application No: 24/2228/FUL

Location: Old School House, School Lane, EX8 3AP
Applicant: Mr Simon Roach
Proposal: Proposed extension and first floor conversion to garage building

Date limit for comments: 20.11.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Cllr A Woodward had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: TD Seconded: GD
No objection subject to comments from Highways regarding access on School Lane which was narrow and used as a pedestrian access to Withycombe Raleigh School.

P24/175. Other items

i. **Notification of New Premises Licence Application Received**
Ref No. 058855
Premises: Strand (The) EX8 1BR
Ward: Town
Name of Applicants: Mrs Sarah Milner Simonds

TIME LIMITED PREMISES LICENCE APPLICATION – EXMOUTH GATE TO PLATE - SPRING EVENT 27/04/2025 ONLY

Date limit for comments: 26.11.24

Consideration was given to the above time limited premises licence.

Members did not wish to comment.

ii. **Notification of New Premises Licence Application Received**
Ref No. 058856

Premises: Strand (The) EX8 1BR
Ward: Town
Name of Applicants: Mrs Sarah Milner Simonds

TIME LIMITED PREMISES LICENCE APPLICATION – EXMOUTH GATE TO PLATE – AUTUMN EVENT 26/10/25 ONLY

Consideration was given to the above time limited premises licence.

Date limit for comments: 26.11.24

Members did not wish to comment.

P24/176. Items for information

i. **Notification of Tree Preservation Order**
It was noted that the following TPO had recently been made, copy previously circulated:

24/0050/TPO – Land between 24-26 Dukes Crescent

ii. **Tree Preservation Order**
It was noted that the following TPO had not been made, copy previously circulated:

18/0136/TPO – Land at 5 Brookhayes Close & 74 Withycombe Village Road

iii. **Appeal Decision**
Appeal ref: APP/U1105/W/24/3345960
Appeal by: Mr Steve Richards
Application Ref: 23/1050/FUL
Location: 15 Halsdon Avenue, EX8 3DL
Proposal: 2 storey 2 bed detached dwelling with associated amenity space.

The above appeal was noted, the decision notice was previously circulated for information.

P24/177. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/2027/FUL 28 Maple Drive	No objection	Approval
24/1386/FUL 95A Exeter Road	Objection	Withdrawn
24/1748/FUL Rest Haven Residential Home, 15 Gussiford Lane	No objection	Approval

24/1842/FUL Apartment 13 Elwyn House 2 Elwyn Road	No objection	Conditional Approval
24/1879/FUL 14 Nelson Drive	No objection	Conditional Approval
23/2489/FUL Upper Thurlow 58 Douglas Avenue	Objection	Refusal
24/1204/VAR The Hideout 52A Douglas Avenue	No objection	Conditional Approval
24/1687/FUL & 24/1688/LBC 8 Windsor Square	No objection	Approval
24/2007/FUL 7 Henley Road	No objection	Conditional Approval

The meeting concluded at 19:18

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