Exmouth Town Council

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

tel: 01395 276167
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www.exmouth.gov.uk

This meeting is open to the Public and Press

15 January 2025

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 20 January 2025 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.

2. **Minutes of meeting held on 6 January 2025:**
   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**

HALSDON

Planning Application No: 24/2514/TRE

Location: A La Ronde Summer Lane Exmouth EX8 5BD
Applicant: National Trust
Proposal: T149, Sycamore: reduce northern stem by removing 8-10m branch section making 150-200mm diameter pruning cut

Target date: 27.01.25

Tree Officer's report attached for information.

Planning Application No: 24/2574/ADV

Location: Petrol Filling Station
Applicant: c/o agent Wildstone Estates Limited
Proposal: Erection of illuminated small format advertising display

Target date: 04.02.25

LITTLEHAM

Planning Application No: 24/2440/TRE

Location: Exmouth Hospital Claremont Grove, EX8 2JW
Applicant: Mr Unwin
Proposal: T003, Holm oak: reduce southern stem/primary limb by approximately 2-3m or to suitable growth points.

Target date: 15.01.25

Tree Officer's report attached for information.

WITHYCOMBE RALEIGH

Planning Application No: 24/2545/TRE

Location: Foxhole, Pound Lane, EX8 4NP
Applicant: Mrs Mavis Mills
Proposal: Austrian Pine - Root pruning back to far side of edging, to remediate raised block paving. Prune back branch from garage roof with a pruning cut og 50mm.

Target date: 10.02.25

Tree Officer's report attached for information.

6. Planning applications.

BRIXINGTON

None

HALSDON

None

LITTLEHAM

Planning Application No: 24/2474/FUL

Location: 10 Colvin Close, EX8 2HN
Applicant: Mrs L Harvey
Proposal: Proposed extension to existing rear dormer and first floor side extension

Date limit for comments: 03.02.25

Planning Application No: 24/2528/FUL

Location: Unit 6 And 7 Sideshore, Queens Drive, EX8 2GD
Applicant: Mr Oliver Bridge
Proposal: Proposal for cafe awning on the north elevation

Date limit for comments: 30.01.24

Planning Application No: 24/2669/FUL

Location: Maryland, 2A Mayfield Drive, EX8 2HD
Applicant: Mrs Mary Short
Proposal: Garage conversion to include new and altered external fenestration.

Date limit for comments: 23.01.25

TOWN

Planning Application No: 24/2676/LBC

Location: 20 Montpellier Road, EX8 1JN
Applicant: Mr Richard Kinnersley
Proposal: Replace 2 no. windows at ground floor front elevation and 1 no. door on Front elevation.

Date limit for comments: 31.01.25

WITHYCOMBE RALEIGH

None

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7. Other items

Notification of a pavement licence application received – Coffee #1

The applicant is: Coffee #1
Location requested: 4-6 Chapel Street, Exmouth, EX8 1HS
Times and days requested: Monday to Saturday 07:00 - 19:00,
Sunday 08:00 - 18:00
Period of licence requested: 2 years
The application is for: Coffee shop, serving hot and cold drinks, and selection of food including sandwiches and cakes. 8 plastic 690mm square tables and 32 plastic chairs. 5 metal and fabric barriers will be used to define the area. Map of the proposed site attached for information.

Date limit for comments: 24.01.25

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8. Items for information

None

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/2378/VAR 7 Park Way	No objection	Approval
24/2396/FUL 3 Hartley Road	No objection	Conditional Approval
24/2075/FUL 6 Ryll Court Drive	**Objection**	**Conditional Approval**
24/2420/FUL 62 Foxholes Hill	No objection	Conditional Approval

DELEGATED REPORT

Application No: **24/2514/TRE**

Location: **A La Ronde Summer Lane**
Exmouth
EX8 5BD

Proposal: **T149, Sycamore : reduce northern stem by removing 8-10m branch section making 150-200mm diameter pruning cut**

Development Type: **TPO**

Date of Site Visit: **28.11.2024**

Consultation Period End Date: 02.01.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The Sycamore (T149) grows on the southern site boundary of A La Ronde. The tree forms part of the wider tree group growing around the perimeter of the National Trust property. Collectively these boundary trees make an important contribution to the amenity of the area and provide a setting to the list building and gardens.

The tree has been subject to recent safety works to remove the trees southern crown where it overhangs the adjacent lane and property. The trees northern stem has a crack at the junction of the mainstem and the proposed reduction works are intended to stabilise this crack and prevent the failure of the northern stem.

CONCLUSION

The proposed works are considered necessary and appropriate. No objection is raised to this application.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice.
   (Reason - To ensure that the works are carried out within a reasonable period of time.)

2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
   (Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

DELEGATED REPORT

NOTE FOR APPLICANT

1. **Wildlife** - Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).



Statement on Human Rights and Equality Issues

Human Rights Act:
The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable

development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:
In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

DELEGATED REPORT

Application No: **24/2440/TRE**

Location: **Exmouth Hospital Claremont Grove**
Exmouth
EX8 2JW

Proposal: **T003, Holm oak: reduce southern stem/primary limb by approximately 2-3m or to suitable growth points.**

Development Type: **TPO**

Date of Site Visit: **18.12.2024**

Consultation Period End Date: 20.12.2024

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The tree is a large mature Holm oak, growing close to the south-western boundary of Exmouth Community Hospital. The crown of the tree extends predominantly out over the hospital grounds and to a lesser extent over Claremont Grove road. The tree is a visually significant feature when viewed from the hospital and Claremont Grove, and it contributes to the amenity of the local area.

The tree shows some signs of reduced vitality, with tip dieback evident around the periphery of the crown. Immature fungal fruiting bodies (FFB) have been identified growing on a central north-eastern vertical stem. No information has been provided as to the extent of the decay within the stem, however, given the size of the FFB and the robust wood properties of the Holm oak, internal decay is unlikely to be significant.

The proposed crown reduction will remove much of the foliage area on the identified limb. This will cause a disruption to the trees normal physiological processes within the associated connecting tissue. These changes will make conditions more favourable for the development of the fungal hyphae and in addition reduce the tree's ability to produce adaptive growth for mechanical support.

Further crown reduction works, in addition to those already undertaken in 2020 are not considered necessary, or appropriate at this time.

CONCLUSION

The proposed crown reduction will advance the development of decay within the identified limb and impair the tree's ability to produce adaptive growth for mechanical support.

The works are not considered necessary or appropriate and should be refused.

DELEGATED REPORT

RECOMMENDATION

REFUSE for the following reasons:

1. The proposed crown reduction will remove much of the foliage area on the identified limb. This will cause a disruption to the trees normal physiological processes within the associated connecting tissue. These changes will make conditions more favourable for the development of the fungal hyphae and in addition reduce the tree's ability to produce adaptive growth for mechanical support. Further crown reduction works, in addition to those already undertaken in 2020 are not considered necessary, or appropriate at this time.



T003 – **Holm oak**. Fungal fruiting bodies, likely *Ganoderma sp.* with subject limb indicated (above and below).



DELEGATED REPORT

Statement on Human Rights and Equality Issues

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DELEGATED REPORT

Application No: **24/2545/TRE**

Location: **Foxhole Pound Lane**
Exmouth
EX8 4NP

Proposal: **Austrian Pine - Root pruning back to far side of edging, to remediate raised block paving. Prune back branch from garage roof with a pruning cut of 50mm.**

Development Type: **TPO**

Date of Site Visit: **Pre-Application.**

Consultation Period End Date: 15.01.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The tree is a large mature Austrian pine (Image 1) growing in the garden of the property called Foxhole. The tree is a large significant feature, visible from Pound Lane to the north and east, and Read Close to the north. In addition, it is likely visible from numerus vantage points in the surrounding area. This tree is a visually significant landscape feature which makes an important contribution to the treescape of Exmouth.

The application follows a pre-application site visit by an EDDC Arboricultural Officer to the property. The owners of the tree have followed the advice given at this visit and commissioned a written tree condition assessment. The current tree works application follows the advice given within this report.

The proposed works are considered appropriate, allowing the pruning back of a branch growing in close proximity to an adjacent garage roof and limited root pruning, to allow the re-laying of the uneven block paving (Image 2) caused by tree root growth into the paving's sand bedding layer.

CONCLUSION

The proposed works are considered reasonable and appropriate tree management. No objection is raised to the proposed works subject to the listed conditions.

RECOMMENDATION

APPROVE subject to the following conditions:

DELEGATED REPORT

1. The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice.
(Reason - To ensure that the works are carried out within a reasonable period of time.)

2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

3. Pruning works shall be carried out in accordance with the following restrictions:
(i) Root pruning shall be limited to the removal of up to five pine tree roots growing within the sand screed layer, beneath the distorted sections of block paving.
(ii) Pruning cuts shall be made as close as practicable to the eastern edge of the block paving edging stones.
(iii) Pruning cuts shall not exceed 50mm in diameter.
(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

NOTE FOR APPLICANT

1. **Wildlife** - Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).



Image 1. Google Streetview image of tree seen from Pound Lane.



Image 2. East Devon Tree Care report extract showing distorted paving (left) and tree root growing under paving (right).

Statement on Human Rights and Equality Issues

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NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

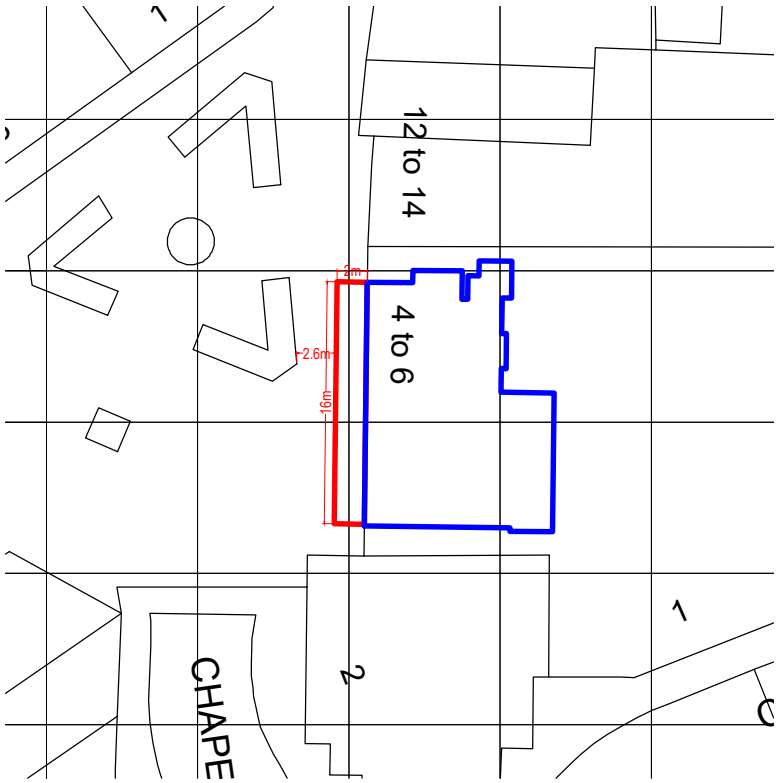
This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

This drawing is to be read in conjunction with all other standard Caffe Nero specifications and documentation.

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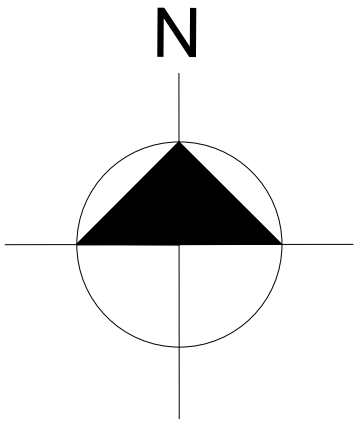


Site Address

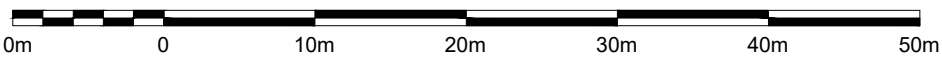
4-6 Chapel Street

Exmouth

EX8 1HS



1:500



BLOCK PLAN

1:500 Scale @ A4

Rev.		By	Date
A	Colour of demise changed to Blue.	CG	07-01-25
	Dimensioned Ext Seating Area added		

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Site

4-6 Chapel Street
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EX8 1HS

Title

BLOCK PLAN

Project Manager/ Checked:	Drawn By:	Scale:	Date:
	C.Grayson	A4@1:500	06-09-23

Arch/Designer	System No/ Project No.	Drwg No.	Rev.
THOM/PAR	A-G/1501-23	P5	A