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 6 January 2025 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 David Poor
Councillor Andrew Colman

Public Speaking Time

Jennie Dunn, Matt Dunn and Mark Hansford spoke in respect of planning application 23/1480/MFUL, Warren View Sports Ground Halsdon Avenue, EX8 3DH

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

P25/01. Minutes of the previous meetings and decisions under delegated authority

Councillor G Deasy proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meetings held on 16 December 2024 were a true record.

P25/02. To receive any declarations of interests from members:

Minute P25/06: Street trading renewal – Sam's Coffee Tricycle
Councillors J Whibley, T Dumper and Cherry Nicholas all declared Other Registrable Interests as Members of East Devon District Council's Licencing and Enforcement Committee.

Minute P25/06: New time limited premises licence
Councillor J Whibley declared that he has performed at Pride and Councillor Andrew Woodward declared that his employer has sponsored Pride.

P25/03. Urgent business.

None

P25/04. Tree and advertising consent applications

LITTLEHAM

Planning Application No: 24/2440/TRE

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

Target date: 15.01.25

Comments Statutory Consultees:
Pending receipt of the Tree Officer's Report

The applications was deferred pending receipt the tree officer's report.

P25/05. Planning applications.

BRIXINGTON

None

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

Amended plans for consultation.
Amended site, section and landscaping plans to show a Devon Bank to the Hulham Road boundary and a section of reconstructed stone wall at the site entrance, contributor rebuttal and updated Planning Statement to reflect the changes to the scheme, schedule of Materials, Ecology Assessment, Tree Survey and Tree Constraints Plan submitted with the consented application. Plans dated 10/12/2024

Date limit for comments: 09.01.2025

Comments Statutory Consultees:
EDDC Trees – No concerns 25.09.24
Town Council – No objection 23.09.24
View of representations:
3 x rep in respect of original variation

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

Planning Application No: 24/2315/FUL

Location: 195 Pound Lane, EX8 3LE
Applicant: Mr & Mrs Quilter
Proposal: Creation of first floor balcony, replacement single storey extension and the addition of external timber cladding.

Date limit for comments: 16.01.25

Comments Statutory Consultees:
SWW – Advise to contact if unable to comply with requirements for surface water services 02.01.25

View of representations:
1 x rep in respect of overlooking and privacy concerns.

ENP Policy EB2

Decision: Proposed: TD Seconded: AT
Objection on grounds of overlooking from balcony.

Planning Application No: 24/2505/FUL

Location: 29 Willow Avenue, EX8 4QS
Applicant: Mr Steve Grant
Proposal: Proposed loft conversion and rear extension

Date limit for comments: 09.01.25

Comments Statutory Consultees:
SWW – Advise to contact if unable to comply with requirements for surface water services 17.12.24

View of representations:
2 x rep in respect of overlooking and loss of privacy concerns.

ENP Policy: EB2

Decision: Proposed: TD Seconded: MR
Objection on grounds of EB2. Mass and scale are out of keeping with the streetscene.

Planning Application No: 24/2510/PDMA

Location: Land At Exmouth Community College, Withycombe Village Road, EX8 3AF
Applicant: Mr Simon Bunn (Black Crab)
Proposal: Conversion of the existing schoolhouse to form 2 new dwellinghouses, external works to form garden areas and access

Date limit for comments: 13.01.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy EB2

Decision: Proposed: TD Seconded: AT
No Objection

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.
Amended site plan to include roof plan and show requirement for retaining wall to the rear of the building.

The architect has clarified the following:
In order to accommodate the proposed floor level and sloping topography a low retaining wall is to be constructed on-site

Date limit for comments: 14.01.25

Comments Statutory Consultees:
Environment Agency – No objection
Sport England – No objection
Police Architectural Liaison Officer – Reception space should be positioned to have supervision of the entrance, rear access should be restricted and waste/recycling bins should be secured 18.12.24
Highways – Addendum
The further produced Highways Technical Note shows that the cumulative trip generation (Table 3.3) from this application and the existing trip generation from Warren View Leisure Centre would be up to 141 in the pm peak period, this would be more than 2 vehicles passing every minute, and whilst I appreciate the majority of

these trips are from the existing development, I believe it shows that this residential Cul-de-Sac of Halsdon Avenue is already stretched and unable to accommodate additional trip generation 21.11.24
Town Council – 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 06.11.24

View of representations:
177 x rep construction of low wall does not mitigate previous concerns relating to traffic, noise, ecological concerns. Does not address substantive issue.
81 x Supporting

Latest comments – Amended plans do not mitigate previous concerns.

ENP Policy: EB2, EN5, EN6, CF3

Decision: Proposed: TD Seconded: AT
Objection – the construction of the low retaining wall does not address the substantive issues or mitigate previous concerns relating to traffic, noise or ecological impacts.

LITTLEHAM

Planning Application No: 24/2308/LBC

Location: 3 Castle Cottages Castle Lane, EX8 5BR
Applicant: Mr Paul Hewett
Proposal: To replace 2no. windows at ground floor front elevation and 1no. window On rear ground floor elevation

Date limit for comments: 09.01.25

Comments Statutory Consultees: None

View of representatives: None

ENP Policy: EB1 (Listed) & EB2

Decision: Proposed: GD Seconded: MR
No objection.

Planning Application No: 24/2525/FUL

Location: Merrist House 14 Douglas Avenue, EX8 2EY
Applicant: Mr Geoff Crawford
Proposal: Demolition of garage to be replaced with single storey side extension and

cantilever path

Date limit for comments: 14.01.25

Comments Statutory Consultees: None

View of representatives: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection.

Planning Application No: 24/2578/FUL

Location: 22 Littleham Road, EX8 2QQ
Applicant: Mr Stephen Drinkall
Proposal: Proposed extension to front elevation and internal alterations

Date limit for comments: 20.01.25

Comments Statutory Consultees: None

View of representatives: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: AW
No objection

Planning Application No: 24/2581/FUL

Location: 6 Trefusis Place, EX8 2AR
Applicant: Mr J and F Relph
Proposal: Proposed side extension

Date limit for comments: 17.01.25

Comments: Statutory Consultees: None

View of representatives: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection

TOWN

Planning Application No: 24/2557/FUL

Location: 31 Camperdown Terrace, EX8 1EQ
Applicant: Mr Harris
Proposal: Demolition of rear tenement to be replaced with two storey rear extension, replacement front and rear dormers and increase height of front bay window on North East elevation.
Date limit for comments: 17.01.25

Comments Statutory Consultees:
SWW – Advise to contact if unable to comply with requirements for surface water services. 02.01.25

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
Objection – the proposed development is out of keeping with the streetscene both in terms of size and materials proposed and therefore deemed contrary to Exmouth Neighbourhood Plan Policy EB2.

WITHYCOMBE RALEIGH

Planning Application No: 24/1250/FUL

Location: Land Adjacent 24 Dukes Crescent
Applicant: Highland Property Development (Exmouth) Ltd
Proposal: Proposed 4 dwellings with associated off-road parking spaces and rear amenity gardens

Amended Plans
Amendments remove a dwelling from the proposals (from 5 to 4 dwellings)

Date limit for comments: 09.01.25

Comments Statutory Consultees:
EDDC Trees – The proposed planting of a single Acer cultivar provides insufficient mitigation for the loss of the White poplar in terms of visual amenity. The proposed tree planting location provides little space for future growth. The proposed location for the tree will be problematic for those living at either of the adjacent dwellings and will lead to the pressure on the tree to be removed or lopped back. The application is considered contrary to Local planning Policy D2 and D3 of the East Devon District Council adopted local plan and should be refused. 05.11.24
Exmouth Town Council – No objection. 23.09.24 & 06.11.24

View of representations:
7 x objections in respect of original application.

ENP Policy: EB2

Decision: Proposed: AW Seconded: JW
No objection subject to satisfactory mitigation for loss of poplar tree

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P25/06. Other items

i. Notification of a street trading renewal application received – Sam's Coffee Tricycle

The applicant is: Sam Birkinshaw - Sam's Coffee Tricycle
Location: The sheltered area in front of the Stagecoach office, to the left of the train station stairwell Imperial Road, Exmouth, EX8 1BZ.
Dates: RENEWAL - Annual Consent - Trading daily
Times: 07:00 - 16:00

The application is for: 1 x bespoke tricycle selling hot drinks ranging from espressos to hot chocolates of varying flavours and baked goods, including chocolate brownies.

The applicant has noted the following on their application: My espresso machine is powered by a small, LPG bottle that is a clean burning fuel. I don't use any electricity. I use commercially compostable packaging from a nationally reputable supplier. I source my coffee beans and brownies from local, artisanal suppliers, and my milk from Marks & Spencers next door due to ease of access and ability to purchase in small quantities to benefit freshness. Organic waste including coffee grounds - Local resident accepts on behalf of allotment users.

Date limit for comments: 08.01.25

The committee did not wish to comment.

ii. Notification of new time limited premises licence application received

Ref No: 059109
Premises: Manor Gardens, Exmouth, Devon, EX8 1NZ
Ward: Exmouth Town
Name of Applicant: Exmouth Pride
TIME LIMITED
Premises Licence Application for 21/06/2025 ONLY - Exmouth Pride Event
Premises Licence Application to include
Premises Open Hours requested
Saturday 07:00 to 21:00
Activities - Times requested
E. Performance of live music (Outdoors)
Saturday 11:00 to 18:00
F. Playing of recorded music (Outdoors)
Saturday 11:00 to 18:00
G. Performance of dance (Outdoors)
Saturday 11:00 to 18:00
J. Supply of alcohol for consumption ON the premises only
Saturday 11:00 to 18:00

Consideration was given to the above time limited licence.

Date limit for comments: 08.01.25

Members did not wish to comment.

P25/07. Items for information

i. New Tree Preservation Order 24/0025/TPO

Land South of Withycombe Brook and Hillcrest Community Nature Reserve, North of 20-30 Dukes Crescent.

Confirmation of the above TPO, details attached.

P25/08. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/2098/LBC 10 Bicton Place	No objection	Conditional Approval
24/1668/FUL 21A Rolle Street	No objection	Conditional Approval
24/1988/FUL 13 Park Way	No objection	Conditional Approval
24/1979/FUL Flat A, 32 Victoria Road	No objection	Approval
24/1092/FUL Maer Brook, Maer Road	No objection	Conditional Approval
24/2121/FUL 70 Foxholes Hill	No objection	Conditional Approval

The meeting concluded at

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