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 17 February 2025 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Andrew Colman
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Andrew Toye

Apologies:

Councillor David Poor
Councillor Joe Whibley (Chair)
Councillor Andrew Woodward

Public Speaking Time

Lauren Clark spoke in support of application 25/0176/FUL.

P25/024. Minutes of the previous meetings and decisions under delegated authority

Councillor D Conduit proposed, seconded by Councillor A Toye and it was agreed that the minutes of the previous meetings held on 3 February 2025 were a true record.

P25/025. To receive any declarations of interests from members:

Application 24/2712/FUL: Councillor Tim Dumper declared a registerable interest in his capacity as a board member of East Devon National Landscape.

P25/026. Urgent business.

None

P25/027. Tree and advertising consent applications.

LITTLEHAM

Planning Application No: 25/0030/TRE

Location: Flat 1, Hamilton Court Salterton Road, EX8 2BR

Applicant: First Port Ltd
Proposal: Cedar: Lateral reduction of up to 2m of long south-west branch over access drive to a length of 7-8m and reduction of upper branches on the same aspect by up to 1.5m to a length of 5-6m; Reduction of north-east limb by 2-3 to 8-9m.

Target date: 21.02.25

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.

Recommendation: **REFUSAL**

Decision: Proposed: MR Seconded: GD
Refusal in line with Tree Officer's recommendation.

P25/028. Planning applications.

BRIXINGTON

Planning Application No: 25/0129/FUL

Location: Marley House, Higher Marley Road, EX8 5DT
Applicant: Mr Jack Nethercott
Proposal: Retrospective application for the construction of a detached oak framed garage with home/office storage above

Date limit for comments: 19.02.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AC Seconded: CN
No objection

Planning Application No: 25/0208/FUL

Location: 4 Ivydale, EX8 4JX
Applicant: Mr and Mrs Squire
Proposal: Single-storey front extension

Date limit for comments: 26.02.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AC Seconded: CN
No objection

HALSDON

Planning Application No: 25/0218/FUL

Location: 9 Oaktree Close, EX8 4QL
Applicant: Mr Graham Downes
Proposal: First floor extension

Date limit for comments: 27.02.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

Planning Application No: 25/0249/FUL

Location: 35 Elmfield Crescent, EX8 3BL
Applicant: Mr & Mrs Watts
Proposal: Proposed single storey extensions to the east and west elevations, new steps and raised access platform

Date limit for comments: 03.03.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

LITTLEHAM

Planning Application No: 24/2712/FUL

Location: Quentance Farm Salterton Road, EX8 5BW
Applicant: Mr Matthew Lynch
Proposal: Construction of horse training area

Date limit for comments: 19.02.25

Comments Statutory Consultees:
SWW – 10.02.25 – Advised to contact if unable to comply with requirements for Surface Water Services.

View of representations: TD board member of NL.

ENP Policy: EN1 (National Landscape, Coastal Preservation Area)

Decision: Proposed:MR Seconded: GD
No objection subject to adherence to EIA.

Planning Application No: 25/0176/FUL

Location: Winch House, Queens Drive, EX8 2AY
Applicant: Mr J Stuart
Proposal: Proposed replacement winch house

Date limit for comments: 25.02.25

Comments Statutory Consultees:
Environmental Health – 05.02.25 – Do not anticipate any concerns.
Natural England – 14.02.25 – Requires further information.

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: AC

No objection subject to satisfactory mitigation of Natural England's concerns. Members commented on the disparate roof design compared to the adjacent creamery / ice cream building and whilst they appreciated that the roof style is in keeping with the nearby Sideshore development, were not convinced that the roof of the proposed winch house sits easily next to its neighbour.

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

Amended plans for consultation.
Amended proposed elevation plan dated 27/01/2025 Ref: 8867-02B

Date limit for comments: 17.02.25

Comments Statutory Consultees:
Town Council - 23.09.23 – No objection
Environment Agency – 04.02.25 – No objection

View of representations: No objection
ENP Policy: EB2

Decision: Proposed: DC Seconded: TD
No objection

Planning Application No: 25/0201/LBC

Location: Thomas Tucker Building, 37 The Strand, EX8 1AP
Applicant: Lizzie Benny
Proposal: New stud walls at ground floor to create café, kitchen, treatment rooms, shower/W.C. etc; replace trap door and single timber flight with new staircase leading to basement; lower the basement floor; replace downpipes on west elevation; lower ceiling above shop floor/café/studio at ground floor and re-open internal doors.

Date limit for comments: 27.02.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed building)

Decision: Proposed: DC Seconded: MR
No objection subject to EA flood risk and Listed Building officer's comments.

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 24/1712/FUL

Location: Marley House, Hulham Road, EX8 5DZ
Applicant: Mrs Catherine Fitzgerald
Proposal: Removal of existing single story detached garage. Replacement with detached annexe for residential use; erection of new detached garage.

Date limit for comments: 25.02.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (Outside BUAB)

Decision: Proposed: AC Seconded: CN
No objection.

Planning Application No: DCC/4421/2025 (LPA – Devon County Council)

Location: Land north of Summer Lane
Applicant: Devon County Council
Proposal: New access/animal crossing including traffic signals, holding pens and fencing.

Comments Statutory Consultees:

View of representations:

ENP Policy:

Decision: Proposed: TD Seconded: AT
No objection.

P25/029. Other items

i. **Notification of a pavement licence application received- Sea Dog Art Gallery**
The applicant is**:** Anna Fitzgerald of Sea Dog Art Gallery
Location requested: Beacon Hill, Exmouth, EX8 1PB
Times and days requested: Wednesday's, Thursday's and Sunday's 9:30 – 23:00
Fridays and Saturday's 09:30 – 23:30
Period of licence requested: 3 years
The application is for: 5 tables and 12 chairs, which remains the same as their previous licence.

Date limit for comments: 19.02.25

Members did not wish to comment.

ii. **Premises Licence application received**
Ref No. 059306
Premises: Exe Sessions, Manor Gardens, EX8 1NZ
Ward: Town
Name of Applicant: Mr Chris Dinsdale and Mr Edward Thomas

TIME LIMITED Premises Licence Application for 02/05/25 to 04/05/25 ONLY - Exe Sessions

Consider the above premises licence, details of the application can be viewed on EDCC's website.

Date limit for comments: 05.03.25

Representation 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 deferred discussion pending clarification of the Guinness World Record attempt cited in the event permission application shared by Streetsene's Events Officer.

P20/030. Items for information

i. **Notification of Variation to Tree Preservation Order**
A variation to the following TPO has recently been made, copy attached:

17/0088/TPO – Land at or adjacent to The Spice Lounge (Rumblin Tum), Prince of Wales Drive

ii. **Clyst St Mary & Sowton (Bishops Clyst) - Neighbourhood Plan Regulation 16 Consultation**
The Bishops Clyst Neighbourhood Plan was 'made' (adopted) in 2017. This remains in place. Bishops Clyst Parish Council (as the Qualifying Body) have now prepared a revised (modified) neighbourhood plan for their area (the parishes of Clyst St Mary and Sowton combined). The modification proposal has been submitted to East Devon District Council, following several rounds of consultation with the community and other stakeholders. The Submission has been assessed as legally compliant as confirmed in this Compliance Statement and the Plan is now at *Regulation 16 stage consultation.*

Comments are now invited on the Submission Version of the modified neighbourhood plan proposal for Clyst St Mary and Sowton (Bishops Clyst).

Documents are available to view here.

Date limit for comments: 17.03.25

Members did not wish to comment.

iii. **Notification of Decision of Licensing Sub-Committee**
Hearing Date: 29 January 2025
Premises: Heydays, Unit 1 Sideshore

Councillor Graham Deasy provided a verbal update on the outcome of his attendance at the hearing and it was noted that all concerns had been addressed.

P25/031. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/2578/FUL 22 Littleham Road	No Objection	Conditional Approval
24/2669/FUL Maryland 2A Mayfield Drive	No Objection	Conditional Approval
24/1681/FUL **6 Henrietta Place**	**No Objection**	**Refusal**
24/1862/VAR & **24/1868/VAR** **Knappe Cross Nursing Home** **Brixington Lane**	**Objection**	**Approval**
24/2525/FUL Merrist House 14 Douglas Avenue	No Objection	Conditional Approval
24/2505/FUL 29 Willow Avenue	Objection	Refusal
24/1863/FUL 14 Redwood Close	No Objection	Conditional Approval
24/2197/VAR 28 Cranford Avenue	No Objection	Conditional Approval
24/2163/FUL 26 The Crescent	No Objection	Conditional Approval
24/2315 **195 Pound Lane**	**Objection**	**Conditional Approval**
24/2474 10 Colvin Close	No Objection	Conditional Approval
24/2676/LBC 20 Montpellier Road	No Objection	Conditional Approval

The meeting concluded at 7.29pm

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