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 21 October 2024 at 6:15pm

Present:

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

Apologies:

Councillor A Colman
Councillor Graham Deasy
Councillor David Poor

Public Speaking Time

None

P24/154. Minutes of the previous meetings and decisions under delegated authority

Councillor M Rosser proposed, seconded by Councillor A Toye and it was agreed that the minutes of the previous meetings held on 7 October 2024 were a true record.

P24/155. To receive any declarations of interests from members:

Minute P24/158. 24/1958/FUL – 30 Willow Avenue
Councillor T Dumper, Affects Non-Registrable Interest, knows applicant's neighbour.

Minute P24/158. 24/1517/FUL – 55 Bicton Street
Councillor J Whibley, Affects Non-Registrable Interest, visited neighbours' property to view proposed development for a previous application.

P24/156. Urgent business

None

P24/157. Tree and advertising consent applications.

TOWN

Planning Application No: 24/1991/TCA

Location: Holy Trinity Church, Rolle Road, EX8 2AB
Applicant: Goom
Proposal: G1 - Sycamore, crown lift over neighbouring property (4 Rolle Road), including clearance from outbuilding and to 4m above ground level where overhanging garden.
G2 - Holm Oaks, coppice all main stems leaving young growth.

Target date: 05.11.24

Comments Statutory Consultees:
Tree Officer's report - The Holm Oaks, about 9-11m tall, extend for 30m, with self-seeded Sycamores of 6-8m height continuing further. At the hedge's end is a mature Sycamore, around 16m tall. Previous coppicing of the Holm Oaks is noted, though no records exist for these past works. The proposal to coppice the Holm Oaks and manage the Sycamores is seen as reasonable maintenance. The mature Sycamore will only have lower branches trimmed to clear space around an outbuilding. The report concludes that the proposed work won't negatively impact the area's character or amenity, not warranting a Tree Preservation Order (TPO).
Recommendation - APPROVAL

Decision: Proposed: JW Seconded: DC
Approval in accordance with the Tree Officer's report.

LITTLEHAM

Planning Application No: 24/1935/TCA

Location: 14 Portland Avenue, EX8 2BS
Applicant: Mr Michael Parsons
Proposal: Holm oak: crown raise by 2m and remove 6 branches (max. diameter 100mm) which are overhanging the garden of 14a Portland Avenue.

Target date: 14.11.24

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

Cllr D Poor – Approval in accordance with the Tree Officer's report.

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

P24/158. Planning applications.

BRIXINGTON

Planning Application No: 24/1863/FUL

Location: 14 Redwood Close, EX8 5NS
Applicant: Michelle Woolf
Proposal: Single-storey rear extension and front hard standing.

Date limit for comments: 30.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: TD
No objection

Planning Application No: 24/2027/FUL

Location: 28 Maple Drive, EX8 5NR
Applicant: Mr Mark Harvey
Proposal: Extending front of garage to the line of the existing roof and fitting new garage door.

Date limit for comments: 28.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: JW
No objection

HALSDON

Planning Application No: 24/1958/FUL

Location: 31 Willow Avenue, EX8 4QS
Applicant: Mrs Jasmine Davies
Proposal: Change of material on dormer from hanging tile to light grey Cedral cladding.

Date limit for comments: 23.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection

LITTLEHAM

Planning Application No: 24/1496/LBC

Location: 66 Bicton Street, EX8 2RU
Applicant: Dr Sue Heath
Proposal: Replace 1no. window at ground floor and 1no. window at first floor on front elevation; replace 1no. window at ground floor, 1no. window at first floor and 1 no. dormer window on rear elevation (no trickle vents)

Date limit for comments: 23.10.24

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor - No objection, subject to the conservation officers report

ENP Policy: EB1 (Conservation Area) & EB2

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

Planning Application No: 24/1659/FUL

Location: Bonds Farmhouse, Gore Lane, EX8 5DA
Applicant: Mr Berry
Proposal: Demolition of rear and side extensions (all except S/E), proposed rear single and two storey extension (N/W) and side single storey extension (N/E) New materials on some external elevations

Date limit for comments: 29.10.24

Comments Statutory Consultees:
SWW – Applicant advised to contact if unable to comply requirements for surface run-off.

View of representations: None

Cllr D Poor - No objection, there is no overlooking, and it can't be seen from the road.

ENP Policy: EN1 (Natural Landscape, Coastal Preservation Area), EB2

Decision: Proposed: MR Seconded: JW
The proposal for objection was not supported when put to vote, therefore the recommendation was no objection.

Planning Application No: 24/2007/FUL

Location: 7 Henley Road, EX8 2LX
Applicant: Mr William Smith
Proposal: Erection of a single storey extension to rear and erection of a two storey extension to side of dwelling.

Date limit for comments: 24.10.24

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor - No objection

ENP Policy: EB2

Decision: Proposed: MR Seconded: TD
No objection

Planning Application No: 24/2074/FUL

Location: 104 Littleham Road, EX8 2RD
Applicant: Mr Mike Burton
Proposal: Removal of existing rear conservatory and replacement with single storey extension to the South West and South East elevations, construction of porch, existing garage enlarged, and driveway extended.

Date limit for comments: 04.11.24

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor – No objection

ENP Policy: EB2

Decision: Proposed: MR Seconded: JW
No objection

Planning Application No: 24/2075/FUL

Location: 6 Ryll Court Drive, EX8 2JP
Applicant: Mr & Mrs N Thorne
Proposal: Proposed single storey rear extension (N.W.), side garage extension (N.E.) and revised roof including rear dormer (N.W.) to provide additional first floor accommodation.

Date limit for comments: 31.10.24

Comments Statutory Consultees:
Cllr A Hall - objects to the proposal citing concerns that altering the roofline from a gable end to a ridge sloping towards the highway is out of character with the surrounding streetscape. The mass and design has the potential to overshadow and intrude on neighbours' privacy, particularly affecting No. 4. Questions the absence of an Air Source Heat Pump (ASHP) in the current application, which was included in the previous one. The development is within 2 meters of the boundary, a party wall agreement will be required.
Cllr N Hookway - objects on matters relating to Design, Mass and Scale. Concerned that neighbouring properties, especially No 4 Ryll Court Drive, will be overlooked and therefore suffer from a significant loss of privacy.

View of representations:
6 x Rep, objecting on the grounds of:

- Scale and Overdevelopment
- Impact on Street Scene and Character
- Lack of specification and detail
- Dominating effect and loss of light
- Noise and disturbance

Cllr D Poor – Maintain objection for the same reasons we objection to the previous application, which was “the proposed development did not comply with policy EB2 of the Exmouth Neighbourhood Plan. It was overbearing in scale and the design was out of keeping with the streetscene”. Nothing much has changed.

ENP Policy: EB2

Decision: Proposed: MR Seconded: AW
Objection, the revised application did not mitigate previous concerns raised. Issues relating to design, scale, and mass of the proposed development remain. Members also expressed concerned about the potential loss of privacy for neighbouring properties. Consequently, the application was deemed to conflict with Policy EB2 of the Exmouth Neighbourhood Plan, which requires development to be mindful of surrounding building styles and ensure a high standard of design.

TOWN

Planning Application No: 24/1517/FUL

Location: 55 Bicton Street, EX8 2RU
Applicant: Elissa Goldstein
Proposal: Replace roof using cement fibre roofing slates, and re-clad dormer using

white UPVC; replacement front door.

Date limit for comments: 25.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

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

Planning Application No: 24/1828/LBC

Location: 20 Montpellier Road, EX8 1JN
Applicant: Mr Richard Kinnersley
Proposal: Replace 4 no. windows on ground floor front elevation and replace 1no. door on front elevation

Date limit for comments: 24.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

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

Planning Application No: 24/1979/FUL

Location: #########
Applicant: #########
Proposal: Balcony extension to the existing dormer and internal alterations.

Date limit for comments: 24.10.24

Comments Statutory Consultees:
SWW – contact if unable to comply with requirements for surface run off.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection

Planning Application No: 24/2025/FUL

Location: 115 Egremont Road, EX8 1SA
Applicant: Mr Charlie Jefferies
Proposal: Change of Use Class from Commercial to 1 no Residential Dwelling

Date limit for comments: 29.10.24

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EE3

Decision: Proposed: JW Seconded: DC
No objection, members noted that the premises had not been used for years on a commercial basis.

WITHYCOMBE RALEIGH

None

P24/159. Other items

i. **Public Consultation – Land to the South of Hulham Road – EDDC Ref Lymp_14**
Eagle Investments (SW) Ltd are consulting the community on an outline planning application they are preparing for a proposed a residential development of up to 80 dwellings including means of access.

Land to the south of Hulham Road, Exmouth - Collier Planning

P24/160. Items for information

i. **Notification of Tree Preservation order**
The following TPO has recently been made, copy attached:

24/0010/TPO – Land at 5 Brookhayes Close

P24/161. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/1679/FUL 16 Raddenstile Lane	No objection	Conditional Approval
24/1062/FUL Little Foxholes 15 Foxholes	No objection	Conditional Approval
24/1584/VAR Lime Kiln House, 9 Maer Vale	No objection	Conditional Approval

24/0729/FUL Land at Anson Road	Objection	Refusal
21/0470/FUL 13 Morton Road	Objection	Withdrawn
24/0235/FUL Whiteoaks, Higher Marley Road	No objection	Conditional Approval
24/1235/FUL 30 George Street	No objection	Conditional Approval

The meeting concluded at 19:05

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