

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 03 FEBURARY 2020 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chair)  
B Bailey  
F Caygill (FCa)  
F Cullis (FCu)  
C Nicholas  
T Dumper  
J Humphreys  
B Toye  
J Whibley

**APOLOGIES:** Cllrs M Rosser and A Colman.

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for: -

Cllr Megan Armstrong spoke against planning application 20/0055/FUL, 20 Mudbank Lane, construction of retractable pergola awning to balcony.

Mr Stephen Palmer spoke against planning application 20/0026/FUL, Land North of Dennesdene Close, construction of detached bungalow.

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**Note:** The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

**P20/009. MINUTES**

The minutes of the meeting held on 20 January 2020 were approved.

**P20/010. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Cllr F Caygill declared a personal interest in planning application 20/0014/FUL, Raleigh Park, Hulham Road.

Cllr L Elson declared a personal interest in planning application 19/2841/FUL, Linksway Nursing Home, 17 Douglas Avenue.

Cllr J Whibley declared a personal interest in planning application 19/1753/MFUL, Sam's Funhouse, St Andrews Road/Imperial Road.

**P20/011. URGENT BUSINESS**

None

**P20/12. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>WARD</b>	<b>Brixington</b>	
<b>PLAN No:</b>	<u>19/2811/TRE</u>	<p>2 Withycombe House Hillcrest Gardens, EX8 4FF  <b>Mr David Sykes</b>                      655 (Ash): Fell and replace with 8-10cm Regular Standard Roble Beech.                      654 (Ash): Fell and replace with 8-10cm Regular Standard 'Davidia involucrata'</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Tree Officer's report</b> – These established ash trees, located in a communal area of Hillcrest Gardens, were retained as part of the new development. Both trees were showing early signs of ash dieback with epicormic growth present at ground level and within the crowns. There was also increasing amounts of deadwood present. The proposed works to fell both trees were considered appropriate, as long term the trees were only likely to decline further. Replacement planting as indicated by the applicant was considered appropriate and would ensure long term tree cover in the area.  <b>Recommendation</b>                      Approval</p> <p><b>VIEWES OF REPRESENTATIONS:</b> None.</p> <p><b>DECISION:</b> Proposed: CN                      Seconded: FCa  <b>Approval</b> in accordance with the tree officer's report which was subject to replacement trees being planted.</p>
<b>LIMIT</b>	13.02.20	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>20/0014/FUL</u>	<p>Raleigh Park, Hulham Road, EX8 3HS  <b>Mr Max Rait</b>  Construction of single storey extension to front and 1st floor side extension.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>SWW</b> – gave advice about asset protection.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – no objection in principle but concerned glazing on NW (front) elevation did not overlook their property.</p> <p><b>DECISION:</b> Proposed: LE                      Seconded: BT  No objection.</p>
<b>LIMIT</b>	05.02.20	
<b>PLAN No:</b>	<u>20/0120/FUL</u>	<p>30 Featherbed Lane, EX8 3NE  <b>Mr &amp; Mrs Paul Billingsley</b>  Construction of single storey rear and side extension; dormer windows to front and rear.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b></p> <p><b>VIEWS OF REPRESENTATIONS:</b></p> <p><b>DECISION:</b> Proposed: BT                      Seconded: LE  No objection.</p>
<b>LIMIT</b>	11.02.20	



<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>19/1607/FUL</u>	<p>192 Hulham Road EX8 4RB  <b>Mr A Woods (Woods Property Whitchurch Ltd)</b>  Demolition of existing bungalow and erection of 3 no. two storey detached dwellings.</p> <p><b>Amended plans:</b>  Amended design and changes to layout to address tree constraints and amended tree report</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council on 30.09.19</b> objected on the grounds of overdevelopment of the site, size mass and scale and therefore contrary to Exmouth Neighbourhood Plan policy EB2. Concern was raised over the TPO tree and potential drainage issues.  <b>Historic Environment Team, Devon County Archaeologist on 23.09.19</b> recommended that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest.  <b>Highways on 08.10.19</b> recommended that no development shall take place until details of secure cycle/scooter storage facilities have been submitted.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>2 x Reps</b> – who objected to the original application.</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: BB  <b>Objection</b> amended plans did not mitigate any of the concerns raised from the original application.</p>
<b>LIMIT</b>	06.02.20	

<b>APPLICATIONS FOR DETERMINATION</b>		
<b>PLAN No:</b>	<u>19/2702/FUL</u>	<p>58 Springfield Road EX8 3JY  <b>Mrs H Baker</b>            Construction of side and rear single storey extension.</p> <p><b>Amended plans:</b>            Reduction of height of proposed extension.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council on the 17.12.19</b> had no objection.  <b>South West Water on the 02.01.20</b> supplied a plan showing approximate location of a public sewer in the vicinity and gave advice about asset protection.  <b>Cllr Megan Armstrong – 16.01.20</b> objected to the original application, no comments received regarding the amended plans to date.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>1x Rep</b> – in respect of the original application.</p> <p><b>DECISION:</b> Proposed: BT                      Seconded: BB            No objection to the amended plans.</p>
<b>LIMIT</b>	10.02.20	
<b>WARD</b>	<b>Littleham</b>	
<b>PLAN No:</b>	<u>19/2809/FUL</u>	<p>2 Merrion Avenue, EX8 2HX  <b>Mr &amp; Mrs Jackson</b>            Construction of detached two storey dwelling.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> None.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>1 x Rep</b> – objection to the design of the proposed dwelling, the overall mass is excessive. Concerned first floor windows would overlook and would affect their amenity and privacy.</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB            No objection.</p>
<b>LIMIT</b>	04.02.20	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>20/0118/FUL</u>	<p>23 Oldfields, EX8 2EG  <b>Ms Wendy Rice</b>            Construction of single storey flat roof extension to replace existing rear extension.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> None.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>1x Rep – support.</b></p> <p><b>DECISION:</b> Proposed: BB                      Seconded: JH            No objection.</p>
<b>LIMIT</b>	12.02.20	
<b>PLAN No:</b>	<u>19/2841/FUL</u>	<p>Linksway Nursing Home 17 Douglas Avenue EX8 2EY  <b>Mr Robert Gunn (Exmouth Care Ltd)</b>            Erection of four garden bungalows (C3 use) with associated parking, terraces and communal gardens.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b> None.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>2 x Rep –</b> Concerned that the mature specimens were retained to preserve screening and the visual aspect. Replacement planting should be with mature specimens and not saplings. Concerned the wall that backed onto Isca Road should be reinstated and suggested a layby was provided for the care home for their deliveries.</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB            No objection.</p>
<b>LIMIT</b>	14.02.20	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>18/2807/FUL</u>	<p>41 Littleham Road EX8 2QJ  <b>Messrs A &amp; C Edmondson &amp; Little</b>  Retention of boundary wall and fencing in amended position and extend garden areas of plots 7 and 8.</p> <p><b>Amended plans:</b>  Amended plans to show landscaping and planting scheme to boundary wall.</p> <p><b>COMMENTS STATUTORY CONSULTTEES:</b>  <b>Town Council on 18.12.18</b> had no objection.  <b>Devon County Highways on 07.01.19</b> commented that the adjustment to the height of the boundary and the position had no impact upon the visibility splay to the access of these new 8 dwellings. Therefore, the County Highway Authority had no objection to this application.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> None.</p> <p><b>DECISION:</b> Proposed: JH                      Seconded: BB  No objection to the amended plans.</p>
<b>LIMIT</b>	05.02.20	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/2818/FUL</u>	<p><b>ADDENDUM</b>  10 Fairfield Close, EX8 2BN  <b>Mrs Ruth Jones</b>  Construction of detached two storey dwelling.</p> <p><b>Amended plans for consultation:</b>  Amended site location plan to extend site to public highway</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council – 20.01.20</b> - Objection, the proposal was considered to conflict with the East Devon Local Plan, policy D1 and Exmouth Neighbourhood Plan policies EB1 and 2 which stated that development should conserve Exmouth's heritage assets and be mindful of surrounding building styles as exemplified in the Avenues Design Statement. The proposed plot was considered to be too small for a dwelling and the scale and massing would be harmful to the character of the historic close. Concern was also raised over construction traffic accessing the site on a narrow unadopted road and the potential harm to the residents of the close.  <b>EDDC Trees</b> – Concerned about the lack of an impact survey, tree protection plan and method statement for the trees in the neighbouring garden and the impact/pressure there would be to prune or prematurely removal of these trees. Requested further information.</p> <p><b>VIEWES OF REPRESENTATIONS:</b>  <b>17 x Rep</b> – in respect of the original application  <b>1 Letter of support.</b></p> <p><b>DECISION:</b> Proposed: BB                          Seconded: JH  <b>Objection</b> amended plans did not mitigate any of the concerns raised from the original application.</p>
<b>LIMIT</b>	14.02.20	

		APPLICATIONS FOR DETERMINATION
<b>WARD</b>	<b>Town</b>	
<b>PLAN No:</b>	<u>20/0011/VAR</u>	Royal Avenue Car Park, Camperdown Terrace And The Esplanade <b>Environment Agency</b> Variation of condition 2 (approved plans) of planning permission 18/2174/MOUT (Exmouth Tidal Defence Scheme) to allow changes to design, layout and materials of defences  <b>COMMENTS STATUTORY CONSULTEES:</b> <b>Environment Agency</b> – no objection. <b>Contaminated Land Officer</b> – did not anticipate any concerns. <b>Environmental Health</b> – did not anticipate any concerns.  <b>VIEWS OF REPRESENTATIONS:</b> <b>1 x Rep</b> – Raised concerns about the slipway in Camperdown Terrace. The footpath should be wide enough for wheelchairs etc. and the ramp not be too steep. There should be a drop kerb at the Camperdown Terrace end (this pavement did not have a drop kerb anywhere along its entire length). There should be a gate across the entrance to the alley behind nos 8 – 18 because when the slipway gate is in use there would be a powerful surge of water along the alleyway, even on normal spring tides.  <b>DECISION:</b> Proposed: TD                      Seconded: JW No objection, subject to concerns raised by the resident of Camperdown Terrace were considered.
<b>LIMIT</b>	10.02.20	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/2579/FUL</u>	<p>40 Rolle Street EX8 2SH  <b>Mr David Cockman</b>  Part change of use of existing retail unit to form 2 no. residential units, including construction of first floor extension and roof garden; subdivision of existing retail unit to form 2 no retail units, and installation of new shop Front.</p> <p><b>Amended plans:</b>  Amended plans changing size of windows and introduction of string course and soldier course.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Exmouth Town Council on 09.12.19</b> had no objection.  <b>Conservation on 03.01.20</b> had no objection in principle to the original application but recommended consideration should be given to proposed elevations of the additional storey where they adjoin the Conservation area.  <b>Cllr Olly Davey</b> – Concerned that the proposed windows facing onto the rear courtyard look straight onto a private garden and the patio doors giving access to land not in applicant’s ownership.</p> <p><b>VIEWS OF REPRESENTATIONS:</b>  <b>6 x Rep</b> – in respect of the original application.  <b>2 x Rep</b> – in respect of the amended plans. Still have ongoing concerns regarding windows and doors onto their courtyard. A significant proportion of the proposal abuts Little Bicton Place. The amended plans did not address concerns raised regarding the change of use of the office extension to residential nor the construction of a second storey to this rear extension. Both aspects were out of keeping within the Conservation area.</p> <p><b>DECISION:</b> Proposed: JW                      Seconded: TD  The committee wished to retract previous comment and <b>objected</b> to the proposal in light of the comments and additional information received. The amended plans did not mitigate concerns raised regarding overlooking onto a private courtyard and garden that would not be in the occupiers ownership. Updated comments from Conservation had not been received.</p>
<b>LIMIT</b>	06.02.20	

		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>19/2092/FUL</u>	<p>1 Victoria Road EX8 1DL  <b>Mr Richard Gray</b>  Replacement windows (17 No.)</p> <p><b>Amended plans:</b>  Additional information and amended window design.</p> <p><b>COMMENTS STATUTORY CONSULTEES:</b>  <b>Town Council on 28.10.19</b> had no objection subject to Conservation Officer's report.</p> <p><b>VIEWS OF REPRESENTATIONS:</b> None.</p> <p><b>DECISION:</b> Proposed: TD                      Seconded: JW  No objection to the amended plans subject to Conservation Officer's report.</p>
<b>LIMIT</b>	06.02.20	



		<b>APPLICATIONS FOR DETERMINATION</b>
<b>PLAN No:</b>	<u>20/0144/FUL</u>	26 Montpellier Road EX8 1JN <b>Mr W Stewart</b> Construction of a single storey rear extension and provision of cladding  <b>COMMENTS STATUTORY CONSULTEES:</b> None.  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: JW                      Seconded: TD No objection.
<b>LIMIT</b>	17.02.20	
<b>WARD</b>	<b>Withycombe Raleigh</b>	
<b>PLAN No:</b>	<u>20/0145/FUL</u>	32 Masey Road, EX84AS <b>Mr M Davies</b> Loft conversion incorporating hip to gable roof extension and rear dormer window (revision of 13/1013/FUL)  <b>COMMENTS STATUTORY CONSULTEES:</b> None.  <b>VIEWS OF REPRESENTATIONS:</b> None.  <b>DECISION:</b> Proposed: FCu                      Seconded: LE No objection.
<b>LIMIT</b>	10.02.20	

## 7. ITEM FOR CONSIDERATION

### (i) EAST DEVON AFFORDABLE HOUSING SPD CONSULTATION

East Devon District Council (EDDC) were preparing a supplementary planning document (SPD) to provide guidance and advice on implementing Local Plan policies on affordable housing. Following a first round of public consultation held over March – May last year, EDDC have reviewed the 22 comments that were received, and revised the SPD as appropriate.

EDDC published a revised version of the Draft Affordable Housing SPD for public consultation. The interim Consultation Statement showed how EDDC had responded to comments received on the first round of consultation.

The Draft Affordable Housing SPD and accompanying documents could be seen on EDDC's website:

<http://eastdevon.gov.uk/planning/planning-policy/housing-issues/affordable-housing/>

The consultation period ran until *Friday 28 February* (at 5pm). Following this, EDDC will read all of the comments and make any changes that are needed, and then adopt the Affordable Housing SPD.

Item deferred to next meeting to give members time to consider the draft planning document.

### **ADDENDUM**

#### **(ii) IMPERIAL RECREATION GROUND**

##### **TEMPORARY CARAVAN RALLY 02.06.20 TO 15.06.20**

Copy letters were previously circulated regarding a proposed rally at the above address.

Date limit for comments: 09.02.20

Members were unclear whether this Rally would be taking place on the Imperial Recreation Ground or in the Exmouth RFC grounds. Clarification from East Devon District Council was required.

## **8. ITEMS FOR INFORMATION**

#### **(i) TREE PRESERVATION ORDER**

**Proposal:** Land at or adjacent to the former Hillcrest School Bungalow, St Johns Road  
**TPO No:** 19/0070/TPO

The above tree preservation order had been confirmed by EDDC Arboricultural team.

#### **(ii) PLANNING APPLICATION**

**20/0081/FUL:** Roundabout Parade (by The Powder Monkey) Exmouth

Exmouth Town Council had applied for planning permission to erect 3 seaweed and fish sculptures on the roundabout opposite the Wetherspoons Pub, The Powder Monkey.

### **ADDENDUM**

#### **(iii) EXMOUTH TIDAL DEFENCE SCHEME - ESPLANADE FESTOON LIGHTING COLUMNS RELOCATION PROPOSAL**

Kier Construction had advised Exmouth Town Council about the relocation of a couple of the light columns that were present on the Esplanade opposite The Grove and The Imperial garden/Premier Inn. As part of their tidal defence scheme two flood gates needed to be installed that cross the carriageway by The Grove and by the The Imperial garden/Premier Inn. Attached were copies of the flood gate drawings for reference showing their locations where Drawing No. 8840 is located at The Grove and Drawing No. 8970. Attached were screenshots of light columns in question, with their existing and proposed (in green) locations which was around 3m from their original location.

Members raised no concerns.



## 9. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
19/2345/FUL 4 Rivermead Avenue	No objection	Conditional Approval
19/2679/CPE 12 Littleham Road	No evidence	Approval
19/2373/VAR Former Rolle College Campus 1 Douglas Avenue	No objection	Conditional Approval
<b>19/2547/FUL</b> <b>20 Priddis Close</b>	<b>Objection</b>	<b>Conditional Approval</b>
<b>19/2653/FUL</b> <b>34 Willow Avenue</b>	<b>No objection</b>	<b>Refusal</b>
19/2482/FUL Garages off Bakery Lane	No objection	Withdrawn
19/1201/FUL 7 Merrion Avenue	No objection	Conditional Approval
19/2543/FUL 6B Cyprus Road	No objection	Approval
18/0524/MFUL Land to rear of 33-35 New Street	No objection	Conditional Approval
19/2659/COU 19 Rolle Road	No objection	Approval

***Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.***

**The meeting closed at: 19.17.**

**SIGNED: .....DATED:.....**