

EXMOUTH TOWN COUNCIL

**Matters considered by Exmouth Town Council's Planning Committee
Original Planning Committee Date 30 March 2020**

Due to the ongoing COVID-19 pandemic, the Planning Committee were unable to meet in a formal meeting. The matters were considered, and the responses recorded below represents the opinion of members of the Planning Committee agreed via co-ordinated telephone and email consultation process. This procedure and observations to be formally ratified at the next appropriate meeting of the council.

Councillors Consulted:

L Elson (Chair)
B Bailey
F Caygill (FCa)
A Colman
F Cullis (FCu)
J Humphreys
C Nicholas
T Dumper
M Rosser
B Toye
J Whibley

P20/047. Declarations Of Pecuniary Interest And Dispensations

None

P20/048. Determine Applications Under Delegated Powers.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>20/0251/TRE</u>	<p>3 St Malo Close, EX8 5RH Mr Priestly T1, Horse chestnut: Fell and replant</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report - Further evidence had been provided by the applicant since a previous application (19/2218/TRE) was refused to substantiate felling and no objection was now raised to the proposed work. Replacement planting would help ensure long-term future tree cover in the area. Recommendation: Approval</p> <p>VIEWES OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: CN Seconded: AC Approval in accordance with the tree officer's report</p>
LIMIT	01.04.20	
PLAN No:	<u>20/0357/TRE</u>	<p>54 Canterbury Way, EX8 5QQ Mrs Berry T1 Cherry: Reduce by 3m and reshape Reason: To maintain size of tree beside driveway.</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report - Slightly lesser works are considered appropriate to reduce the tree by no more than 2.5m. This will still meet the applicants of concerns of maintaining the tree to an appropriate size for the location without being detrimental to the health and amenity of the tree. Recommendation: Approval subject to conditions set out in the Tree Officer's report.</p> <p>VIEWES OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: CN Seconded: AC Approval in accordance with the Tree Officer's report.</p>
LIMIT	13.04.20	
WARD	Littleham	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0301/TRE</u>	<p>Exeter and District Community Health Service NHS Trust Exmouth Hospital, Claremont Grove, EX8 2JN</p> <p>Madeleine Gaggia GC0004791 Self-Seeded Sycamore and Bay Tree, Crown lift over footpath to 2.5m GC000793 Black Mulberry, Crown reduce by up to 2m and Shape GC000794 Black Mulberry, Crown Reduce by up to 2m GC000795 Goat Willow, Crown reduce by up to 2m and shape GC000797 Lawsons Cypress, Remove specific branch/limb GC000803 Lawsons Cypress, Fell leaving stump just above ground level GC000806 Common Walnut, Crown reduce by up to 2m GC000809, Severe/remove ivy to 1.5m above ground level GC000811 Holm Oak, Crown Reduce by up to 2m below dieback GC000816 English Elm, Fell, leaving stump just above ground level GC000817 Sycamore, Prune to clear building by 2m</p> <p>COMMENTS STATUTORY CONSULTEES: Tree Officer's report - Only the Holm Oak GC000811 was subject to a TPO. All the other work did not require consent but was considered appropriate considering either the location or condition of the tree.</p> <p>The Holm Oak was located overhanging Claremont Grove road. Signs of stress with symptoms of dieback were visible in the upper crown with areas appearing to be thinner and with poor growth suggesting low vigour and vitality. The applicant proposed to crown reduce the tree to 2m below the dieback. This work was considered excessive and was equivalent to approximately 4m reduction. This would be detrimental to the health and amenity of the tree as it would lead to the removal of large proportion of the crown and therefore photosynthetic material. Lesser works to reduce the crown by no more than 2m in height were considered more appropriate.</p> <p>Recommendation: Approval subject to conditions set out in the Tree Officer's report.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: BB Seconded: JH Approval to lesser works proposed in the Tree officer's report.</p>
LIMIT	07.04.20	

		APPLICATIONS FOR DETERMINATION
WARD	Town	
PLAN No:	<u>20/0336/ADV</u>	<p>Exmouth Docks Shelly Road Mr Chris Fayers (Eagle One) 2 no. non-illuminated fascia signs; 2 no. non-illuminated pole mounted signs</p> <p>COMMENTS STATUTORY CONSULTEES: Cllr E Wragg - objects to the application as she felt that it was inappropriately positioned, the scale was also inappropriate and would visually impact adversely on adjacent residential properties. Although the height had been reduced from the original planning application, the width appeared to have increased considerably, therefore creating too great a mass. Also felt misinformation accompanies the application, as nearby residents had not been consulted, despite the applicants' statement to the contrary. Concerned that the proposed sign would be a distraction to motorists, especially being adjacent to a bend in the road. For the above reasons, felt application should be REFUSED, as it was contrary to D4 of the Local Plan.</p> <p>VIEWS OF REPRESENTATIONS: 15x Letters of support 7x Letters of objection – main concerns include size of the signage, confusing and unnecessary messages and a potential hazard to drivers as it could cause a distraction.</p> <p>DECISION: Proposed: TD Seconded: JW Deferred to 14.04.2020</p>
LIMIT	15.04.20	

P20/049. Consider The Planning Applications For Consultation Set Out Below.

		APPLICATIONS FOR DETERMINATION
WARD	Brixington	
PLAN No:	<u>20/0492/FUL</u>	<p>4 Little Meadow, EX8 4LU Mr E Hunt Construction of replacement garage.</p> <p>COMMENTS STATUTORY CONSULTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: CN Seconded: AC No objection</p>
LIMIT	31.03.20	
WARD	Halsdon	
PLAN No:	<u>20/0599/FUL</u>	<p>123 The Marles EX8 4NX Mr Jeremy Applegate Construction of single storey front extension and provision of render and cladding to main house.</p> <p>COMMENTS STATUTORY CONSULTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	07.04.20	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>20/0613/FUL</u>	<p>48 Phillipps Avenue EX8 3JE Mr and Mrs Blood Smyth Retention of boundary fence</p> <p>COMMENTS STATUTORY CONSULTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: BT Seconded: LE Objection this revised application with a reduced fence height did not mitigate previous concerns raised that the fence was not in keeping with the street scene due to it being made from horizontal planks. The property occupied a corner plot in a prominent position which had a significant impact upon the street scene. The application was therefore still considered contrary to Exmouth Neighbourhood Plan policy EB2 which states development should be mindful of the surrounding. Local Plan policy D2.6 also stated boundary treatment should make a positive contribution to the street scene and integrate with its surroundings and settings.</p>
LIMIT	08.04.20	
PLAN No:	<u>20/0606/FUL</u>	<p>46 Elmfield Crescent, EX8 3BL Ms Allyson Walker Construction of single storey side/near extension</p> <p>COMMENTS STATUTORY CONSULTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: BT Seconded: LE No objection</p>
LIMIT	06.04.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>20/0533/FUL</u>	<p>Belle Vue House, 19 Belle Vue Road J Syder (Belle Vue House Ltd) Replacement of existing balustrading system on first and top floors (rear elevation)</p> <p>COMMENTS STATUTORY CONSULTTEES: None.</p> <p>VIEWS OF REPRESENTATION: 1x Neutral response - Happy with proposed works but concern raised over when works would start, if application approved, as he was in the at-risk category for Corvid-19, asked that no works were carried out until after Government requirements were lifted.</p> <p>DECISION: Proposed: LE Seconded: BT No objection</p>
LIMIT	01.04.20	
WARD	Littleham	
PLAN No:	<u>20/0465/FUL</u>	<p>Rose Lodge, 2 Isca Road, EX8 2EZ Adrian Hamer (Eminence Care Ltd) Installation of 5 no. rooflights to facilitate use of roof space for staff training and storage space.</p> <p>COMMENTS STATUTORY CONSULTTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: BB Seconded: JH No objection</p>
LIMIT	03.04.20	
PLAN No:	<u>20/0511/FUL</u>	<p>77 Douglas Avenue, EX8 2HG Mr Guy Clark Proposed extension of rear dormer window; and provision of cladding to front and rear dormer.</p> <p>COMMENTS STATUTORY CONSULTTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: BB Seconded: JH MR No objection</p>
LIMIT	31.03.20	

		APPLICATIONS FOR DETERMINATION
PLAN No:	<u>19/2809/FUL</u>	<p>2 Merrion Avenue, EX8 2HX Mr & Mrs Jackson Construction of detached dwelling</p> <p><u>Amended plans for consultation.</u> Removal of first floor and amended elevations/floor plans</p> <p>COMMENTS STATUTORY CONSULTEES: Town Council – No objection on 03.02.20. EDDC Trees - concerns raised on 04.02.20:</p> <ul style="list-style-type: none"> • Although the footprint on the whole was away from the RPA of the 3rd party trees, the close proximity of the tree canopies to the windows and balconies, would cause excessive shading and pressure to reduce the height or remove neighbours trees. Also cause a high hedge issue in future as the trees were evergreen • The car port was within the RPA of a 3rd party tree, which will require crown lifting a to facilitate the development, there was no detail of acceptable no-dig floor • The access drive, although in part was existing and was showing ground protection the drive was too close to the stem of some of the trees and outside the BS5837:2012 recommendations • There was no offer of any replacement trees for the ones being removed <p>EDDC Trees – concerns raised on 27.03.20: The amended proposals do not appear to take into account my previous comments and have added a fireplace/chimney which could have an effect on the neighbouring 3rd party trees.</p> <p>VIEWS OF REPRESENTATIONS: 1x Letter of objection 29.01.20 – No objection in principle but objection to the design of the proposed dwelling and overall mass is excessive. Concerned first floor windows overlook and would affect their amenity and privacy.</p> <p>DECISION: Proposed: MR Seconded: BB Objection to the amended plans in line with the comments from the EDDC Tree Officer. It was felt the proposal was contrary to Policy EB2 of the Exmouth Neighbourhood plans in terms of the The Avenues Design Statement which states development should not cover more than 25% of plot.</p>
LIMIT	09.04.20	

APPLICATIONS FOR DETERMINATION		
PLAN No:	<u>20/0541/COU</u>	<p>Land At Orcombe Point Foxholes Hill Red Rock Leisure Use of land for the siting of a shipping container for a storage and changing facility.</p> <p>COMMENTS STATUTORY CONSULTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: FCa Seconded: TD No objection subject to any approval granted was conditioned for the installation of bollards on the kerbside to deter vehicles from this space, with lockable access bollards to allow access to service the container unit and café only, they then remove their vehicles and park them somewhere appropriate.</p>
LIMIT	08.04.20	
WARD	Town	
PLAN No:	<u>20/0427/FUL</u>	<p>Store Rear of 39 Exeter Road, EX8 1RU Mr David Cockman Change of use from A1 (retail storage space) to B1 (offices), replacement of existing windows and doors, and installation of window.</p> <p>COMMENTS STATUTORY CONSULTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: TD Seconded: JW No objection</p>
LIMIT	31.03.20	

PLAN No:	<u>20/0493/FUL</u>	<p>Lympstone Amateur Boxing Club, 33 Parade, EX8 1RH Mr Robert Cox Demolition of outside toilets, erection of single storey extension to boxing club and reconfiguration of external staircase.</p> <p>COMMENTS STATUTORY CONSULTTEES: Environmental Health - did not anticipate any environmental health concerns.</p> <p>VIEWES OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: TD Seconded: JW No objection</p>
LIMIT	31.03.20	
PLAN No:	<u>20/0514/FUL</u>	<p>Exmouth Marina Car Park, Shelly Road Mr C Fayers (Eagle One) Installation of lighting column</p> <p>COMMENTS STATUTORY CONSULTTEES: Environmental Health - The light must be fitted with a diffuser and shield in order to ensure that there was no potential for upwards or sideways light pollution to be caused to local residents.</p> <p>VIEWES OF REPRESENTATIONS: 11x Letters of support 1x Letter of objection – no proven need for a light of this type, residents would be detrimentally affected in a number of ways, light pollution would be generated, details were not clear, additional lighting could be accomplished by low level lighting. The public should be allowed the benefit of an open meeting.</p> <p>DECISION: Proposed: TD Seconded: LE No objection subject comments from Environmental Health.</p>
LIMIT	31.03.20	

<p>PLAN No:</p>	<p><u>20/0571/FUL</u></p>	<p>3 - 7 Magnolia Walk, EX8 1HB Mr Gene Goodrum Installation of plant equipment.</p> <p>COMMENTS STATUTORY CONSULTEES: Environmental Health – no information included what the plant equipment was actually for. Could be for air handling or air conditioning units in which case a description of the proposal and a noise report was required. The applicant must identify the location and proximity of any nearby residents and detail what mitigation would be included in order to ensure that residential amenity was not affected.</p> <p>VIEWS OF REPRESENTATIONS: None.</p> <p>DECISION: Proposed: TD Seconded: JW Objection to the application in its current form due to insufficient information being submitted.</p>
<p>LIMIT</p>	<p>09.04.20</p>	
<p>PLAN No:</p>	<p><u>20/0064/FUL</u></p>	<p>140 Exeter Road Ms R Noon Conversion of dwelling into 4 no. flats.</p> <p>COMMENTS STATUTORY CONSULTEES: None.</p> <p>VIEWS OF REPRESENTATIONS: 1x Letter of objection – concerns raised with regards to appearance maintenance and lack of nearby parking.</p> <p>DECISION: Proposed: TD Seconded: JW Objection on the grounds that the proposal is over development of the site.</p>
<p>LIMIT</p>	<p>15.04.20</p>	

WARD	Withycombe Raleigh	
PLAN No:	<u>20/0527/FUL</u>	41 Holland Road, EX8 4AY Mr & Mrs Wheeler Construction of single storey side and single storey rear extensions (revised scheme to 19/2339/FUL) COMMENTS STATUTORY CONSULTTEES: None. VIEWS OF REPRESENTATIONS: None. DECISION: Proposed: FCu Seconded: LE No objection subject to condition 3 of the previous approved application being met.
LIMIT	01.04.20	
PLAN No:	<u>20/0327/FUL</u>	35 Dening Court EX8 3AR Paul Board (Housing 21) Conversion of the existing three-bedroom dwelling into 2 no. single bedroom retirements flats for rental and installation of doors and windows COMMENTS STATUTORY CONSULTTEES: None. VIEWS OF REPRESENTATIONS: None. DECISION: Proposed: FCu Seconded: LE No objection in principle but concerned that there was no adverse effect on the residents in Dening Court with the loss of an on-site manager and the level of support they receive.
LIMIT	07.04.20	

P20/050. Item For Consideration

(i) Newton Poppleford and Harpford – Neighbourhood Plan Regulation 16 consultation

Documents and supporting information are available to view [here](#). Comments on the Neighbourhood Plan are invited.

Date limit for comments 1 May 2020.

Members did not wish to comment.

P20/051. Items for information

(i) Tree Preservation Order

Proposal: Land at 192 Hulham Road Exmouth Devon

TPO No: 19/0096/TPO

Proposal: Land at 58A Salterton Road, Exmouth, Devon

TPO No: 20/0023/TPO

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

(i) Appeal notification

Appeal by: Mr John Wilding (Liverton Business Park 2011 Ltd)

Appeal Ref: APP/U1105/W/20/3247638

Proposal: Installation of a synchronous gas-powered standby generation facility plus ancillary infrastructure and equipment and access

Location: Land at Liverton Business Park, Salterton Road

An appeal has been made against the decision of East Devon District Council to refuse planning permission for the proposed development. Copy letter was circulated for information.

P20/052. East Devon District Council – Planning Decisions

APPLICATION	EXMOUTH TOWN COUNCIL VIEW	EDDC DECISION
20/0101/FUL 27 Hill Drive	No Objection	Approval
20/0145/FUL 32 Masey Road	No Objection	Approval
20/0014/FUL Withycombe Rugby Football Club Raleigh Park Hulham Road	No Objection	Conditional Approval
<u>20/0209/FUL</u> 10 Ellwood Road	Objection	Conditional Approval
20/0340/FUL 46 Anson Road	No objection	Approval
20/0341/FUL 32 Foxholes Hill	No objection	Approval
20/0197/OUT 20 Cranford Avenue	No objection	Conditional Approval
20/0286/FUL Merrist House, 14 Douglas Avenue	No objection	Conditional Approval
<u>20/0169/FUL</u> 128 Pound Lane	No objection	Refusal

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