

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 22 June 2020

Present:

L Elson (Chairman)

B Bailey

F Caygill (FCa)

A Colman

F Cullis (FCu)

T Dumper

J Humphreys

C Nicholas

M Rosser

B Toye

J Whibley

Apologies: None

P20/080. Adopt supplementary standing orders to meet the statutory requirements for the holding of remote meetings;

The above supplementary standing orders, to last until May 7, 2021 or the repeal of legislation, whichever was the earlier, were circulated to in advance of the meeting.

It was unanimously agreed that the supplementary Standing Orders should be approved.

RESOLVED that the supplementary standing orders to meet the statutory requirements for the holding of remote meetings be approved.

Public Speaking Time

The meeting was adjourned for: -

Bob Horlock (on behalf of 12 household on Marley Road) and EDDC Cllr Paul Millar spoke against planning application 20/0993/MRES, Goodmores Farm, Hulham Road, reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 317 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin. The provision of serviced land for mixed use employment/commercial uses and land for the provision of a primary School.

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

P20/081. Minutes

The minutes of the meeting held on 16 March 2020 and the response to planning applications on 30 March 2020, 14 April 2020, 27 April 2020, 12 May 2020, 26 May 2020 and 8 June 2020 were approved.

P20/082. Declarations of pecuniary interests and dispensations

Item	Items for consideration – Premises Licence for Natural Growth Wine
Councillor	Councillor J Humphreys
Pecuniary or personal	Personal
Reason	Lived opposite the premises

P20/083. To determine applications under delegated powers

BRIXINGTON

[Planning Application No: 20/0975/TRE](#)

Location: 52 Canterbury Way, EX8 5QQ

Applicant: Mr Hancock

Proposal: T1 Cherry: Reduce height by 4-5m and reduce side branches by 1.5m
Reason: Young vigorously growing cherry - reducing tree to maintain height and spread of potentially large tree in front garden.

Target Date: 07.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: Seconded:
Application deferred pending EDDC Tree Officer's report.

LITTLEHAM

[Planning Application No: 20/1026/TRE](#)

Location: Kiln Wood House 8 Isca Road, EX8 2EZ

Applicant: Mrs Harnden

Proposal: T1, horse chestnut - shorten back second and third order branches over conservatory by 1 - 2m as appropriate to a suitable side branch to leave as natural a form as possible. Reason to give clearance over conservatory.
T2, cherry, T3, sycamore and R1, Leyland cypress - shorten back over roof to clear 2m. Reason to give clearance over roof to prevent damage.

Target Date: 14.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: Seconded:
Application deferred pending EDDC Tree Officer's report.

[Planning Application No: 20/1075/TRE](#)

Location: The Dell 5A Isca Road, EX8 2EZ

Applicant: Mr Martin

Proposal: T1, horse chestnut by drive - shorten larger limbs by 2m to clear wires by approximately 1m to clear wires, to lift to give highway clearance; re-shape

remainder as necessary to leave a natural form to lessen the likelihood of branch breakage

Target date: 23.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: Seconded:
Application deferred pending EDDC Tree Officer's report.

P20/084. To consider the planning applications for consultation set out below.

BRIXINGTON

[Planning Application No: 20/0994/FUL](#)

Location: Main Cottage Old Bystock Drive, EX8 5EQ

Applicant: Mr And Mrs Morgan

Proposal: Construction of replacement fence to the front and side

Date limit for comments: 25.06.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: AC Seconded: FCa
No objection

HALSDON

[Planning Application No: 20/1062/FUL](#)

Location: 32 Featherbed Lane, EX8 3NE

Applicant: Mr & Mrs Ben Candlin

Proposal: Single storey rear extension

Date limit for comments: 23.06.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BT Seconded: LE
No objection

[Planning Application No: 20/1067/FUL](#)

Location: 37 Featherbed Lane, EX8 3NE

Applicant: Nicki and Christian Sculpher

Proposal: Construction of single and two storey side extension

Date limit for comments: 25.06.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BT Seconded: LE
No objection

[Planning Application No: 20/1091/FUL](#)

Location: 19 Highbury Park, EX8 3EJ

Applicant: Mr and Mrs J Dick

Proposal: Construction of single storey side and rear extension and replacement Balcony

Date limit for comments: 26.06.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BT
No objection

Seconded: LE

[Planning Application No: 20/0928/FUL](#)

Location: 6 Trinfield Avenue, EX8 3JU

Applicant: Mr Nathern Lapwood

Proposal: Loft conversion with dormer windows and part first floor extension over hall/garage

Date limit for comments: 30.06.2020

Comments Statutory Consultees: None

View of representations: Comment regarding working hours, would like construction times restricted to 8am – 5pm Monday- Friday.

Decision: Proposed: BT

Seconded: LE

No objection subject to any approval conditioned hours of work.

LITTLEHAM

[Planning Application No: 20/0842/FUL](#)

Location: Land Adjacent To The Meetings Maer Lane, EX8 5DD

Applicant: Littleham 2010 Ltd

Proposal: Conversion of disused agricultural building to create one dwelling, including construction of single storey extension and demolition of outbuildings. Construction of new access and change of use of land from agricultural to domestic to facilitate the provision of 2no. car parking spaces to serve existing dwelling

Date limit for comments: 24.06.2020

Comments Statutory Consultees:

Cllr N Hookway – objects, concerned about the proposed landscaping arrangements for the existing dwelling at the Northern end of the site and the car parking at the Southern entrance will be visible from the road, detracting from the character of the site and unsuitable within the AONB. The proposal is contrary to Strategy 46 of the East Devon Local Plan.

Cllr B De Saram – Supports the application, the proposal is relatively modest in scale and is of natural and vernacular materials. Considers on balance the application is in broad conformity of the criteria of Strategy 46 of the local Plan, subject to the assessment by EDDC Landscape Architect.

View of representations: None

Decision: Proposed: BB Seconded: JH
No objection

The above proposal was not supported therefore the Committee's recommendation was Objection. It was felt that the development would harm the distinctive landscape and was therefore contrary to policy EN1 of the Exmouth Neighbourhood plan.

Members agreed that EDDC should be asked to consider employing an Ecology Officer in view of more emphasis by the government and the public that more consideration should be given to the environment, nature and the effects if climate change.

[Planning Application No: 20/0971/FUL](#)

Location: 6 Cranford Avenue, EX8 2HT

Applicant: Mr D Williams

Proposal: Erection of single storey side extension for use as holiday accommodation, creation of new vehicular access, and construction of rear dormer and installation of roof lights to facilitate loft conversion

Date limit for comments: 25.06.2020

Comments Statutory Consultees:

View of representations:

9 x rep – In summary, concern raised regarding:

- Shoehorning a new building into a small site, pressing hard up against neighbouring boundary (No 8 Cranford Avenue).
- Damage to specimen tree roots and impact on wildlife corridor between the two properties.
- The additional proposed access and the issue of Highway safety.
- Removal of part of front boundary wall which forms part of the character of the Avenues.
- Four windows and a door overlooking 8 Cranford impacting on their privacy.
- Proposed holiday let business is unsuitable in a residential area.

Decision: Proposed: MR Seconded: BB

Objection, members noted comments from neighbours. The proposal in its current form appeared to be cramped. If the games room and utility area was removed from the proposal this would address the concerns raised. Also, if the existing access was used instead of creating an additional new access this would help to mitigate issues raised. It was felt that the proposed use as holiday accommodation was not appropriate for the area. The proposal was considered to be contrary to policy EE1 of the Exmouth Neighbourhood Plan adversely affecting the character and functioning of the local area.

[Planning Application No: 20/1132/FUL](#)

Location: Mirasol, Raddenstile Lane, EX8 2JL

Applicant: Dr Jane Crossman

Proposal: Add stone veneer cladding to front of property and approved porch (under application 19/2194/FUL).

Date limit for comments: 26.06.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BB Seconded: JH
No objection

[Planning Application No: 20/1092/FUL](#)

Location: 8 Buckingham Close, EX8 2JB

Applicant: Mr Daniel Thomas-Jenkins

Proposal: Construction of single storey rear extension

Date limit for comments: 01.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: JH Seconded: BB
No objection

TOWN

[Planning Application No: 20/1052/FUL](#)

Location: 42 Lawn Road, EX8 1QJ

Applicant: Mr Ed Russell

Proposal: Change of use of 5 bed house in multiple occupation and a 1 bed self-contained apartment into 4 no. self-contained apartments and installation of new external staircase

Date limit for comments: 23.06.2020

Comments Statutory Consultees: None

View of representations:

1 x Rep – object to the proposed external stairway which would adjoin their property. The entrance to the first floor flat would be next to their landing window affecting privacy and noise to their house.

Decision: Proposed: TM

Seconded: JW

Objection, whilst members recognised the need for affordable housing, but were concerned that the proposed access to the first floor flat would affect the amenity and privacy of the neighbouring property.

ADJOINING PARISH – WOODBURY & LYMPSTONE

[Planning Application No: 20/0993/MRES](#)

Location: Goodmores Farm, Hulham Road, EX8 5BA

Applicant: Joanna Fowler (Eagle Investments Ltd)

Proposal: Reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 317 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin. The provision of serviced land for Mixed use employment/commercial uses and land for the provision of a primary School

Date limit for comments: 24.06.2020

Comments Statutory Consultees:

NHS Foundation Trust – 11.06.2020 – outlining the CIL & S106 requirement.

DCC Highways – 10.06.2020 – requested additional information.

Cllr G Jung – Woodbury & Lympstone – 08.06.2020 – Objects, no detail has been given regarding the commercial aspect of the development. Expected better building style and design and thought for climate change strategies. Concerned about the impact on downstream flooding in Lympstone and Withycombe. Feels the work van provision of 12 vans and been under-estimated. There should be a weight limit of 7.5 tonnes for construction traffic crossing Woodbury Common or Woodbury Village. How will have responsible for the cost of maintaining open spaces, verges, playparks, hedges and trees.

Cllr F Caygill – Objects.

View of representations:

33 x Rep including, Marley Planning Group, Exmouth Civic Society & Exmouth Residents Association – Summary of concerns raised are:

ACCESS

- Strongly object to the proposed access on Marley Road
- Proposed access forms part of the East Devon Way extensively used by walkers and cyclists.
- Concern over Highway safety.

- Traffic and safety assessment out of date and does not reflect current usage or Marley Road.
- The current road infrastructure needs to be improved prior to the commencement of further development.

LAYOUT

- The change in the road layout at the North of the site is also a departure from the original approved application and enable future development.

DESIGN

- Phase 2 & 3 do not identify any green space or play areas.
- Lack of renewable energy
- Residential and commercial developments shouldn't be mixed.

FLOODING

- Concern over potential flooding lower down the brook.
- Drainage system would be unable to cope.

LANDSCAPE

- Plan show 2 protected hedges however the 2018 Masterplan states 12 were assessed as priority habitat.
- An updated Ecological survey should be submitted as ascertain current mitigation requirements.

1 comment in support

Decision: Proposed: Fca

Seconded: AC

Objection, members fully supported of resident's objections regarding proposed the new access on Marley Road which was a departure from the outline application.

Other concerns raised by members included:

- The need for the provision of a pedestrian crossing across Dinan Way.
- It was strongly felt the provision of just 16 affordable houses (5%) for a development of this size was unacceptable.
- Questioned the need for a school and should be review by DCC.
- A consultation should be held regarding CEMP with all interested parties and residents.
- Lack of recognition regarding climate change and the use of renewable energy.

P20/085. Items for consideration

(i) Premises and club premises licence applications, variations and minor variations received under the licensing act 2003.

Natural Growth Wine, Office 8, Exmouth Business Centre, 14 Hartley Road, EX8 2SG

Ward: Littleham

Name of applicant: Mr Gennaro Effuso

Premises Licence Application to include

Premises Open Hours requested

J. Supply of alcohol for consumption OFF the premises only

Monday to Sunday 11:00 - 17:00

CONDITIONS OFFERED BY APPLICANT

ANNEXE 2 - CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

The business was an online business only and no members of the public would be able to enter the premises to purchase alcohol.

Alcohol purchased online or by phone would then delivered to the customer door. Any member of the public attempting to purchase any type of alcohol online would be required to their date of birth before purchase to prove their date of birth, alcohol requested buy over the phone would be ask for identification before they accept the delivery. This would be clearly stated before any purchase was possible online and would be precisely explained over the phone before any order was accepted. Customer ordering online must be required to enter their date of birth before purchase to prove that they are over 18 years of age. All parcels sent out containing alcohol must be sent out by means of a `signed delivery` and the person signing to accept the delivery must be able to prove their age.

Last Date for receipt of representations by the Licensing Authority 7 July 2020

Members objected to this application which was felt to be unsuitable in a predominantly residential area.

Note: Councillor J Humphreys previously declared a personal interest.

Addendum

ii) Street Trading – additional trading times

Applicant: Claire Booth, Lovely Cooking

Location: Opposite Buildbase, Salterton road

Requested to add the following trading times to her already granted annual street trading consent.

Every Friday: 16:30 - 21:00

Date limit for comments: 01.07.2020

Members raised no objection.

P20/86. Items for information

(i) Notification of Tree Preservation Orders TPO's

Proposal: Land to the South of, and between No 106 to 128, The Marles

TPO No: 20/0031/TPO

Proposal: Land at 11 Drakes Avenue

TPO No: 19/0109/TPO

Proposal: Land at 2 Sharps Court
TPO No: 19/0107/TPO

The above tree preservation orders were confirmed by EDDC Arboricultural team.

(ii) Notification of tree works considered an exception to TPO 16/0072/TPO

A copy letter from EDDC Arboricultural Team was circulated for information.

(iii) Tree works considered an exception to the Conservation Area Legislation

A copy letter from EDDC Arboricultural Team was circulated for information.

(iv) Appeal Notification

Appeal by: Mrs R Jones

Appeal Ref: APP/U1105/W/20/3251738

Proposal: Construction of detached dwelling

Location: 10 Fairfield Close, EX8 2BN

An appeal had been made to the Secretary of State against the decision of EDDC to refuse to grant planning permission for the proposed development.

Copy letter was circulated.

(v) Appeal Decision

Appeal by: Mr A Mann

Appeal Ref: APP/U1105/D/20/3247489

Proposal: First floor rear extension and rear dormer extension to existing dwelling.

Location: 62-64 New Street, EX8 1RT

The above appeal was allowed, and planning permission was granted, copy letter was circulated for information.

(vi) Appeal Decision

Appeal by: Liverton Business Park 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, EX8 2NU

The above appeal was allowed, and planning permission was granted, copy letter was circulated for information.

(vii) East Devon CIL Examiner's Report

The examiner had completed his report on the Examination of the CIL draft charging schedule. This would now be considered by East Devon District Council at a future meeting before the revised CIL charges could be introduced.

(viii) Street Café (table and chairs) licences

An update from Devon County Council was circulated for information.

P20/087. East Devon District Council – Planning Decisions

<i>Application</i>	<i>Exmouth Town Council View</i>	<i>EDDC Decision</i>
<u>20/0719/FUL 128 Pound Lane</u>	Objection	Conditional Approval
20/0702/FUL 9 Oakwood Rise	Objection	Refusal
20/0705/FUL Hillcrest School Bungalow, St Johns Road	Objection	Withdrawn
<u>20/0720/FUL 23 Bradham Lane</u>	Objection	Conditional Approval
20/0745/FUL 50 Mount Pleasant Avenue	Objection	Withdrawn

The meeting concluded at 19.31

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