

EXMOUTH TOWN COUNCIL

Planning Committee

Virtual Meeting held on 20 July 2020

Present:

L Elson (Chairman)
F Caygill (FCa)
F Cullis (FCu)
J Humphreys
C Nicholas
B Toye
J Whibley

Apologies: M Rosser, B Bailey & T Dumper

P20/096. Minutes

The minutes of the meeting held on 6 July 2020 were approved.

P20/097. Declarations of pecuniary interests and dispensations

| | |
|-----------------------|--|
| Item: | Urgent Business - Licensing Application Natural Growth Wine |
| Councillors | Councillors J Whibley & F Caygill |
| Pecuniary or personal | Personal |
| Reason | On EDDC Licensing & Enforcement Sub Committee |
| Item: | Urgent Business - Licensing Application Natural Growth Wine |
| Councillors | Councillor J Humphreys |
| Pecuniary or personal | Personal |
| Reason | Lived on Hartley Road |
| Application: | 20/1360/FUL – 17 Bapton Lane |
| Councillors | Councillors J Humphreys & L Elson |
| Pecuniary or personal | Personal |
| Reason | Knew the applicant |

P20/098. Urgent business

(i) Premises Licence Application Natural Growth Wine

The Chairman updated member on additional information received from Licensing regarding the above application.

Members still had concerns regarding the deliveries to the premises, the storage arrangements and security in a predominately residential area.

Members agreed they wished to continue to make a representation against the application. Councillor B Bailey had been nominated at the previous meeting to represent the Committee at any mediation or at a hearing.

Note: Councillors J Humphreys, F Caygill and J Whibley had previously declared an interest.

P20/099. To determine applications under delegated powers

BRIXINGTON

[Planning Application No: 20/1180/TRE](#)

Location: 26 Hillcrest Gardens, EX8 4FE

Applicant: Mr & Mrs Day

Proposal: T1, Horse Chestnut: Prune to give 3m linear clearance to

Neighbouring property Reason: To ensure clearance from property

T2, Ash: Fell Reason: To allow neighbouring oak to develop better form and due to high likelihood of ash succumbing to ash dieback.

Target Date: 05.08.2020

Comments Statutory Consultees:

Tree Officer's Report – The proposed works to T1, Horse Chestnut was general maintenance to achieve clearance from the neighbouring property which the crown was touching. The applicant proposes to fell T2, a young established Ash of fair form and condition which was located in close proximity to the rear of the applicants house. The tree was retained as part of the original development. Immediately adjacent to the Ash was semi mature Oak which in the long-term would be the dominant tree. The removal of the Ash to increase light levels on its own was not considered appropriate. However, taking into consideration the current size of the tree, the species of tree, the long term life expectancy of the tree due to the likely impact of Ash Die Back, the proximity of other trees and the benefits of increasing the age diversity of trees in the area through replacement planting, the proposal to fell the Ash was considered arboricultural appropriate.

Recommendation – Approval subject a replacement tree being planted as specified by the Tree Officer.

View of representations: None

Decision: Proposed: CN

Seconded: FCa

Approval in accordance with the Tree Officer's report.

LITTLEHAM

[Planning Application No: 20/1218/TRE](#)

Location: 5 Rocklands Rolle Road, EX8 2DS

Applicant: Martin Warren

Proposal: Evergreen Oak: fell Reason: tree is declining due to damage caused by development

Target Date: 12.08.2020

Comments Statutory Consultees:

View of representations:

Decision: Proposed:

Seconded:

Defer pending Tree Officer's report

TOWN

[Planning Application No: 20/1150/TCA](#)

Location: 6 Windsor Square, EX8 1JU

Applicant: Mr Russell Fenn

Proposal: Ash in front garden: Fell

Reason: Causing disturbance to wall

Target date: 20.07.2020

Comments Statutory Consultees:

Tree officer's report – This established Ash in the front garden within 0.5m of the neighbour's boundary was described as the wrong tree in the wrong location. Ash were a woodland tree and had the potential to grow very large and would require significant ongoing pruning to maintain it to a size suitable to the location to prevent damage to properties which would be detrimental to both the health and amenity of the tree. If left to grow the tree would cause significant damage to the wall. Furthermore, it was highly likely to succumb to Ash die back. Therefore, felling and the replanting of a more appropriate species of tree was considered appropriate.

Recommendation: Approval subject to replacement planting as specified by the Tree Officer to ensure future tree cover in the area.

View of representations: None

Decision: Proposed: JW

Seconded: LE

Approval in accordance with the Tree Officer's report.

WITHYCOMBE RALEIGH

[Planning Application No: 20/1201/TRE](#)

Location: Homes By Design, Salterton Road, EX8 2NS

Applicant: Mr Richard White

Proposal: T1, Ash: crown raise up to a height of 4.5 meters over grassed area see picture 04

T2, Oak: crown raise over building to provide a 2 metre clearance see picture 03.

G1, group of mixed trees including oak, turkey oak, and Ash. Ash coppice: see picture 02. Turkey oaks remove branches on western side to give a 2 metre clearance from Salterton units see picture 05. Oaks crown: raise up to 5 metres over car parking area and cut back from building to give a 2 metre clearance - see picture 01. Reason for works is to stop future damage to the buildings and allow more light into building and grass area.

Target date: 10.08.2020

Comments Statutory Consultees:

Tree Officer's Report - The trees were part of a shelter belt between industrial units along Salterton Road. The proposed works were minor to give long term clearance from buildings and over car parking areas to prevent direct damage. The work would not be detrimental to either the health or amenity of the trees.

Recommendation - Approval

View of representations: None

Decision: Proposed: FCu

Seconded: LE

Approval in accordance with the Tree Officer's report.

P20/100. To consider the planning applications for consultation set out below.

HALSDON

[Planning Application No: 20/1099/FUL](#)

Location: St Michaels, Littlemead Lane, EX8 3BU

Applicant: Mr & Mrs Vincent

Proposal: Proposed replacement dwelling

Date limit for comments: 24.07.2020

Comments Statutory Consultees:

Cllr M Armstrong – Would like clarification on the colour, type and texture of the metal roof covering and cladding. Would this affect the streetscene as neighbouring properties had tiled roofs?

Reassurance that no trees or hedges would be disturbed during or after the works.

Reassurance that the recommendations made in the bat survey would be carried

Out. Any approval should be conditioned accordingly.

View of representations:

1 x Rep – concerned about surface flooding to their garden and would like reassurance the proposal will not exacerbate the problem. Suggested alternative location of the bat box.

Decision: Proposed: BT

Seconded: LE

No objection subject to any approval conditional in accordance with the recommendations made in the bat survey report.

[Planning Application No: 20/1248/FUL](#)

Location: 8 Essington Close, EX8 4QY

Applicant: Mr Ben Maddison

Proposal: Construction of boundary fencing to front and gate (partially retrospective)

Date limit for comments: 23.07.2020

Comments Statutory Consultees:

Cllr M Armstrong – Objects as retrospective (not material)

View of representations: None

Decision: Proposed: BT

Seconded: LE

Objection on the grounds that the fence was out of keeping with the rest of the streetscene. Essington Close is characterised by low level walls and hedges. The fence was considered to have a harmful visual impact on the general open character in the area. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2 which states that development should be mindful of surrounding building styles and a high level of design.

[Planning Application No: 20/1312/FUL](#)

Location: 22 Mudbank Lane, EX8 3EG

Applicant: Mr & Mrs Williamson

Proposal: Construction of retractable pergola awning to balcony

Date limit for comments: 24.07.2020

Comments Statutory Consultees:

Cllr M Armstrong – Objection as not in keeping with the street scene as the majority of dwellings did not have awnings. A precedent was set by the approval of a similar awning at no. 20 Mudbank to which she objected. Concerned that the retractable awning could be a permanent fixture. Felt it detracted from distractive design and adversely affected the outlook of neighbouring properties in a prominent position. If approval recommended should be subject to the design being the same as the previous approved application at no 20 so as not be to the detriment of the overall appearance of this development.

View of representations: None

Decision: Proposed: BT Seconded: LE
No objection

[Planning Application No: 20/1345/FUL](#)

Location: 23 Mudbank Lane, EX8 3EG
Applicant: Mr & Mrs Goodanew
Proposal: Construction of retractable pergola awning to balcony

Date limit for comments: 24.07.2020

Comments Statutory Consultees:

Cllr M Armstrong – Objection as not in keeping with the street scene as the majority of dwelling did not have awnings. A precedent was set by the approval of a similar awning at no. 20 Mudbank to which she objected. Concerned that the retractable awning could be a permanent fixture. Felt it detracted from distractive design and adversely affected the outlook of neighbouring properties in a prominent position. If approval recommended this should be subject to the design being the same as the previous approved application at no 20 so as not be to the detriment of the overall appearance of this development.

View of representations: None

Decision: Proposed: BT Seconded: LE
No objection

[Planning Application No: 20/1211/FUL](#)

Location: Lympstone Manor Hotel Courtlands Lane, EX8 3NZ
Applicant: Mr Michael Caines
Proposal: New swimming pool and pool house, including changing and hospitality area, and external terracing and leisure area.

Date limit for comments: 28.07.2020

Comments Statutory Consultees:

Environmental Health – Recommends condition to ensure that adverse impact is not caused to nearby residential property, South Lodge.
SWW – No objection

View of representations: None

Decision: Proposed: BT Seconded: LE
No objection in principle to the application but had concerns over the proposed fire pit and would prefer a more sustainable way of heating the Pool House/Pool water e.g. solar panels.

[Planning Application No: 20/1324/FUL](#)

Location: 39 Brittany Road, EX8 5SG

Applicant: Mr Smith

Proposal: Loft conversion to provide additional bedroom (revised scheme); velux windows to front and rear

Date limit for comments: 27.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BT Seconded: LE
No objection

[Planning Application No: 20/1360/FUL](#)

Location: 17 Bapton Lane, EX8 3JS

Applicant: The Rev Canon Ian Morter

Proposal: Proposed first floor extension to rear dormer construction

Date limit for comments: 30.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: BT Seconded: LE
No objection

Note: Councillors L Elson and J Humphreys had previously declared an interest.

LITTLEHAM

[Planning Application No: 20/1228/FUL](#)

Location: 33 Cyprus Gardens, EX8 2DP

Applicant: Ms Sage

Proposal: Construction of conservatory

Date limit for comments: 23.07.2020

Comments Statutory Consultees: None
Cllr Mike Rosser – No objection

View of representations: None

Decision: Proposed: JH Seconded: LE
No objection

[Planning Application No: 20/1326/FUL](#)

Location: Summerleaze 79 – 81 Salterton Road, EX8 2EW

Applicant: Mr Mike Covell

Proposal: Replacement of self-contained timber framed store building with an attached self-contained cleaning building for COVID-19 requirements.

Date limit for comments: 22.07.2020

Comments Statutory Consultees:

Environmental Health – did not anticipate any concerns.

Cllr Mike Rosser – No objection

View of representations: None

Decision: Proposed: JH

Seconded: LE

No objection

[Planning Application No: 20/1372/FUL](#)

Location: 8 Glebe Close, EX8 2QU

Applicant: Mr Mark Holland

Proposal: Construction of single storey rear extension with balcony

Date limit for comments: 29.07.2020

Comments Statutory Consultees:

Cllr Mike Rosser – No objection

View of representations: None

Decision: Proposed: JH

Seconded: LE

No objection

TOWN

[Planning Application No: 20/1308/FUL](#)

Location: 89 Victoria Road, EX8 1DR

Applicant: Mrs Sam McDoogie

Proposal: Construction of single storey side/rear extension and provision of cladding

Date limit for comments: 29.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: JW Seconded: LE
No objection

[Planning Application No: 20/1358/FUL](#)

Location: 99 Victoria Road, EX8 1DR
Applicant: Mrs Paula Fairbrother
Proposal: Construction of replacement garage

Date limit for comments: 29.07.2020

Comments Statutory Consultees: None

View of representations:

1 x Rep – concerned that the proposed replacement garage is lower than the garage of 101. Plans do not indicate how will the party wall be protected from water corrosion/damp as it travels along the party wall to the water butt.

Decision: Proposed: JW Seconded: LE
No objection

[Planning Application No: 20/1365/VAR](#)

Location: Land To Rear Of 33-35 New Street Exmouth
Applicant: Mr S Drew
Proposal: Variation of condition 2 (approved plans) of planning permission 18/0524/MFUL (Re-development to provide mixed development comprising of 3 no. B1 units (office) and 17 no. residential apartments, of which 35% is to be affordable with associated amenity and parking facilities and new vehicular access) to alter the external materials from brick to white render

Date limit for comments: 29.08.2020

Comments Statutory Consultees: None

View of representations:

1 x Rep but not material to this variation application which is to alter the external finish.

Decision: Proposed: JW Seconded: LE
No objection

WITHYCOMBE RALEIGH

[Planning Application No: 20/1292/VAR](#)

Location: 8 Drakes Avenue, EX8 4AB
Applicant: Mr J Hogan
Proposal: Variation of condition 2 (approved plans) of planning permission 19/1926/VAR (proposed new house) for the installation of an additional first

Window floor in the south eastern elevation

Date limit for comments: 22.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: FCu
No objection

Seconded: LE

[Planning Application No: 20/1229/FUL](#)

Location: 131 Salterton Road, EX8 2NP

Applicant: Mrs Sarah De-Ville

Proposal: Construction of single and two storey front extension, single storey rear extension, and provision of cladding

Date limit for comments: 27.07.2020

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: JW
No objection

Seconded: LE

P20/101. Items for consideration

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

Ref No: 050954

Premises: 2 Rolle Street, EX8 1HE

Ward: Town

Name of applicant: Bar 1912 Limited

Premises Licence Application to include

Premises Open Hours requested

Monday to Thursday 10:00 00:00

Friday & Saturday 10:00 01:30

Sunday 10:00 23:00

Activities

E. Performance of live music (Indoors)

Monday to Saturday 11:00 23:00

Sunday 11:00 22:30

F. Playing of recorded music (Indoors)

Monday to Thursday 10:00 23:30

Friday & Saturday 10:00 01:00
 Sunday 10:00 22:30

J. Supply of alcohol for consumption ON and OFF the premises
 Monday to Thursday 10:00 23:30
 Friday & Saturday 10:00 01:00
 Sunday 10:00 22:30

Details of the conditions offered by applicant had previously been circulated to members.

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

Members had reservations about noise levels in a residential area.

P20/102. Items for information

None.

P20/103. East Devon District Council – Planning Decisions

| <i>Application</i> | <i>Exmouth Town Council View</i> | <i>EDDC Decision</i> |
|--|----------------------------------|----------------------|
| 20/0475/VAR Land South of Elgin, Bassetts Gardens | No objection | Conditional Approval |
| 20/0571/FUL 3-7 Magnolia Walk | No objection | Conditional Approval |
| 20/1062/FUL 32 Featherbed Lane | No objection | Conditional Approval |
| 19/1846/FUL 12C Cyprus Road | Objection | Refusal |
| 20/0915/COU 2 Rolle Street | No objection | Conditional Approval |
| 20/0958/FUL 22 Ryll Court Drive | No objection | Approval |
| 20/1132/FUL Mirasol, Raddenstile Lane | No objection | Conditional Approval |
| 20/1167/LBC Bystock Court, Old Bystock Drive | No objection | Withdrawn |
| 20/0928/FUL 6 Trinfield Avenue | No objection | Approval |
| 20/0678/FUL Garages off Bakery Lane | Objection | Refusal |
| 20/0998/VAR The Range, Liverton Business Park | No objection | Conditional Approval |

A request from Councillor T Dumper was considered by members for a representative to attend the EDDC Planning Committee meeting on Wednesday 22 July regarding the Sam's Funhouse application. It was agreed that Councillor F Caygill would attend and represent the Committee.

The meeting concluded at 19.10

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