

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF LYMPSTONE**  
**PARISH COUNCIL HELD AT 7.00PM ON MONDAY 2<sup>ND</sup> FEBRUARY 2015**  
**IN THE VILLAGE HALL.**

PRESENT: Councillors: P Acca R Eastley  
D Atkins R Estcourt  
J Bailey R Longhurst  
Mrs D Beatty Mrs K Rogers (Chairman)  
C Carter D Young

Also Present: Cllr Mrs J Clark (not a Committee member), District Cllr Ingham, the Press and 10 members of the public.

32 **Declarations of Interest**

There were no declarations at this point in the meeting.

33 **Minutes**

RESOLVED: that the minutes of the meeting held on 15<sup>th</sup> December 2014 be confirmed as a correct record and signed by the Chairman.

34 **Planning applications**

Cllr Atkins abstains from voting in order to preserve his right to comment and vote at EDDC Development Management Committee meetings.

**15/0095/FUL & 96/LBC** Construction of rear extension, removal of porch and installation of new inward opening gate at 1 Lower Harefield Lodge, Exmouth Road – SUPPORT but add a condition that the external materials, including the roof design and materials, should be in keeping with the existing building.

**14/3022/MOUT** Outline application for the construction of up to 150 residential dwellings and associated parkland and open space seeking approval for access only (matters of appearance, landscape, layout and scale reserved). Land at Higher Marley Road, Exmouth  
Cllr Atkins declared a disclosable interest and withdrew from the meeting.

OBJECT (Unanimously) on the following grounds: Access arrangements are extremely poor for vehicles, cyclists and pedestrians.

1 Access onto Hulham Road from Marley Drive, which has a poor visibility at the junction and there are no pavements on either road, for cyclists and pedestrians will create unacceptable hazards to these road users.

2 The development will create an unacceptable intrusion into the landscape in this attractive high spot for the Parish and surrounding area.

3 Drainage and sewerage arrangements are inadequate. A large proportion of the site is underlain by clay deposits which will mean that surface water will not be held by the land and will run off quickly into surrounding areas. This will put unsustainable pressure on the Withycombe and Wotton Brooks and is likely to give rise to flooding in areas lower down these important watercourses.

4 The attenuation ponds proposed by the development are totally inadequate to contain surface water from the developed site. There is no filtration before the attenuation ponds and this will give rise to pollution, putting their stated use as wildlife habitats at risk and raising the risk of

developing noxious areas.

5 The development is unsustainable and will require total reliance on vehicular transport for reasonable access to shops, schools and healthcare facilities.

6 The development does not fit in with the policies of the Lympstone Neighbourhood Plan.

7 There is no doubt that trees will be lost during and arising from the development. Some of these are protected and the remainder form part of the locally important visual aspect of the area.

**14/2946/MFUL** Renovation, restoration and extension of Courtlands House estate from a wedding venue into a 21 bedroom luxury country house hotel and fine dining restaurant. Including refuse and maintenance store, staff accommodation and kitchen facilities, landscaping of private gardens and parkland including a nature trail, tennis court and croquet lawn and access to the Exe Estuary cycle way. Courtlands House, Courtlands Lane, Exmouth  
The Cllr Chapman of the Planning Committee of Exmouth Town Council attended the meeting and reported that the Town Council was supporting this application  
**SUPPORT** – with a request for a condition limiting the use of the lodges as staff accommodation in connection with Courtlands House only. The development will secure the long-term future of this important Listed Building. The development will bring employment to Lympstone and Exmouth.

Cllr Carter abstained from voting

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**Planning decisions**

**14/2681/FUL** Demolition of existing garages and erection of new garage building with annex over Yonder Thatch, Wotton Lane – approved subject to conditions

Chairman.