EXMOUTH TOWN COUNCIL
Minutes of the Meeting of Exmouth Town Council Planning Committee held in the Council Chamber, Town Hall, St Andrews Road, Exmouth on Monday 3 March 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Andrew Colman
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Tim Dumper
Councillor Mike Rosser
Councillor Andrew Toye

Apologies:

Councillor Cherry Nicholas
Councillor David Poor
Councillor Andrew Woodward

Public Speaking Time

John Best spoke in support of his planning application 25/087/OUT, Longstones, 17 Foxholes, EX8 2DF, construction of two dwellings (all matters reserved except for access).

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

P25/032. Minutes of the previous meetings and decisions under delegated authority

Councillor D Conduit proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meetings held on 17 February 2025 were a true record.

P25/033. To receive any declarations of interests from members:

Minute P25/036. Application 25/087/OUT, Longstones, 17 Foxholes, EX8 2DF
Councillor Tim Dumper declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minute P25/037: Premises Licence applications
Councillors J Whibley and T Dumper declared Other Registrable Interests as Members of East Devon District Council's Licencing and Enforcement Committee.

P25/034. Urgent business.

Planning Application No: 24/2574/ADV

Location: Petrol Filling Station, 223 Exeter Road, EX8 3DZ
Applicant: c/o agent: Stantec
Proposal: Erection of illuminated small format advertising display

Application previously deferred pending request for additional information from the applicant.

Agent has confirmed that the display is single-sided and faces south, away from the nursing home.

Decision: Proposed: TD Seconded: AT
Approval

P25/035. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 25/0136/TPO

Location: 19 Evergreen Close, EX8 4RR
Applicant: Mrs Angela McDonald
Proposal: Ash T1: Fell due to ash dieback
Ash T2: Fell due to ash dieback
Ash T3: Fell due to ash dieback

Target date: 11.03.25

Comments Statutory Consultees:
Tree Officer's report pending.

View of representations:

Decision: Proposed: AC Seconded: DC
The Committee was pending receipt of the Tree Officer's report at the time of the meeting however members agree supported their recommendation.

TOWN

Planning Application No: 25/0082/ADV

Location: The Bath House, Esplanade, EX8 2AZ
Applicant: Mr Simon Pettifer
Proposal: Installation of replacement signs to include: 1 no illuminated double sided pictorial sign with 2no amenity boards fitted to existing post, 1no non illuminated transom panel, 1no illuminated name board, 1no illuminated sign written pictorial logo, 1no illuminated set of individual fret cut house name

letters, and 1no illuminated double sided post mounted corex sign

Target date: 02.04.25

Comments Statutory Consultees:
Conservation – 27.02.25 – Support

View of representations: None

Decision: Proposed: DC Seconded: JW
Approval

Planning Application No: 25/0105/ADV

Location: Premier Inn, Esplanade, EX8 2AZ
Applicant: Agent: Walsingham Planning
Proposal: A Scheme of Signage Including 2No. Internally Illuminated Wall Mounted Flex Face Sign, 1No. Externally Illuminated Wall Mounted Flex Face Sign, 1No. Internally Illuminated Post Sign, and 2No. Internally Illuminated Entrance Signs.

Target date: 24.03.25

Comments Statutory Consultees:
Conservation – pending comments.

View of representations: None

Decision: Proposed: Seconded:
Application deferred

WITHYCOMBE RALEIGH

Planning Application No: 25/0116/TRE

Location: Copse Behind Drakes Gardens, (r/o 72 Masey Road, EX8 4AR)
Applicant: 360 Globalnet
Proposal: T2: Oak - remove to ground level.

Target date: 18.03.25

Comments Statutory Consultees:
Tree Officer's report attached for information.
Recommendation: **Approval** subject to replacement tree planted.

Cllr A Woodward had forwarded his comments which were shared as follows:
Had no objection in accordance with the Tree officer's report.

Decision: Proposed: JW Seconded: TD
Approval in accordance with the Tree Officer's report.

P25/036. Planning applications.

BRIXINGTON

Planning Application No: 25/0338/FUL

Location: 4 Oxford Close, EX8 5QP
Applicant: Mr and Mrs Baker
Proposal: Conversion of existing single garage into habitable room and construction of link between this and the main house.

Date limit for comments: 10.03.25

Comments Statutory Consultees: None

View of representations: None

Cllr C Nicholas had forwarded her comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: AC Seconded: GD
No objection

HALSDON

Planning Application No: 25/0280/FUL

Location: 1 Orchard Close, EX8 3JD
Applicant: Mr David Rice
Proposal: Proposed single storey rear extension

Date limit for comments: 04.03.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

Planning Application No: 25/0278/FUL

Location: 1 Orchard Close, EX8 3JD
Applicant: Mr David Rice

Proposal: Proposed loft conversion comprising alteration to roof and construction of a rear dormer.

Date limit for comments: 04.03.25

Comments Statutory Consultees:

View of representations:
2 x Rep – proposal out of keeping with the street scene. Concern raised regarding overlooking and loss of privacy.

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
Objection: The property is surrounded by dwellings, and while this revised application sought to mitigate the impact on neighbours, it was considered that any additional development would have an unacceptable effect on them. Furthermore, the proposal was deemed out of keeping with the rest of the street scene and therefore contrary to Policy EB2 of the Exmouth Neighbourhood Plan, which states that development should be mindful of surrounding building styles and ensure a high level of design.

Planning Application No: 25/0226/FUL

Location: 373 Exeter Road, EX8 3NS
Applicant: Ms Rachel Rowland
Proposal: Proposed loft conversion with alteration to roof and addition of dormer on the southwest elevation.

Date limit for comments: 10.02.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

LITTLEHAM

Planning Application No: 25/0187/OUT

Location: Longstones, 17 Foxholes, EX8 2DF
Applicant: Mr John Best
Proposal: Construction of two dwellings (all matters reserved except for access)

Date limit for comments: 04.03.25

Comments Statutory Consultees:
Devon County Archaeologist – did not wish to comment.

View of representations: None

ENP Policy: EN1 (National Landscape)

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: GD Seconded: JW
No objection subject to comments from DCC Highways and the application meeting requirements for BNG.

Planning Application No: 25/0024/FUL

Location: Unit 4, Sideshore, Queens Drive, EX8 2GD
Applicant: Queens Drive Community Interest Company c/o Oxygen House, Exeter, EX1 3LH
Proposal: Retrospective change of use of unit 4 from mixed leisure and office use (Class E) to beach school (Class F1a)

Date limit for comments: 10.03.25

Comments Statutory Consultees:
Environmental Health – do not anticipate and concerns.

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

ENP Policy: CF3

Decision: Proposed: GD Seconded: MR
No objection though concern was raised regarding adequate toilet provision.

Planning Application No: 25/0233/LBC

Location: 50 Bicton Street, EX8 2RU
Applicant: Miss Tracy Whitehead
Proposal: Re-slate main roof and install 1no. rooflight on rear elevation

Date limit for comments: 12.03.25

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:

No objection

ENP Policy: EB1 (Listed) & EB2

Decision: Proposed: GD Seconded: MR
No objection subject to the Conservations Officer's report.

TOWN

Planning Application No: 24/0487/FUL

Location: The Corner House, 3 The Strand, EX8 1AB
Applicant: Mr M Kilic
Proposal: Retrospective application for new extraction and ventilation system.

Date limit for comments: 11.03.25

Comments Statutory Consultees:
Environmental Health – 26.02.25 - Has concerns regarding noise.
Conservation – 25.02.25 – Building on boundary of Conservation area and near Power Monkey (Grade II listed). Visibility of the flue is extremely limited from wider aspects therefore have no objection.

View of representations:
1 x Rep – Object on the grounds that the development has blocked access to maintain their tv aerial and emergency exit.

ENP Policy: EB2

Decision: Proposed: JW Seconded:
Objection on the grounds of the impact on residential amenity. The proposed development adversely affects the ability of the residents to maintain their roof space and obstructs an emergency exit. Furthermore, Environmental Health has raised concerns regarding noise levels. The application was therefore considered contrary to Policy D1.3e of the Local Plan.

Planning Application No: 24/2717/LBC

Location: Flat 4, Old Manor House, 13 North Street, EX8 1LF
Applicant: Dr Stuart Ruffle
Proposal: Replace 7 no. windows at first floor front (southeast) elevation.

Date limit for comments: 14.03.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed), EB2

Decision: Proposed: DC Seconded: JW
No objection subject to the Conservation Officer's report.

WITHYCOMBE RALEIGH

None

P25/037. Other items

i. **Premises Licence variation application received**
Ref No. 059379
Premises: Bath House, Esplanade, EX8 2AZ
Ward: Town
Name of Applicant: Greene King Retailing Ltd

Consideration was given to the above variation to premises licence.

Date limit for comments: 14.03.25

Members did not wish to comment.

ii. **Premises Licence variation application received**
Ref No: 059392
Premises: Devon Cliffs, Sandy Bay, EX8 5BT
Ward: Littleham
Name of Applicant: Haven Leisure Ltd

Consideration was given to the above variation to premises licence.

Date limit for comments: 03.03.25

Members did not wish to comment.

iii. **Time Limited Premises Licence application received**
Ref No. 059400
Premises: Lympstone Manor, Vineyard and surrounding area, Courtlands Lane, EX8 3NZ
Ward: Halsdon
Name of Applicant: Lympstone Manor Ltd

TIME LIMITED Premises Licence Application for 08.07.25 to 10.07.25 ONLY

Consideration was given to the above time limited premises licence.

Date limit for comments: 21.03.25

Members did not wish to comment.

P25/038. Items for information

i. **Appeal Notification**
Appeal ref: APP/U1105/W/24/3355976
Appeal by: Mr Azim Lalani
Application Ref: 22/1910/MFUL
Location: Devoncourt Hotel, 16 Douglas Avenue, EX8 2EX
Proposal: Demolition of the existing Devoncourt building and outbuildings, construction of 51 open market and 15 affordable residential apartments and new 65 bed hotel with access via Maer Road car park, associated car parking and landscaping works.

It was noted that an appeal has been made to the Secretary of State against the decision of East Devon District Council to refuse to grant consent for the proposed development. Copy letter was previous circulated for information.

It was agreed that Cllr J Whibley and T Dumper in their capacity as District Councillors would seek clarification regarding the arrangements for the hearing and what legal representation they will have in place.

ii. **Notification of exempt works for Bystock Court, Old Bystock Drive**
Copy letter attached for information.

P25/039. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/2402/LBC A la Ronde, Summer Lane	No objection	Conditional Approval
24/2581/FUL 6 Trefusis Place	No objection	Conditional Approval
24/2659/FUL 14 The Hollows	No objection	Conditional Approval
24/2510/PDMA Land at Exmouth Community College, Withycombe Village Road	No objection	PDMA Prior Approval granted
24/1730/FUL 39 Carter Avenue	No objection	Conditional Approval

The meeting concluded at 19.22

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