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 17 March 2025 at 6:15pm

Present:

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

Apologies:

Councillor Andrew Colman
Councillor David Poor

Public Speaking Time

Mike Bellotti, Andrew Dalley, Devon County Councillor Jeff Trail spoke against planning application No: 25/0078/MOUT, Land at Higher Marley Road, Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 130 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Higher Marley Road.

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

P25/040. Minutes of the previous meetings and decisions under delegated authority

Councillor J Whibley proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meetings held on 3 March 2025 were a true record.

P25/41. To receive any declarations of interests from members:

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

P25/042. Urgent business.

None

P25/043. Tree and advertising consent applications.

LITTLEHAM

Planning Application No: 25/0143/TRE

Location: 38 Cyprus Gardens, EX8 2DP
Applicant: Mrs Vivienne Streeter
Proposal: Copper Beech: reduce crown to control the size of the tree and selectively reduce the length of branches by a maximum of 1.5 metres.

Target date: 24.03.25

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: **Approval**

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

Decision: Proposed: GD Seconded: MR
Approval in accordance with the Tree Officer's report.

Planning Application No: 25/0296/ADV

Location: Unit 6 and 7, Sideshore, Queens Drive, EX8 2GD
Applicant: Mr Oliver Bridge
Proposal: Proposed 2 no. illuminated signs

Target date: 10.04.25

Comments Statutory Consultees: None

View of representations:
1 x Rep – Objects on the grounds of light pollution and overdevelopment.

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

Decision: Proposed: MR Seconded: GD
Refusal

Planning Application No: 25/0157/TRE

Location: 88 Pegasus Court, Managers Office, Salterton Road, EX8 2NN
Applicant: First Port

Proposal: T1 to T5: x5 Hornbeams – side prune by no more than 30-40cm, maximum diameter cuts (MDC) less than 15mm. Crown raise to approximately 1-1.5m in height, MDC less than 25mm.

Target date: 25.03.25

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: **Approval**

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

Decision: Proposed: GD Seconded: MR
Approval in accordance with the Tree Officer's report.

P25/044. Planning applications.

BRIXINGTON

Planning Application No: 25/0078/MOUT

Location: Land at Higher Marley Road
Applicant: Tracy Ford
Proposal: Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 130 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Higher Marley Road.

Date limit for comments: 20.03.25

Comments Statutory Consultees:
EDDC Policy – 27.02.25 – The site was allocated in regulation 19 emerging local plan. Whilst 130 strikes as high, given site constraints, if this number could be accommodated in a high-quality scheme, that was in all/other resect acceptable, then there was more in favour of higher development levels than lower levels.

Police Crime Prevention Officer – 03.03.25 – gave advice on the principle of Crime Prevention though environmental design.

Green Infrastructure Project Manger – 05.03.25 - The application should be refused due to poor design, conflicting with Local Plan policies D1, D2, D3, TC2, and TC4. While the emerging local plan allows for 70 homes plus employment space, the proposal seeks 130 dwellings with no employment provision, leading to design issues such as a car-dominated access route, lack of connectivity, and encroachment into mature trees. To comply with policy, the scheme should remove dwellings from the southwest, relocate infrastructure to protect trees, improve frontage to parkland, enhance pedestrian links, and incorporate ecological

safeguards. The site could accommodate around 100 dwellings or 70 plus employment space, subject to further consultation.

Contaminated Land Officer – 06.03.25 - No development can begin until a remediation strategy addressing contamination risks is submitted to and approved by the local planning authority, ensuring safe development in line with policy EN16.

Environmental Health – 06.03.25 – would require a CEMP prior to any work commencing.

Natural England – 07.03.25 - require further information.

Cllr G Jung – 07.03.25 - The proposal exceeds the allocated housing in the Emerging Local Plan, lacks proper connectivity, and has access concerns, so I cannot support it at this stage

Woodbury Parish Council – Did not support the application.

Housing Strategy/Enabling Officer – 12.03.25 - Under current policy Strategy 34 of the East Devon Local Plan, a requirement for 50% affordable housing would be required. However, given the lack of a 5-year land supply, a pragmatic approach is being taken with sites adjacent to an existing built-up area boundary and the level of affordable housing to be sought. The applicant is proposing to provide 25% affordable housing (34 dwellings) which is acceptable.

Devon County Archaeologist – 14.03.25 - Due to the unknown potential for archaeological remains within the site and its proximity to known prehistoric activity, the Historic Environment Team objects to the application until further archaeological investigations, including a geophysical survey and potential field evaluation, are conducted in line with local and national planning policies.

View of representations:
18 x Rep - Objectors raise raised on the grounds of

- Access to site unsuitable
- Highway safety and poor the visibility
- Pedestrian safety
- Flooding and drainage
- Loss of wildlife habitat
- Impact on ancient woodland
- Loss of trees
- Lack of Infrastructure e.g. schools and health care.
- Lack of sustainable transport

Cllr D Poor had forwarded his comments which were shared as follows:
I would have objected to the application. I note that a number of statuary consultees have objected, I think the comments from the police are very pertinent and emphasise that this seems to have been rushed through, probably because the emerging local plan is recommending a much smaller proposal. I note that DCC highways have not commented yet.

ENP Policy: GA3, EN5, EN6

Decision: Proposed: CN Seconded: MR
Objection: Members concurred with all the representations made. The proposal for 130 dwellings is significantly higher than the allocation in the emerging Regulation 19 Local Plan. The site abuts the Pebblebed Heaths exclusion zone and two County Wildlife Sites at proposed site entrance, raising concerns about ecological impact. Members also expressed concerns regarding access and highway safety. Policy GA3 of the Exmouth Neighbourhood Plan states that all new housing and employment developments should seek to connect with the existing footway and cycle network or create opportunities to enhance connectivity. Proposals should also align with the strategy for cycle routes in Exmouth.
Concerns were also raised about surface water run-off. Under Policy EN5 of the Exmouth Neighbourhood Plan, any additional surface water resulting from development must be controlled and satisfactorily mitigated to prevent adverse impacts on neighbouring properties, the surrounding environment, wildlife habitats, and river and sea water quality. A drainage impact assessment is required for all new developments with significant surface water run-off implications. Additionally, under Policy EN6, proposals must include a management plan for the future maintenance of drainage systems.

Planning Application No: 25/0430/FUL

Location: 50 Maple Drive, EX8 5NR
Applicant: Mr & Mrs N Greenwood
Proposal: Garage conversion and single storey extension on the side/north elevation

Date limit for comments: 28.03.25

Comments Statutory Consultees:

View of representations:
1 x Rep – objects on the ground that restricts access to their driveway, reduce natural light to their home, encroaches their property, impacts their privacy, would create an overcrowded appearance, and alter the character of the area.

ENP Policy: EB2

Decision: Proposed: CN Seconded: JW
No objection

HALSDON

Planning Application No: 25/0403/FUL

Location: 32 Phillipps Avenue, EX8 3HZ
Applicant: Roger Brisley
Proposal: Demolition of garage/workshop, new side/rear extension, new garage, alterations and additions to dwelling, increase to roof height, changes to materials, and additional dropped kerb access.

Date limit for comments: 19.03.25

Comments Statutory Consultees:
SWW – 10.03.25 – advise to contact if unable to comply with requirements for surface water services.

View of representations: None

ENP Policy: EB2, EN5, EN6

Decision: Proposed: TD Seconded: AT
No objection

LITTLEHAM

Planning Application No: 25/0224/FUL

Location: The Gables, 18 Cranford Avenue, EX8 2HU
Applicant: Daniel Morgan
Proposal: To replace the balcony balustrades with glazed satin stainless steel.

Date limit for comments: 25.03.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

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

Decision: Proposed: MR Seconded: GD
No objection

TOWN

None

WITHYCOMBE RALEIGH

Planning Application No: 25/0453/FUL

Location: 5 Laurel Rise, EX8 4RT
Applicant: Charlie Boaden
Proposal: Proposed single storey rear extension

Date limit for comments: 31.03.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: TD
No objection

P25/045. Other items

i. **Time Limited Premises Licence application received**
Ref No. 059433
Premises: Withycombe Raleigh RFC – The Field, Raleigh Park, Hulham Road, EX8 3HS
Ward: Halsdon
Name of Applicant: Withycombe Rugby Football Club Limited

TIME LIMITED Premises Licence Application 19th July 2025 ONLY

Consideration was given the above time limited premises licence, details of the application could be viewed on EDCC's website.

Date limit for comments: 31.03.25

Members did not wish to comment.

ii. **Notification of a street trading application received - Exe Bay 25 Event - 3rd & 4th May - 2 traders**
The applicant is: Annabel Taylor-Ross - Ocean Surfski
Location: Foxholes car park, Queens Drive, Exmouth, EX8 2AY
Dates: Saturday 3rd & Sunday 4th May 2025
Times: Saturday 3rd May - 10:00 - 17:00
Sunday 4th May - 10:00-15:00
The application is for: 2 x trading units for the Exe Bay 25 event.
One unit will be Ocean Surfski - pop up shop selling kayak clothing and gear, and the other unit will be Hidden Pizza - selling teas/coffees and bacon rolls, pastries/flapjacks/brownies, wood-fired pizza.
The applicant had noted the following on their application: Minimal waste and any that is produced would be taken away and disposed of.

A map of the trading site was previously circulated.

Date limit for comments: 20.03.25

Members did not wish to comment.

P25/046. Items for information

i. Notification of street trading application received – Exmouth Town Council Dinosaur Day.

The applicant is: Jessica Magill - Dinosaur Day
Location: Bath Road, Exmouth, EX8 2AG
Dates: A one-day event on Saturday 19th April
Times: 10:00 - 16:00
The application was for: Exmouth Dinosaur Day. A day of free activities and walkabout entertainment to promote the dinosaur trail including the new additions and updated map. There will be gazebos for activities and information, and a maximum of 12 stalls selling dinosaur related items and toys.

The above application by Exmouth Town Council was noted.

P25/047. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
24/2475/FUL Flat 4, 49A Salterton Road	No objection	Approval
25/0068/FUL 25 Meadow View Road	No objection	Conditional Approval
25/0099/FUL 3 Norwich Close	No objection	Conditional Approval
24/2479/FUL 30 Sherwood Drive	No objection	Conditional Approval
24/1053/FUL 30A Douglas Avenue	No objection	Conditional Approval
24/2285/FUL Maer Craig, 16 Foxholes Hill	No objection	Conditional Approval

P25/048. Devon County Council – Planning Decisions

Application	*Exmouth Town Council View*	*DCC Decision*
DCC/4421/2025 Land north of Summer Lane	No objection	Conditional Approval

The meeting concluded at 19:15

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