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 31 March 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Tim Dumper
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Andrew Toye
Councillor Andrew Woodward

Apologies:

Councillor Andrew Colman
Councillor David Poor
Councillor Dianne Conduit
Councillor Graham Deasy

Public Speaking Time

None

P25/048. Minutes of the previous meetings and decisions under delegated authority

Councillor A Woodward proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meetings held on 17 March 2025 were a true record.

P25/049. To receive any declarations of interests from members:

None

P25/050. Urgent business.

None

P25/051. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 25/0348/TRE

Location: 2 Withycombe House, Hillcrest Gardens, EX8 4FF
Applicant: RSK Hi-Line Ltd

Proposal: Oak (656) – prune back eastern lateral branches by 3m to reduce loading over neighbouring property.

Target date: 14.04.25

Comments Statutory Consultees:
Tree Officer's report was previously circulated.
Recommendation – **SPLIT DECISION**
Refusal of proposed words above but **Approval** for:
Oak (T1) - Prune back northern lateral branches by up to 2.5m, with pruning cuts made up to 75mm in diameter.
Oak (656) - Prune back eastern lateral branches by up to 1.5m, with pruning cuts made up to 75mm in diameter.

Decision: Proposed: CN Seconded: JW
Split Decision in accordance with the Tree Officer's report.

TOWN

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 – 14.03.25 - The proposed signage is considered to harm the setting of the listed buildings and the character of the conservation area in which the building is situated by introducing a modern type of lighting which is felt would dominate the seafront and detract from the historic character of this area. The high-level signage on the front elevation and the free-standing totem would be particularly dominant. The NPPF requires clear and convincing justification to be demonstrated for the harm, with public benefits provided to outweigh the harm. In this instance no harm has been acknowledged in the supporting statement, the justification for replacing external illumination with internal Illumination is not convincing, and no public benefits have been submitted to outweigh the harm. As the building is in a highly prominent location along the seafront and within a conservation area, it is felt that a more sensitive and traditional approach should be taken, and it is recommended that the proposed signage remains externally illuminated.
Recommendation: Object to internally illuminated signage

View of representations: None

Decision: Proposed: JW Seconded: TD
Approval

P25/052. Planning applications.

BRIXINGTON

Planning Application No: 25/0601/FUL

Location: 153 St Johns Road, EX8 4EW
Applicant: Mr G Moyle
Proposal: Proposed detached garage

Date limit for comments: 10.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: AW
No objection

Planning Application No: 25/0541/FUL

Location: 30 The Marles, EX8 4NS
Applicant: Mr Ian Sadler
Proposal: Construction of a raised deck to the front elevation with associated piers and guard railing.

Date limit for comments: 07.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: MR
No objection

HALSDON

Planning Application No: 25/0558/FUL

Location: 123 The Marles, EX8 4NX
Applicant: Mr Jez Applegate
Proposal: Raising and alterations to the roof of the existing bungalow for the addition of the first floor.

Date limit for comments: 10.04.25

Comments Statutory Consultees: None

View of representations:
1 x Rep – Neighbour concerned about loss of light.

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
Objection on the grounds of the impact of adding an additional floor would have on the neighbouring bungalow and their residential amenity e.g. loss of light. It was felt the application was contrary to Exmouth Neighbourhood plan policy EB2 which states that development should be mindful of surrounding building styles.

Planning Application No: 25/0510/FUL

Location: 2 Thornfield Close, EX8 3PA
Applicant: Ms Kay Sharman-Davies
Proposal: Front and rear dormers and a front roof light.

Date limit for comments: 02.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

LITTLEHAM

Planning Application No: 25/0176/FUL

Location: Winch House, Queens Drive, EX8 2AY
Applicant: Mr J Stuart (Stuart Line Cruises)
Proposal: Proposed replacement winch house.

Date limit for comments: 03.04.25

Amended plans for consultation.
Revised and simplified roof form.

Comments Statutory Consultees:
Devon County Archaeologist – 28.03.25 - No objection subject to the submission of a written scheme of investigation.
Environmental Health – 27.03.25 – Do not anticipate any environmental health concerns.
Natural England - 25.03.25 – requested further information.

Environment Agency 21.02.25 – No objection subject to conditional approval to reduce the risk of flooding to the proposed development and any future users.
Town Council – 18.02.25 - No objection subject to satisfactory mitigation of Natural England's concerns. Members commented on the disparate roof design compared to the creamery / ice cream building and whilst they appreciated that the roof style is in keeping with the nearby Sideshore development, they were not convinced that the roof of the proposed winch house sits easily next to its neighbour.

View of representations:
1 letter of support

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

ENP Policy: EB2, EE1

Decision: Proposed: MR Seconded: JW
No objection to the amended roof design subject to satisfactory mitigation of consultee concerns.

Planning Application No: 24/2057/VAR

Location Chestnuts, 65 Salterton Road, EX8 2EJ
Applicant: Mr David Crocker
Proposal: Variation of condition 2 (approved plans) of planning permission 23/0538/FUL (Construction of ground floor and first floor extensions to create an additional 10 additional HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front of the site) and condition 10 (parking layout) to allow the removal of east elevation chimney and alteration to approved windows on eastern elevation, the addition of ensuites at 1st floor, change to material finishes, re-positioning of bike and bin store, change to parking layout and retention of disability ramp, retention of front West wing rood and inclusion of 2no roof lights.

Amended plans for consultation.
Revised first floor window to eastern elevation and additional data sheet for the heat exchange unit that has been installed.

Date limit for comments: 07.04.25

Comments Statutory Consultees:
EDDC Landscape Architect – 27.02.25 – Objects, scheme should increase planting width to frontage to a minimum of 1.5m to allow establishment of trees and hedgerows. Cycle store to be relocated to the front of site. Temporary tree protection fencing should be adjusted to take in full canopy. Grasscrete cells would be better filled with gravel.
EDCC Private Sector Housing – 10.12.24 Do not wish to comment.
Town Council – 19.11.24 – No objection
Cllr N Hookway – 14.11.25 – Had concerns over design and scale.

View of representations:
1 X Rep

ENP Policy: EB2

Cllr D Poor had forwarded his comments which were shared as follows:
No objection but supports comments from EDDC Landscape Architect.

Decision: Proposed: MR Seconded: TD
Members did not wish to comment on the amended plans as they were unable to identify the revisions to the bay window design dated 21.03.25.

Planning Application No: 25/0454/FUL

Location: 4 Trefusis Place, EX8 2AR
Applicant: Mrs Susan Lagus
Proposal: Proposed garage conversion to annexe, including roof replacement, Ancillary to the dwelling

Date limit for comments: 01.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: AW
No objection subject to any approval conditioned that the annexe remained ancillary accommodation and not occupied or sold as an independent dwelling.

Planning Application No: 25/0484/VAR

Location: 16 Raddenstile Lane, EX8 2JH
Applicant: Mr W Grounsell and Mrs J Payne
Proposal: Variation of condition 2 (approved plans) on planning permission 23/1359/FUL (Proposed internal and external renovations with two storey rear extension.) Revised design to patio to be level with the ground floor of the dwelling, extending 4 metres into the garden as opposed to 3 metres.

Date limit for comments: 03.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: JW
No objection

Planning Application No: 25/0551/FUL

Location: 16 Raddenstile Lane, EX8 2JH
Applicant: Mr W Grounsell & Ms J Payne
Proposal: Proposed detached garage with ancillary accommodation to the loft space

Date limit for comments: 09.04.25

Comments Statutory Consultees:
SWW – 31.03.25 – advised to contact if unable to comply with requirements for surface water services.

View of representations: none

ENP Policy: EB2

Decision: Proposed: MR Seconded: JW
No objection subject to any approval conditioned that the landscaping mitigates the loss of trees on the permitter of the plot to protect residential amenity, and the annexe remained ancillary accommodation, not occupied or sold as an independent dwelling.

ADDENDUM ITEM

Planning Application No: 24/2454/FUL

Location: 10 Elwyn Road, EX8 2EL
Applicant: Mr A Williams
Proposal: Construction of 2 no. new dwellings

Date limit for comments: 10.04.25

Amended Plans for consultation
Additional Badger Sett Assessment, Biodiversity Enhancement Plan and Preliminary Ecological Appraisal and amended landscaping drawings.

Comments Statutory Consultees:
EDDC Ecologist – 30.01.25 – Gave holding objection subject further information being submitted regarding bat roosts. No updated comments received to date on additional information submitted.
Town Council – 16.12.24 - No objection, subject to conditioned that the annexe remained ancillary accommodation and not occupied or sold as an independent dwelling and for an independent assessment from the EDDC Ecologist.

View of representations:
3 x Rep – objections in respect of the original application
6 x letters of support

ENP Policy: EB2

Decision: Proposed: MR Seconded: TD
No objection to the additional information submitted subject to satisfactory mitigation of comments by EDDC Ecologist and arboriculturist and any approval conditioned that the annexe remained ancillary accommodation and not occupied or sold as an independent dwelling

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TOWN

Planning Application No: 25/0448/ PDM (Prior Notification Application)

Location: Rolle Clinic, 6 Rolle Road, EX8 2AB
Applicant: Mr Anthony Smith
Proposal: Prior approval for a change of use of a ground-floor, two-bedroom flat in a Victorian semi-detached house from an Osteopathic Clinic (Class E) back to residential use (C3).

Date limit for comments: 02.04.25

The presumption was that this development could proceed without requiring planning permission unless objected on grounds of:

a) transport and highways impacts of the development,
b) contamination risks in relation to the building,
c) flooding risks in relation to the building,
d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use:
i. on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops), Class A2 (financial and professional services) or Class A5 (hot food takeaways) of that Schedule or, as the case may be, a building used as a launderette, but only where there is a reasonable prospect of the building being used to provide such services, or ii. where the building is located in a key shopping area, on the sustainability of that shopping area,
e) the design or external appearance of the building, and
f) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: JW Seconded: TD
No objection

Planning Application No: 25/0563/FUL

Location: The Octagon Esplanade, EX8 2AZ
Applicant: Mr David Freer
Proposal: Retrospective bin store located adjacent to The Octagon

Date limit for comments: 09.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: AW
No objection

WITHYCOMBE RALEIGH

Planning Application No: 25/0581/FUL

Location: Exmouth Archery Club, The Common, EX8 5EE
Applicant: Mr Tim Pratt
Proposal: Proposed external weather canopy to southeast elevation of indoor shooting centre.

Date limit for comments: 14.04.25

Comments Statutory Consultees:
Cllr M Hall – 28.03.25 – No objection

View of representations: None

ENP Policy: EB2, CF3, EN1 (National Landscape)

Decision: Proposed: AW Seconded: MR
No objection

P25/053. Other items

i. **Certificate of existing lawfulness planning permission**
Planning Application No: 25/0487/CPE
Location: Flat 3, 92 St Andrews Road, EX8 1AT
Applicant: Mr James Pearce
Certificate of existing lawfulness for loft extension of flat to form bedroom carried out by previous owners in 2011.

Consideration was given if there was any evidence to support or falsify the assertions made within the application.

Date limit for comments: 03.04.25

Members did not wish to comment.

ADDENDUM ITEM

ii. **Devoncourt Appeal Hearing**
A letter regarding the appeal hearing at 10:00am on Wednesday 23 April 2025 in the Council Chamber at Blackdown House, Honiton was previously circulated to members. It was agreed that Cllr Graham Deasy would attend and represent the Planning of Committee.

P25/054. Appeal notification previously circulated.

P25/055. Items for information

i. Notification of exempt works for Kincraig, 11 Cranford Avenue
The above notification was noted, copy letter had previously been circulated information.

ii. Appeal decisions
Appeal ref: APP/U1105/W/24/3349912
Appeal by: Mr Jake Huntley
Application Ref: 24/0913/PIP
Location: 2 Lime Grove
Proposal: Proposed permission in principle for 1 no dwelling

It was noted that the above appeal had been dismissed, the decision notice had previously been circulated.

P25/056. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/0226/FUL 373 Exeter Road	No objection	Conditional Approval
24/2538/LBC Green Farm, Maer Lane	No objection	Conditional Approval
25/0280/FUL 1 Orchard Close	No objection	Conditional Approval
25/0208/FUL 4 Ivydale	No objection	Conditional Approval
25/0129/FUL Marley House, Higher Marley Road	No objection	Conditional Approval

The meeting concluded at 19:19

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