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 14 April 2025 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Graham Deasy
Councillor Cherry Nicholas
Councillor Andrew Toye
Councillor Andrew Woodward

Councillor Brian Bailey attended as observer

Apologies:
Councillor Joe Whibley (Chair)
Councillor Andrew Colman
Councillor Dianne Conduit
Councillor David Poor
Councillor Mike Rosser

Public Speaking Time

None

P25/057. Minutes of the previous meetings and decisions under delegated authority

Councillor A Toye proposed, seconded by Councillor A Woodward and it was agreed that the minutes of the previous meetings held on 31 March 2025 were a true record.

P25/058. To receive any declarations of interests from members:

Minute P25/059 and P25/063: Licencing applications
Councillors T Dumper and C Nicholas declared Other Registrable Interests as Members of East Devon District Council's Licencing and Enforcement Committee.

P25/059. Urgent business.

Notification of a street trading application received – Morris Minor Classic Car Show

The applicant is: Mrs Nicola Tilley - Morris Minor Classic Car Show
Location: Imperial Recreation Ground, Exmouth, EX8 1DG
Dates: Sunday 10th August 2025
Times: 09:00 - 17:00

The application is for: 4x traders for the annual Morris Minor Classic Car Show

Date limit for comments: 24.04.25

Members did not wish to comment.

P25/060. Tree and advertising consent applications.
None

P25/061. Planning applications.

BRIXINGTON

Planning Application No: 25/0644/FUL

Location: 4 Marions Way. EX8 4LF
Applicant: Mrs Dawn Harris
Proposal: Single story side extension and roof over garage, rear raise landing and steps.

Date limit for comments: 17.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: AW
No objection

Planning Application No: 25/0722/FUL

Location: 147 St Johns Road, EX8 4EW
Applicant: Mr & Mrs M Dorn
Proposal: Proposed single storey rear extension and garage conversion.

Date limit for comments: 22.04.25

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: CN Seconded: AW
As the plans were unavailable to view online, the Committee was unable to comment. It was agreed that, should the plans become available, the matter would be delegated to ward members for comment.

HALSDON

Planning Application No: 25/0721/FUL

Location: 39 Brixington Lane, EX8 4JG
Applicant: Mr R Phillips & E Wakley
Proposal: Proposed single storey front and rear extensions.

Date limit for comments: 18.04.25

Comments Statutory Consultees:
SWW – 07.04.25 – Applicant advised to contact if unable to comply with requirements for surface run-off discharge.

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

LITTLEHAM

Planning Application No: 25/0386/HRN

Location: Street Record, Gore Lane, Sandy Bay
Applicant: South West Water
Proposal: Removal of part of field boundary hedgerow to replace a rising main – Hedge no.6.

Date limit for comments: 21.04.25

Comments Statutory Consultees: None

View of representations: None

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

Decision: Proposed: GD Seconded: TD
No objection, subject to replanting of matching native hedgerow in mitigation.

Planning Application No: 25/0387/HRN

Location: Field Boundary Hedgerow on Gore Lane (eastern hedge) Maer Lane
Applicant: South West Water
Proposal: Removal of part of field boundary hedgerow to replace a rising main – Hedge no.7

Date limit for comments: 21.04.25

Comments Statutory Consultees: None

View of representations: None

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

Decision: Proposed: GD Seconded: TD
No objection, subject to replanting of matching native hedgerow in mitigation.

Planning Application No: 25/0388/HRN

Location: Field Boundary Hedgerow on Maer Lane (southern hedge) Maer Lane
Applicant: South West Water
Proposal: Removal of part of field boundary hedgerow to replace a rising main – Hedge no.5.

Date limit for comments: 21.04.25

Comments Statutory Consultees: None

View of representations: None

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

Decision: Proposed: GD Seconded: TD
No objection, subject to replanting of matching native hedgerow in mitigation.

Planning Application No: 25/0389/HRN

Location: Field Boundary at Maer Lane (Northern side) Maer Lane
Applicant: South West Water
Proposal: Removal of part of field boundary hedgerow to replace a rising main – Hedge no. 4.

Date limit for comments: 21.04.25

Comments Statutory Consultees: None

View of representations: None

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

Decision: Proposed: GD Seconded: TD
No objection, subject to replanting of matching native hedgerow in mitigation.

Planning Application No: 25/0391/HRN

Location: Field Boundary North of Maer Farm, Meetways Lane (path) Footpath 7
Applicant: South West Water
Proposal: Removal of part of field boundary hedgerow to replace a rising main – Hedge no.2.

Date limit for comments: 21.04.25

Comments Statutory Consultees: None

View of representations: None

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

Decision: Proposed: GD Seconded: TD
No objection, subject to replanting of matching native hedgerow in mitigation.

Planning Application No: 25/0392/HRN

Location: Field Boundary Hedgerow at Maer Farm, Maer Lane
Applicant: South West Water
Proposal: Removal of part of field boundary hedgerow to replace a rising main – Hedge no.1.

Date limit for comments: 21.04.25

Comments Statutory Consultees: None

View of representations: None

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

Decision: Proposed: GD Seconded: TD
No objection, subject to replanting of matching native hedgerow in mitigation.

Planning Application No: 25/0393/HRN

Location: Field Boundary Hedgerow at Maer Farm, Along Meetways Lane (path), Maer Lane
Applicant: South West Water
Proposal: Removal of part of field boundary hedgerow to replace a rising main – Hedge no.3.

Date limit for comments: 21.04.25

Comments Statutory Consultees: None

View of representations: None

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

Decision: Proposed: GD Seconded: TD
No objection, subject to replanting of matching native hedgerow in mitigation.

TOWN

Planning Application No: 25/0673/FUL

Location: York House, 1A Esplanade, EX8 1BQ
Applicant: Mr James Forsyth
Proposal: Rendering and repaint to front elevations with silicone render and matching colours.

Date limit for comments: 17.04.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: AW Seconded: GD
No objection

Planning Application No: 25/0377/PDM (Prior Notification Application)

Location: 26 Park Lane, EX8 1TH
Applicant: Mr Charles Gibbings
Proposal: Prior approval for change of use on first floor from commercial (use class E) to dwellinghouse (use class C3) as a single flat.

Date limit for comments: 17.04.25

The presumption was that this development can proceed without requiring planning permission unless we object 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:
Environment Agency – 08.04.25 - Gave standard advice.
Environmental Health – 02.04.25 - Sound insultation scheme to be submitted to protect the amenity of future occupiers. Restricted construction hours.

View of representations: None

Decision: Proposed: TD Seconded: GD
No objection

Planning Application No: 25/0715/COU

Location: Flat 1, 8 Church Street, EX8 1PE
Applicant: Mr Mark Williams
Proposal: Proposed change of use from a residential garden to a beer garden for the adjoining public house.

Date limit for comments: 28.04.25

Comments Statutory Consultees:
Environmental Health – 09.04.25 – Did not anticipate any concerns, however, if any noise issues develop, they would be dealt with through the Licensing regime.
Cllr O Davey – 08.04.25 - Did not object to this proposal but the impact on neighbouring residents needed to be carefully assessed. Noted the proposal used acoustic panels to reduce noise disturbance but they would only result in a partial reduction in noise. Realised there was a garden there already, so it was the extra impact of this extension that needed to be evaluated.

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: GD
No objection

WITHYCOMBE RALEIGH

Planning Application No: 25/0255/OUT

Location: Littlefield House, Salterton Road, EX8 5BW
Applicant: Mr Kane Lowe

Proposal: Outline application for demolition of 4 garages to be replaced with a proposed new dwelling and associated works. (Some matters reserved except for appearance, layout and scale).

Date limit for comments: 15.04.25

Comments Statutory Consultees:
EDDC Trees – 11.04.25 - The proposed dwelling was in close proximity to the large visually significant oak trees growing on the property's western boundary. Prior to the determination of this application, a full Arboricultural Impact Assessment was required, including a Tree Retention Plan showing the proposed building along with the above and below ground tree constraints plotted.
If the outline application was approved, then any future reserved matters application would require an updated tree survey, which included the large horse chestnut growing in the grounds of the property to the east. The root protection area of this tree was likely to extend into the site and would be damage during any construction activity.
Environmental Health – Recommended a noise impact assessment.
Cllr M Hall - in principle had no objection but would have preferred the site to be used for several starter homes for our town. A lot of whether he supported this would be at reserved matters stage when further details on design, landscaping etc would be available.

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: GD
No objection subject to compliance with statutory consultees recommendations.

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 24/2692/MFUL

Location: Land off Hulham Road (Goodmores Farm)
Applicant: Mr David Matthews (Eagle Development)
Proposal: Proposed residential development of 39 dwellings and their associated roads, drainage, parking and landscaping (comprising an amended scheme to Phase 2 of reserved matters approval 20/0993/MRES).

Amended plans for consultation.
Amended site layout to show removal of cul-de-sac from adoption and the tracking of a 10.6m refuse vehicle, revised landscape proposals and updated Arb method statement, tree protection plan, updated drainage strategy to remove drainage run.

Date limit for comments: 16.04.25

Comments Statutory Consultees:
DCC Historic Environment Officer – 10.4.25 – Did not wish comment.
Cllr G Jung – 04.04.25 – Supports application

Housing Strategy/Enabling Officer – 03.04.25 – Support amendments.
EDDC Trees – Comments submitted to case officer

View of representations:
7 x Rep in respect of the original variation application.

Decision: Proposed: TD Seconded: AW
No objection to the amended plans.

P25/062. Other items

i. **Premises licence variation application received**
Ref No. 059614
Premises: Harley's Grill, High Street, EX8 1NP (Previously The Heavitree)
Ward: Town
Name of Applicant: Heavitree Brewery plc
Premises Licence Variation Application to the existing licence.

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

Date limit for comments: 05.05.25

Members did not wish to comment.

P25/063. Items for information

i. **Public Payphone Removal**
It was noted that a number of public payphones had been identified for removal. They have been assessed using the criteria in Ofcom's Review of the telephony universal service obligation . BT proposed to remove the telephony and lock the kiosk.

To make sure that the local community were fully informed, notices had been placed (including the posting date) on these payphones.

ii. **22/2428/FUL Lympstone Manor Hotel, Courtlands Lane**
It was noted that the above application is on East Devon District Council's Planning Committee agenda for Tuesday 22 April. Recommendation was for approval.

It was agreed that Cllr T Dumper would confirm if he was able to attend and represent the Town Council Planning committee.

iii. **24/2199/FUL Toilets, East End, Queens Drive**
It was noted that the above application was on East Devon District Council's Planning Committee agenda for Tuesday 22 April. Recommendation was for approval.

P25/064. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/0218/FUL **9 Oaktree Close**	**No Objection**	**Refusal**
25/0249/FUL 35 Elmfield Crescent	No objection	Conditional Approval
25/0201/LBC Thomas Tucker Building 37 The Strand	No objection	Approval
25/0453/FUL 5 Laurel Rise	No objection	Conditional Approval
24/1827/FUL Land adjacent to 88 Hulham Road	No objection	Conditional Approval
25/0510/FUL 2 Thornfield Close	No objection	Conditional Approval

The meeting concluded at 19:09

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