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 12 May 2025 at 6:15pm

Present:

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

Apologies:
Councillor Andrew Colman

Public Speaking Time

Councilllor F Caygill spoke in support of planning application planning application 23/1480/MFUL, Warren View Sports Ground, Halsdon Avenue, EX8 3DH.

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

P25/073. Minutes of the previous meetings and decisions under delegated authority

Councillor J Whibley proposed, seconded by Councillor G Deasy and it was agreed that the minutes of the previous meetings held on 28 April 2025 were a true record.

P25/074. To receive any declarations of interests from members:

Minute P25/0. Application 25/0960/FUL Maer Reef, Foxholes Hill, EX8 2DF.
Councillor Tim Dumper declared a registerable interest in his capacity as a board member of East Devon National Landscape.

P25/075. Urgent business.

None

P25/076. Tree and advertising consent applications.

None

P25/077. Planning applications.

BRIXINGTON

Planning Application No: 25/0775/FUL

Location: 6 Withycombe House, Hillcrest Gardens, EX8 4FF
Applicant: Mr James McPherson
Proposal: Proposal to install privacy trellis panels on the eastern and western facing boundary closest to the property.

Date limit for comments: 27.05.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed Building)

Decision: Proposed: MR Seconded: DP
No objection subject to comments from Conservation regarding the listed building.

HALSDON

Planning Application No: 25/0813/FUL

Location: Littlemead Methodist Church, Roundhouse Lane, EX8 3BZ
Applicant: Rev Wayne Grewcock
Proposal: Demolition of existing porch, vestry and link corridor. Construction of extension to church, new church hall, office and porch with addition of solar panels on roof. New vehicle access from Littlemead Lane and changes to external hard landscaping to increase car parking capacity on site.

Date limit for comments: 15.05.25

Comments Statutory Consultees:
EDDC Trees – Recommend a detailed landscape scheme to be conditioned to include details such as species, size and numbers/densities of all proposed trees/hedges and details of appropriate long-term maintenance.

View of representations:
4 x Rep - citing concerns about increased traffic, road safety, insufficient parking. Issues raised include the danger of adding a new entrance on a busy, already-

congested road, potential noise and light disturbance to nearby homes, inadequate maintenance of existing greenery, and uncertainty surrounding future development of the old manse which could further exacerbate parking and traffic pressure.

ENP Policy: EN5, EN6, EB2, CF3

Decision: Proposed: AT Seconded: TD
No objection, subject to comments from Devon County Highways regarding the proposed change of vehicular access to Littlemead Lane. It was noted that there are trees on the highway at the location of the proposed access. What mitigation is proposed for the potential loss of these trees?

Planning Application No: 23/1480/MFUL

Location: Warren View Sports Ground, Halsdon Avenue, EX8 3DH
Applicant: Mr Brendan Lee
Proposal: Construction of new boxing gym and community sport building with associated parking and landscaping.

Amended plans for consultation.
The addition of 2 no vehicle spaces and 12 no secure cycle spaces along with confirmation that all parking would be shared and made available to the football club. Updated Travel Plan, technical note and letter from boxing club clarifying the intended use of the facility.

Date limit for comments: 21.05.25

Comments Statutory Consultees:
Contaminated Land Officer – 02.05.25 - The Geoenvironmental recommendation detailed in the Risk Assessment and Ground Investigation report must be implemented.
Environmental Health – 02.05.25 – Recommends any approval conditional on a sound mitigation scheme and noise management plan.
Sports England 06.05.25 – No objection
Police Architectural Liaison Officer – 06.05.25 – Recommends conditional for CCTV, Management plan for security and safety.
Environment Agency – 06.05.25 – If no changes to Risk Assessment and Ground Investigate report, no objection.
Devon County Highways - no updated comments.

View of representations:
178 x objected to the original application.
81 x support

ENP Policy: EB2, EN5, EN6, CF3

Decision: Proposed: TD Seconded: MR
No objection subject to approval from Devon County Highways, satisfactory ecological mitigation, and consideration by the Club of the scope for further public consultation.

LITTLEHAM

Planning Application No: 25/0875/FUL

Location: 8 Pankhurst Close, EX8 2RN
Applicant: Mr Tony Townsend
Proposal: Alterations to the existing light industrial unit and provision of roller shutter doors to form 3 new individual units.

Date limit for comments: 19.05.25

Comments Statutory Consultees:
Environmental Health – Limit construction hours to protect local residential amenity.

View of representations:
1 x Rep - Concerned about the proposed access and highways crossover. The road is already congested with parked vehicles. Allowing the crossover would remove four on-street parking spaces and increase the risk of parked vehicles opposite being hit by traffic entering or exiting the site.

ENP Policy: EE2, EB2

Decision: Proposed: MR Seconded: DP
No objection

Planning Application No: 25/0960/FUL

Location: Maer Reef, Foxholes Hill, EX8 2DF
Applicant: Mr and Mrs Brown
Proposal: Single-storey extension.

Date limit for comments: 27.05.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (National Landscape), EB2

Decision: Proposed: GD Seconded: DP
No objection

TOWN

Planning Application No: 25/0131/FUL

Location: Manor Holdings Ltd, Beacon Place, EX8 2ST
Applicant: Mr Surani

Proposal: Erection of a two-storey building to provide accommodation ancillary to the use of the Manor Hotel.

Date limit for comments: 19.05.25

Comments Statutory Consultees:
Environmental Health – Restrict construction hours to protect residential amenity.
Devon Couty Archaeologist – Give conditional advice.

View of representations:
1 x Rep – Concerned about the loss of parking.

ENP Policy: EB1(Conservation Area), EB2, EE1

Decision: Proposed: DC Seconded: JW
No objection, subject to the approval of Conservation and the mitigation measures and conditions recommended by statutory consultees.

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/0736/VAR

Location: Goodmores Farm, Hulham Road, EX8 5BA
Applicant: Mr David Matthews (Eagles Developments)
Proposal: Variation of condition 2 (plans condition) of application 20/0993/MRES (Reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 300 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin; the provision of serviced land for mixed use employment/commercial uses and land for the provision of a primary school) to allow for layout and appearance amendments to approved plots 71-107 (inclusive), change to internal road layout and the creation of 12 visitor spaces to serve the football pitch.

Date limit for comments: 13.05.25

Comments Statutory Consultees:
DCC Flood Risk Management – Requested additional information.
Contaminated Land Officer – Do not anticipate any concerns
Environmental Health – do not anticipate any concerns.
SWW – have no observations.

View of representations:

ENP Policy: CF3, GA3, EB2, EN5, EN6, EN8, H2

Decision: Proposed: JW Seconded: TD
No objection

P25/078. Other items

None

P25/079. Items for information

i. **Notification of Tree Preservation Order**
Land between 24 and 26 Dukes Crescent – 24/0050/TPO

Confirmation of the above TPO, details attached.

P25/080. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/0601/FUL 153 St Johns Road	No objection	Conditional Approval
24/2199/FUL Toilets East end, Queens Drive	No objection	Conditional Approval
24/2717/LBC Flat 4, Old Manor House, 13 North Street	No objection	Conditional Approval
22/2428/FUL **Lympstone Manor**	**Objection**	**Conditional Approval**
25/0484/VAR 16 Raddenstile Lane	No objection	Conditional Approval
25/0386/HRN Hedge no.6 Street Record Gore Lane	No objection	Approval
25/0387/HRN Hedge no.7 Field Boundary Hedgerow on Gore Lane (eastern hedge)	No objection	Approval
25/0388/HRN Hedge no.5 Field Boundary Hedgerow on Maer Lane (southern hedge)	No objection	Approval
25/0389/HRN Hedge no. 4 Field Boundary at Maer Lane (Northern side)	No objection	Approval
25/0391/HRN Hedge no. 2 Field Boundary North of Maer Farm Meetways Lane	No objection	Approval

25/0392/HRN Hedge no. 1 Field Boundary Hedgerow at Maer Farm, Maer Lane	No objection	Approval
25/0393/HRN Hedge no.3 Field Boundary Hedgerow at Maer Farm Along Meetways Lane	No objection	Approval
25/0581/FUL Exmouth Archery Club	No objection	Approval

The meeting concluded at 19:37pm

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