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 23 June 2025 at 6:15pm

Present:

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

Apologies:

Councillor Andrew Colman
Councillor Graham Deasy
Councillor David Poor

Public Speaking Time

None

P25/097. Minutes of the previous meetings and decisions under delegated authority

Councillor T Dumper proposed, seconded by Councillor A Woodward and it was agreed that the minutes of the previous meetings held on 9 June 2025 were a true record.

P25/098. To receive any declarations of interests from members:

Minute P25/0100. Application 25/1134/FUL 68 Foxholes Hill, EX8 2DH
Councillor Tim Dumper declared a registerable interest in his capacity as a board member of East Devon National Landscape.

P25/099. Urgent business.

None

P25/0100. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 25/1071/FUL

Location: 140 Hulham Road, EX8 4RD
Applicant: Mr & Mrs Jones
Proposal: Single story extension to front elevation, construction of small dormer window to front elevation, construction of single storey first floor extension to the rear elevation and alteration to fenestration.

Date limit for comments: 24.06.25

Comments Statutory Consultees:
SWW – 11.06.25 – advised to contact if unable to comply with requirements for surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AT
No objection

Planning Application No: 25/1049/FUL

Location: 72 Halsdon Avenue, EX8 3DW
Applicant: Mr Steven Riley
Proposal: Partially Retrospective application for the construction of a fence topped boundary wall.

Date limit for comments: 25.06.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

Planning Application No: 25/1062/FUL

Location: Land south of 15 Halsdon Avenue, EX8
Applicant: Mr Steve Richards
Proposal: To erect a single storey 1 bed detached dwelling with associated amenity space.

Date limit for comments: 26.06.25

Comments Statutory Consultees:
SWW – 11.06.25 – Advise to contact if unable to comply with requirements for surface water services.

View of representations:
3 x Rep – This revised application failed to address the core issues previously identified by the Planning Inspector, including the unsuitability of the site layout, poor amenity space overshadowed by protected trees, and harm to the local character. It continues to conflict with planning policies, lacks a drainage and sewage strategy, and would negatively impact neighbouring properties.

ENP Policy: EB2,

Decision: Proposed: TD Seconded: AT
Objection, the proposed dwelling has been shoehorned into the site, occupying much of the plot's width and adversely affecting the amenity of future occupants, particularly in terms of access to usable open space. Concern was also raised about potential pressure from future occupants to manage or even remove the existing trees on the site. The proposal was therefore considered to be contrary to policy EB2 of the Exmouth Neighbourhood Plan which states that development should be mindful of building styles and high level of design.

Planning Application No: 25/1173/FUL

Location: 17 Hill Drive, EX8 4QQ
Applicant: Mrs Ruth Forster
Proposal: Proposed two storey side extension and installation of roof lights.

Date limit for comments: 01.07.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AT Seconded: TD
No objection

LITTLEHAM

Planning Application No: 25/1134/FUL

Location: 68 Foxholes Hill, EX8 2DH
Applicant: Mr Keval Sejpar
Proposal: Demolition of existing garage and sunroom; new two storey front and side extension, addition of roof lights, alterations to fenestration and existing terrace and construction of external store.

Date limit for comments: 27.06.25

Comments Statutory Consultees:
SWW – 11.06.25 – advised to contact if unable to comply with requirements for surface water services.

View of representations:
5 x Rep – Object on the grounds of overdevelopment, and visual impact, which would be out of keeping with the character of the 1970s estate and detrimental to the streetscene and established building layout. Concern about loss of privacy and due to overlooking from new rear-facing windows and the extension's bulk and proximity to the boundary are viewed as overbearing dominating the neighbouring garden and patio area. Concern raised about increased traffic and possible parking issues due to size of the accommodation provision.

Cllr D Poor had forwarded his comments which were shared as follows:
Objection, I think this is an over development and there do seem to be issues with overlooking and loss of privacy

ENP Policy: EN1 (National Landscape), EB2

Decision: Proposed: MR Seconded: JW
Objection, the application was considered to be overdevelopment of the site. The bulk of the extension and its proximity to the boundary would have a detrimental impact on the amenity space of No. 70. The scale and mass of the proposal would appear cramped and out of keeping with the spacious character of the surrounding street scene. It was therefore considered contrary to Policy EB2 of the Exmouth Neighbourhood Plan, which states that development should be mindful of surrounding building styles and ensure a high standard of design.

Planning Application No: 25/1200/FUL

Location: 14 Barnfield Avenue, EX8 2QE
Applicant: Julian and Anna Rawles
Proposal: Two storey extension to existing detached dwelling.

Date limit for comments: 01.07.25

Comments Statutory Consultees: None

View of representations: None

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

ENP Policy: EB2

Decision: Proposed: MR Seconded: AW
No objection

Planning Application No: 25/1202/FUL

Location: 12 Elvis Road, EX8 2QB
Applicant: Mr Tim Paulden
Proposal: Proposed garden room and associated works.

Date limit for comments: 01.07.25

Comments Statutory Consultees: None

View of representations: None

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

ENP Policy: EB2

Decision: Proposed: MR Seconded: TD
No objection

Planning Application No: 25/1072/FUL

Location: Devon Cliffs Holiday Centre, Sandy Bay, EX8 5BT
Applicant: Hosie (Haven Leisure Limited)
Proposal: Use of land for the siting of eight relocated static caravans, associated infrastructure and landscaping and diversion of short stretch of Southwest Coast Path (Exmouth Footpath 1) under Section 257 of the Planning Act 1990.

Date limit for comments: 02.07.25

Comments Statutory Consultees: None

View of representations: None

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

ENP Policy: EN1 (National Landscape)

Decision: Proposed: MR Seconded: JW
No objection

TOWN

Planning Application No: 25/1232/FUL

Location: 60 Camperdown Terrace, EX8 1EQ
Applicant: Mr and Mrs Turnbull
Proposal: Demolition of part of the existing ground floor extension and the creation of a two-storey extension with roof terrace, extended ground floor, infilling of existing windows to the front lean-to extension, replacement of existing windows and landscaping.

Date limit for comments: 07.07.25

Comments Statutory Consultees:
SWW – 18.06.25 – advised to contact if unable to comply with surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No objection

Planning Application No: 25/0853/FUL

Location: 20 The Strand, EX8 1AF
Applicant: Mr Ronak Maroo
Proposal: Proposed single storey extension to the ground floor to create an enlarged shop and storage area, including replacement of rear 2 storey structure. Addition of rear parking space for an electric charging point.

Date limit for comments: 07.07.25

Comments Statutory Consultees: None

View of representations:
1 x Rep – Objection

ENP Policy: EB1 (Conservation), EB2

Decision: Proposed: JW Seconded: DC
No objection

WITHYCOMBE RALEIGH

Planning Application No: 25/0957/FUL

Location: Tesco, Salterton Road, EX8 2TS
Applicant: Mr Ben Train (Tesco PLC)
Proposal: Proposed new click and collect parking and double canopy above finished in Red RAL 3020, with galvanized steel post for support and 9no. new bollards.

Date limit for comments: 30.06.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: TD
No objection

Planning Application No: 25/1197/VAR

Location: Liverton Farm, Salterton Road, EX8 5BW
Applicant: Mr W Dale (Clinton Devon Estates)
Proposal: Variation of condition 10 (connection to the National Grid) of 19/2540/VAR (Variation of condition 3 of planning permission 14/2080/VAR (Solar Farm) to extend the temporary planning permission from 25 years from the date of commencement of development to 40 years from 13 March 2015 (the date of connection) to allow a replacement DNO (NGED) building

Date limit for comments: 03.07.25

Comments Statutory Consultees:
Environmental Health – 23.06.25 – Do not anticipate any concerns.

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: JW
No objection

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/0007/MOUT

Location: Land NE of Kings Garden and Leisure, Hulham Road, EX8
Applicant: Eagle Investments (SW) Ltd
Proposal: Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development

comprising of up to 75 dwellings, the formation of vehicular and pedestrian access from the adjoining Goodmores site, public open space and other associated infrastructure.

Amended plans for consultation.
Change of description of development to reflect a reduction in the amount of development proposed from up to 80 dwellings to up to 75 dwellings. Amended suite of plans to address the site's ecological and tree constraints with a revised tree constraints and opportunities plan along with an indicative site layout plan. Confirmation that the development would provide 25% on site affordable housing, and updated tree and ecological reports to include the results of Cirl Bunting surveys.

Date limit for comments: 23.06.25

Comments Statutory Consultees:
Town Council – 03.02.25 - Objection: members felt they could not support the application until DCC Highways had assessment on the potential impact of the proposed development on the wider road network.
DCC Historic Environment Officer – 21.05.25 – Do not wish to comment
Police Architectural Liaison Officer – No objection subject to more detail should the application progress. 12.06.25 – No further comment
Contaminated Lane Officer – 27.01.25 – No objection subject to conditional. 11.06.5 – no further comment.
Green Infrastructure Project Manager – 17.02.25 – No objection in principle. 12.06.25 – updated plans address issues.
DCC Flood Risk Management – 17.02.25 – insufficient information.
Devon Wildlife Trust – 13.02.25 – Object based on insufficient evidence addressing biodiversity under the NPPF.
South West Water – 07.02.25 – raises no objection confirming that the surface water drainage strategy complies with the Run-off Destination Hierarchy but advises the applicant to engage with them and the Highway Authority on drainage responsibilities, adoption processes, and potential foul network assessments.
Lympstone Parish Council – 04.02.25 – neutral stance. Key concerns were

- Environmental and ecological.
- Infrastructure and traffic.

Natural England – 03.02.25 give standing advice
Cllr Geoff Jung – 30.01.25 – concerned about surface water management and sewage treatment. Current policy state development outside BUAB should provide 50% affordable housing.
Environmental Health – 27.01.25 – A CEMP and lighting scheme must be submitted. 11.06.52 – no further comment
Housing Strategy/Enabling Officer – 13.06.25 Supports amended plans reducing overall dwelling from 80 to 75.
Devon County Highways – 31.03.25 – Recommends conditions should application be approved.
Woodland Trust – 24.03.25 - objects to this application on the basis of deterioration to a number of potential veteran trees. The applicant needs to demonstrate that the veteran trees on site are appropriately protected from detrimental impact and harm in line with paragraph 193 of the National Planning Policy Framework. The applicant

should provide these trees with an un-encroached buffer zone as befitting a veteran specimen to ensure that the proposed works will not have a detrimental impact on the longevity of these trees.
EDDC Trees – 18.02.25 – Question if site could accommodate 80 dwellings.
EDDC District Ecologist – 18.06.25 - the proposed development would cause significant biodiversity loss—particularly to nationally important bat habitats—and requires extensive ecological mitigation, offsite biodiversity compensation (with a preference for local delivery), and legally secured management plans and conditions to ensure compliance, effective habitat creation, and long-term ecological enhancement.

View of representations:
13 x Rep in respect of the amended plans. Object on the grounds of:
- Overdevelopment of the site for the location
- unsustainable location
- ecologically rich area
- No infrastructure
- Surface water and drainage issues
- Access and traffic flow

25 x Rep – in respect of the original application.

ENP Policy: EN1, H2, GA3

Decision: Proposed: DC Seconded: MR
Objection, although the number of dwellings has been reduced from 80 to 75, the proposal is still considered an overdevelopment of the site. The submitted scheme would result in a quantified biodiversity loss of over 60% in area habitat units (EDDC District Ecologist, 18.06.25), which is deemed completely unacceptable. The proposed cycle path/pedestrian footpath is regarded as a token gesture and does not adequately address the fundamentally unsustainable location. The proposal did not meet the requirements of strategy 3 – Sustainable Development in the Local Plan.

P25/101. Other items

None

P25/102. Items for information

None

P25/103. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/0715/COU **Flat 1 8 Church Street**	**No objection**	**Refusal**

25/0778/FUL 13 Beechway	No objection	Approval
25/0176/FUL Winch House, Queens Drive	No objection	Conditional Approval
24/2528/FUL Unit 6 & 7, Sideshore, Queens Drive	No objection	Conditional Approval
25/0255/OUT **Littlefield House, Salterton Road**	**No objection**	**Refusal**

The meeting concluded at 19.11

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