Exmouth Town Council

Town Hall, St Andrews Road
Exmouth, Devon, EX8 1AW

tel: 01395 276167
email: reception@exmouth.gov.uk
www.exmouth.gov.uk

This meeting is open to the Public and Press

10 September 2025

To: Members of the Exmouth Town Council Planning Committee, other members of Exmouth Town Council for information & The Press

Dear Councillors

A Meeting of the Exmouth Town Council Planning Committee, to which you are summoned, will be held in the Chamber at Exmouth Town Hall, St Andrews Road, EX8 1AW on **Monday 15 September 2025 at 6.15pm** to consider the matters detailed on the agenda below.

Yours faithfully

Lisa Bowman
TOWN CLERK

AGENDA

1. Apologies for absence

PUBLIC SPEAKING

- Representations will be taken ahead of each discussion by Councillors on each application.
- **Members of the public wishing to speak on an application are required to pre-register in advance of the meeting.**
  To register you must email reception@exmouth.gov.uk or telephone 01395 276167 by 12 noon.
  The number of people that can speak on each application is limited to:
  - Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
  - Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent.
- Representations may be up to 3 minutes.
- Speakers must begin, within their representation, by stating their name and interest in the application, and whether they are supporting or objecting to the application.
- Speakers must endeavour to avoid repeating themselves or earlier comments by others.
- The Chairman, at their absolute discretion, may ask for members of the public wishing to make similar points to choose one speaker to represent them all. This is to enable the business of the meeting to be carried out in a timely way and allow representations on other applications to be heard.

2. **Minutes of meeting held on 1 September 2025:**
   To confirm the minutes (copies attached)

3. **To receive any declarations of interest from members:**
   Members to declare any interests they may have on the agenda and agree any dispensations to stay.

4. **Urgent Business:**
   To consider any items which, in the opinion of the Chairman should be dealt with as a matter of urgency.

5. **Tree and advertising consent applications**

BRIXINGTON

Planning Application No: 25/1581/TRE

Location: 31 Maple Drive, EX8 5NR
Applicant: Rayner
Proposal: T1, Oak: reduce western aspect of crown by no more than 2m so that the lateral spread of the crown is reduced from 6.5m to 4.5m. MDC 65mm. T2, Oak: reduce western aspect of crown by no more than 1m so that the lateral spread of the crown is reduced from 4, to 3m. MDC 35mm.

Target date: 22.09.25

Tree Officer's report attached for information.

Planning Application No: 25/1703/TRE

Location: 153 St Johns Road, EX8 4EW
Applicant: Mr Gary Moyle
Proposal: T124, Oak: reduce southernmost limb by approximately 3m, maximum diameter of cut (MDC) 150mm; remove any hazardous deadwood.
T125, English oak: Dismantle in sections to near ground level – Rational: Low quality suppressed Oak not worthy of retention.

Target date: 10.09.25

6. **Planning applications.**

BRIXINGTON

None

HALSDON

Planning Application No: 25/1794/VAR

Location: 7 Woodlands Drive, EX8 4QP

Applicant: Leonard Taylor
Proposal: Variation of condition 2 (approved plans) on planning permission 22/1375/FUL (Single storey side extension, removal of chimney stack, conversion of roof space to habitable use to include a front and rear dormer, 2 roof lights, extension to vehicular hardstanding to front, installation of vehicular hardstanding to side, installation of boundary wall to rear, porch front with alteration to fenestration) to allow for ridge height and pitch alterations, changes to fenestration and Juliet balcony to be included within the roof conversion.

Date limit for comments: 26.09.25

LITTLEHAM

Planning Application No: 25/1759/VAR

Location: 1 The Red Lodge, 11 Elwyn Road, EX8 2EL
Applicant: Mr & Mrs Evans
Proposal: Variation of condition 2 (approved plans) on planning permission 22/1464/FUL, (Single Storey extension), proposed alterations to roof and fenestration.

Date limit for comments: 22.09.25

Planning Application No: 25/1766/FUL

Location: 21 Barnfield Avenue, EX8 2QE
Applicant: Mr and Mrs Wright
Proposal: Single storey rear extension and front porch extension

Date limit for comments: 22.09.25

Planning Application No: 25/1771/FUL

Location: 4 Buckingham Close, EX8 2JB
Applicant: Mrs Ellie Waters
Proposal: Replacement of existing conservatory with single storey rear extension and adjustment to the existing decking layout.

Date limit for comments: 23.09.25

Planning Application No: 25/1556/FUL

Location: Devon Cliffs Holiday Centre, Sandy Bay, EX8 5BT
Applicant: Haven Leisure Ltd
Proposal: Installation of LPG gas tank storage, compound and associated works.

Date limit for comments: 23.09.25

TOWN

Planning Application No: 25/1741/FUL

Location: 16 North Street, EX8 1LF
Applicant: Mr & Mrs John Woods
Proposal: Single storey side extension

Date limit for comments: 16.09.25

Planning Application No: 25/1830/FUL

Location: 36 Madeira Villas, EX8 1QP
Applicant: Ms Stella Leonard
Proposal: Replacement of conservatory with single storey rear extension.

Date limit for comments: 29.09.25

WITHYCOMBE RALEIGH

None

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7. Other items

None

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8. Items for information

Exempt Works Notice
25/1849/PRETDD Notification of Tree works considered and exemption to 03/0002/TPO
Location: 2 Portland Avenue

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/1644/FUL 31A Douglas Avenue	No objection	Approval
25/1640/FUL 5 Nursery Mews	No objection	Approval
25/1356/FUL 6 Oxford Close	No objection	Approval
22/1954/MOUT **Douglas Gardens** **Douglas Avenue**	**Objection**	**Approval**

DELEGATED REPORT

Application No: **25/1581/TRE**

Location: **31 Maple Drive Exmouth**
Devon
EX8 5NR

Proposal: **T1, Oak : reduce western aspect of crown by no more than 2m so that the lateral spread of the crown is reduced from 6.5m to 4.5m. MDC 65mm.**
T2, Oak : reduce western aspect of crown by no more than 1m so that the lateral spread of the crown is reduced from 4m to 3m. MDC 35mm.

Development Type: **TPO**

Date of Site Visit: **28.08.2025**

Consultation Period End Date: 29.08.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The application refers to works on two oak specimens located along the rear boundary of 31 Maple Drive, Exmouth. Both trees are remnant hedgerow specimens situated on the eastern boundary of the property, adjacent to Brixington Lane. They are clearly visible to users of Brixington Lane and partially visible from Maple Drive, contributing positively to the local amenity.

Both trees appear to be in good physiological condition, with full, dense crowns. The principle of pruning the western crown aspect, where the trees extend over the adjacent modest garden, is considered appropriate. The scale of the proposed works is consistent with those approved in 2022 under planning reference 22/0622/TRE. The principle of allowing a repeat of these works on this occasion raises no objection.

CONCLUSION

Approve subject to the listed conditions.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

2. The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice.
(Reason - To ensure that the works are carried out within a reasonable period of time.)

NOTE FOR APPLICANT

1. **Wildlife** - Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).



Statement on Human Rights and Equality Issues

Human Rights Act:
The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the

wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:
In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Date: 5 September 2025
Contact number: 01404 515616
Extension number:
E-mail: trees@eastdevon.gov.uk
Our Reference: **25/1849/PRETDD**

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ

DX48808 Honiton

Tel: 01395 516551

www.eastdevon.gov.uk

Graham Joyce
Dartmoor Tree Surgeons
Axehayes Barn
Clyst St Mary
Devon
EX5 1GA

Dear Mr Joyce

Notification of Tree works considered an exemption to 03/0002/TPO
Location : 2 Portland Avenue, Exmouth

Thank you for advising the Council that you would like to carry out works to which you consider to be an exemption to the usual requirements of the tree protection legislation.

The works are:

Birch: removal of broken branch.

The works in question are considered to be an exception from the normal requirement to seek the consent of this Council under Regulation 14 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012. This regulation of the Act provides for works to be carried out on dead and dangerous trees (or parts of trees) in the interests of safety.

Yours sincerely

Arboricultural Team
Countryside Service

Copy to: The Clerk to Exmouth Town Council
Councillor Nick Hookway
Councillor Brian Bailey
Councillor AnnVe Hall
Tree Warden – Helen Bennett
Land Charges (if TPO)

Informatives:

1. **Wildlife :** Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly

disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 6003078 or 0300 0601110 (Exeter Office). Further advice on bats is available from The Bat Conservation Trust (0845 1300228).

2. **British Standard BS 3998:2010 Tree Work - Recommendations** came into effect on 31 December 2010 and supersedes BS 3998:1989 which is withdrawn. Before carrying out the works to which this notice applies, any person involved with the works should ensure they are fully aware of the contents of the new standard. A copy of the standard is available for inspection at the Council Offices, Blackdown House, Border Rd, Heathpark Ind Estate, Honiton EX14 1EJ or can be purchased from the BSI Shop on the website www.bsigroup.com/shop.