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 July 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Mike Rosser

Apologies:

Councillor Graham Deasy
Councillor David Poor
Councillor Tim Dumper
Councillor Cherry Nicholas
Councillor Andrew Toye
Councillor Andrew Woodward

Public Speaking Time

Cllr N Hookway spoke regarding planning application 25/1149/FUL, Police Station, North Street, EX8 1JZ, demolition of the existing police station, magistrates court and custody block and construction of replacement two storey police station, bike shed, new vehicular and pedestrian access, car parking and associated external works.

P25/104. Minutes of the previous meetings and decisions under delegated authority

Councillor D Conduit proposed, seconded by Councillor J Whibley and it was agreed that the minutes of the previous meetings held on 23 June 2025 were a true record.

P25/105. To receive any declarations of interests from members:

Minute P25/109: Street Trading Licence
Councillors J Whibley, T Dumper and C Nicholas declared Other Registrable Interests as Members of East Devon District Council's Licencing and Enforcement Committee.

P25/106. Urgent business.

Planning Application No: 25/1383/VAR

Location: Maer Craig, 16 Foxholes Hill, EX8 2DF
Applicant: Mr John Fowler

Proposal: Variation of condition 2, (approved plans), from planning permission 24/2285/FUL (Demolition of existing dwelling and construction a 1.no replacement dwelling), to detach the new dwelling and construct it to the same scale, character and appearance as the approved plans.

Date limit for comments: 01.08.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No objection

P25/107. Tree and advertising consent applications

LITTLEHAM

Planning Application No: 25/1183/TRE

Location: The Homestead 6 Elwyn Road, EX8 2EL
Applicant: Karen McNair
Proposal: T0087, Horse chestnut: remove deadwood greater the 25mm in diameter.
T0090, Lime: Prune the lower crown away from the over head BT cables.
T0091, Lime: Prune the lower crown away from the over head BT cables.
T0092, Beech: Crown reduce tree in height and crown spread by approximately 3m. Remove deadwood greater then 25mm.

Target date: 29.07.25

Comments Statutory Consultees:
Tree Officer's report attached for information.
Recommendation – SPLIT DECISION
Conditional APPROVAL of:
T0087, Horse Chestnut: Remove deadwood greater than 25mm in diameter.
T0090, Lime: Prune the lower crown to provide clearance from the overhead BT cables.
Subject to the listed conditions.
T0091, Lime: Prune the lower crown to provide clearance from the overhead BT cables.
Subject to the listed conditions.
T0092, Beech: Crown reduction of up to 2 metres on upper branches emanating from the upper main stem, close to the identified area of dysfunction.
Remove deadwood greater than 25mm in diameter.
Prune the lower crown to provide up to 2 metres clearance from the overhead BT cables.

T0090 and T0091, Lime trees: Pruning works to clear the overhead telephone And broadband lines shall provide a separation of no more than 2 metres between the tree crown and the cables.
(Reason: In the interests of amenity and to ensure the works are carried out in A satisfactory manner.)

REFUSAL of:
T0092, Beech: Crown reduce tree in height and crown spread by approximately 3m.

The tree contributes to the overall verdant character of the local area. The proposed works are likely to cause considerable physiological stress, potentially accelerating the tree's decline. Lesser, more appropriate works have already been approved to allow for the reasonable management of the tree.

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

Decision: Proposed: MR Seconded JW
Split decision in accordance with the Tree Officer's recommendation.

Planning Application No: 25/1362/TCA

Location: 19 Cyprus Gardens, EX8 2DP
Applicant: Helen Fenner
Proposal: Blue Atlas Cedar: crown reduction of 0.5/1.0 m in some places and crown lift.

Target date: 13.08.25

Comments Statutory Consultees:
Tree Officer's report attached for information.
Recommendation - APPROVAL

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

Decision: Proposed: MR Seconded: JW
Approval in accordance with the Tree Officer's recommendation.

P25/108. Planning applications.

BRIXINGTON

Planning Application No: 25/1356/FUL

Location: 6 Oxford Close, EX8 5QP
Applicant: Alex Richardson
Proposal: Proposed single storey side extension

Date limit for comments: 18.07.25

Comments Statutory Consultees:
SWW – 03.07.25 – Applicant advise to contact if unable to comply with requirements for asset protection and Surface water services.

View of representations:

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection

HALSDON

Planning Application No: 25/1264/FUL

Location: 245 Exeter Road, EX8 3NG
Applicant: Mrs Belinda Whatmore
Proposal: Installation of a new metal spital staircase to provide improved access between the existing terrace and the garden area.

Date limit for comments: 17.07.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection

Planning Application No: 25/1282/FUL

Location: 11 Seafield Avenue, EX8 3NJ
Applicant: Mr Ron Clemow
Proposal: Single storey extension with roof terrace and ground floor raised terrace on the south elevation, attached garage on the north elevation and cladding to building.

Date limit for comments: 17.07.25

Comments Statutory Consultees:
SWW – 04.07.25 – Applicant advise to contact if unable to comply with requirements for asset protection and Surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection

LITTLEHAM

Planning Application No: 25/1386/FUL

Location: Tawny Bank, Maer Lane, EX8 2DE
Applicant: Mrs Alison Jobson
Proposal: Proposed first floor extension on the North elevation.

Date limit for comments: 24.07.25

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), EB2

Decision: Proposed: MR Seconded: JW
No objection

Planning Application No: 25/1364/FUL

Location: 49 Cranford Avenue, EX8 2QF
Applicant: Mrs C Anderson
Proposal: Erection of single storey building to be used as self-contained accommodation ancillary to the main house.

Date limit for comments: 28.07.25

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: JW
No objection subject to EDDC Tree Officer being consulted to confirm that the tree protection plan was adequate, and any approval conditioned that the annexe remained ancillary accommodation and not occupied or sold as an independent dwelling.

Cllr M Rosser requested that a TPO was placed on the Tree.

TOWN

Planning Application No: 25/1207/FUL

Location: 69 Bicton Street, EX8 2RU
Applicant: Mr Ronald Allen
Proposal: Installation of 2no. Velux windows with balcony push out and to replace roof slates to match neighbours' new roof with Brazilian graphite slate.

Date limit for comments: 11.07.25

Ratify Ward Decision – No objection subject to Conservation Officer's report.

Planning Application No: 25/1149/FUL

Location: Police Station, North Street, EX8 1JZ
Applicant: Mr Andy Burfitt (Devon and Cornwall Police)
Proposal: Demolition of the existing police station, magistrates court and custody block and construction of replacement two storey police station, bike shed, new vehicular and pedestrian access, car parking and associated external works.

Date limit for comments: 23.07.25

Comments Statutory Consultees:
DCC Historic Environment Officer – Do not wish to comment.
Contaminated Land Officer – Advise that any approval should be subject to a pre-commencement condition.
Environmental Health – A CEMP must be submitted and approved prior to commencement of works.

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2, GA1,

Decision: Proposed: DC Seconded: JW
Members expressed concern regarding how this application aligns with the emerging Local Plan, which identifies the site for 20 houses. They also questioned the ongoing suitability of North Street for use by blue light vehicles, noting the potential negative impact on residential amenity.
It was felt that the site was more appropriately suited to housing, as referenced in the Exmouth Neighbourhood Plan under Windsor Square. The plan describes the site of the police station and disused law court — bounded by Clarence Road, North Street, and Henrietta Place — as being constructed in a style wholly inappropriate to the rest of Windsor Square. Located within a Conservation Area, the site is considered deserving of redevelopment in a sympathetic style.
The Neighbourhood Plan supports redevelopment that includes social and affordable housing, community use buildings, and public open space. Windsor Square is

identified as a residential area of special character and is said to “benefit from imaginative schemes to restore them to their former glory.”
Members felt that the proposed design does not meet this objective and is therefore contrary to Policy EB1 of the Exmouth Neighbourhood Plan, which states that development proposals should conserve heritage assets.

Cllr M Rosser also raised concern regarding carbon impact of demolition.

Planning Application No: 25/1324/FUL

Location: 3 Windjammer Court, Shelly Road, EX8 1XL
Applicant: Ms Mary Pratt
Proposal: Proposed window alteration to door

Date limit for comments: 23.07.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No objection

ADDENDUM ITEM

Planning Application No: 25/1289/FUL

Location: 2 – 4 Meeting Street, EX8 1LN
Applicant: Mrs Jacqueline Robinson
Proposal: Change of use and conversion of existing buildings to 6 no. residential apartments, with associated parking and boundary fencing.

Date limit for comments: 31.07.25

Comments Statutory Consultees:
Cllr Olly Davey (Neutral) 1107.25 - While I support the principle of relatively affordable housing (due to its size and density) in a sustainable location, I have some concerns about the size of some of the accommodation, which seems to me to be below National space standards and would not provide very good amenity for residents. I also have concerns about the lack of any amenity space. I reserve my final view until I have the full information and officer view.
Housing Strategy/Enabling Officer – 10.07.25 The adopted Local Plan, Strategy 34 states the threshold as to when affordable housing is required. In Exmouth, residential developments of 6 - 9 dwellings are not required to make a financial contribution.

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: DC Seconded: JW
No objection subject to proposal meeting National space standards.

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/1105/MOUT

Location: Goodmores Farm, Hulham Road, EX8 5BA
Applicant: Aldi Stores
Proposal: Hybrid planning application for development proposals comprising the following:
i) Detailed approval for the construction of new foodstore (Use Class E) together with associated works including parking, access and landscaping
ii) Outline approval with all matters reserved except access for flexible employment development (Use Classes B2 (General Industry), B8 (Storage and Distribution), E(g) (ancillary offices, research and development and light industrial) and Sui Generis (Trade Counter)) plots including public realm works, landscaping, access and associated infrastructure

Date limit for comments: 28.07.25

Comments Statutory Consultees:
Cllr G Jung – 03.07.25 - There is some concern on potential tree root damage and on the 'private management' of the drainage arrangements as this site is on an elevated location and any failures to the controlled discharge of surface water could affect vulnerable properties downstream in the densely populated areas of Exmouth.
SWW – 27.06.25 – advised to contact if unable to comply with requirement for surface water services.
DCC Flood Risk Management Team – 27.06.25 – object at this stage due to insufficient information. The applicant proposes to manage surface water on-site but intends to discharge into a culvert that bypasses the pond's flow control, requiring confirmation from the basin owner. They must also clarify ownership and maintenance responsibilities for the culvert, surface water features, and permeable areas, while providing details on potential connections between the employment and food store areas, incorporating more above-ground features, and showing exceedance routes on a plan.
Natural England – 24.06.25 – No objection
Lympstone Parish Council – 19.06.25 – objection due to site specific concerns of the validity of safe travel plans, the tree root protection areas appear to be too small. How will the tree be managed in the future?
DCC Waste Planning - Requires a comprehensive Waste Audit Statement to ensure sustainable waste management throughout construction and operation, with further details needed on construction waste; a pre-commencement condition is recommended to secure this.

Police Crime Prevention Officer – 17.06.25 – No objection in principle, gives advice for reserved matters.
Contaminated Land Officer – 16.06.25 - No development shall begin until a remediation strategy addressing potential site contamination risks is submitted to and approved, including site investigation, risk assessment, remediation measures, and a verification plan, with provisions for unexpected contamination and long-term monitoring—all in line with DEFRA and Environment Agency guidance to ensure safety and compliance with Policy EN16.
Environmental Health – 16.06.25 – Require a CEMP and lighting scheme to be submitted and approved prior to any works commencing. Also specify delivery hours, opening hours, noise levels emitted from fixed plant.
Green Infrastructure – 12.06.25 - The proposed 3m shared path, staff cycle parking, and 10 covered visitor spaces are welcomed, but additional cycle stands are recommended given the site's good connectivity. A 30-year Landscape and Ecological Management Plan is required via condition, along with conditions to secure planting and maintenance. Concerns are raised about level changes within root protection areas of Grade A oak trees; amendments to parameter plans are advised to protect tree roots, with potential use of low retaining walls and clarification on cut/fill proposals.

View of representations:
229 x Support
3 x Rep – Concern about traffic and damage to trees and hedges in the vicinity. Consideration should be given for the entrance directly off the new roundabout (Dinan Way/Hulham Rd) or at least look to widen road so there is a separate right-hand filter into site on Dinan Way. The smaller Lidl shop along Dinan Way has a right filter area and even this is often congested.
Confirmation should be sought that the development will enhance the hedges for the whole length of the Hulham Road Boundary.

ENP Policy: EE2, GA3, GA1, EB2, EN5, EN6,

Decision: Proposed: DC Seconded: JW
No objection subject to the concerns raised by statutory consultees are satisfactorily mitigated.

P25/109. Other items

i. Tree Application 25/1037/TRE, 115 St Johns Road
Consideration was given to engaging legal services to assess the risk of a compensation claim in the event that a notice of refusal is issued.

Cllr D Poor had forwarded his comments which were shared as follows:
Supports

Members agreed to engage legal services to understand the implications in the event of a notice of refusal being issued.

ii. Notification of a street trading renewal application received – Organ Donor & Transplant Awareness Day – 26/07/25

The applicant is: Mr Steve Gazzard
Location: The Strand Gardens, The Strand, EX9 1HE
Dates: Saturday 26th July 2025
Times: 09:00 – 17:00

The application is for: Maximum 45 x traders for the Organ Donor & Transplant Awareness Day 2025

Consideration was given to the above application.

Date limit for comments: 23.07.25

Members did not wish to comment.

P25/110. Items for information

i. **Appeal Notification**
Appeal ref: APP/U1105/Z/25/3368112
Appeal by: Mr Oliver Bridge
Application Ref: 25/0296/ADV
Location: Unit 6 and 7 Sideshore, Queens Drive, EX8 2GD
Proposal: Proposed 2no. illuminated signs

An appeal made to the Secretary of State against the Council's decision to refuse to grant advertisement consent for the proposed development was noted.

ii. **Notification of Tree Preservation Order**
Land at Hollenden, 7 Foxholes Hill – 24/0007/TPO

Confirmation of the above TPO was noted.

P25/111. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/0875/FUL 8 Pankhurst Close	No objection	Conditional Approval
23/1277/FUL Bystock Court, Old Bystock Drive	Objection	Refusal
24/2454/FUL 10 Elwyn Road	No objection	Conditional Approval
25/0960/FUL Maer Reef, Foxholes Hill	No objection	Approval

25/1023/FUL 117 Exeter Road	No objection	Conditional Approval
25/0403/FUL 32 Phillipps Avenue	No objection	Conditional Approval
25/0430/FUL 50 Maple Drive	No objection	Conditional Approval
25/0775/FUL 6 Withycombe House Hillcrest Gardens	No objection	Refusal
25/0837/FUL Land at the Former Rolle College, Fairfield Road	No objection	Conditional Approval
25/1049/FUL 72 Halsdon Avenue	No objection	Conditional Approval
25/1103/FUL 1 Clode Cottages, Marley Road	No objection	Conditional Approval

The meeting concluded at 19.24

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