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 4 August 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Andrew Colman (Left at 19:15)
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Tim Dumper
Councillor David Poor
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:
Councillor Cherry Nicholas

Observing:
Councillor Brian Bailey
Councillor Aurora Bailey
Councillor Fred Caygill
Councillor Dan Wilson (Spoke during public speaking time)

Public Speaking Time

Scot Taylor Cantrill, Linda Taylor Cantrill, Megan Armstrong, Councillor Dan Wilson and Heath Nickels spoke regarding tree application 25/1037/TRE, 115 St Johns Road.

P25/112. Minutes of the previous meetings and decisions under delegated authority

Councillor M Rosser proposed, seconded by Councillor D Conduit and it was agreed that the minutes of the previous meetings held on 17 July 2025 were a true record.

P25/113. To receive any declarations of interests from members:

Minute P25/117: Street Trading Licence
Councillors J Whibley and T Dumper declared Other Registrable Interests as Members of East Devon District Council's Licencing and Enforcement Committee.

Minute P25/116. Application 25/1506/FUL Cliff Cottage, 14 Foxholes Hill
Councillor Tim Dumper declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minute P25/116. Application 25/1409/FUL Flat 1, 8 Church Street, EX8 1PE

Councillor Joe Whibley declared a disclosable pecuniary interest and left the room whilst the application was discussed.

P25/114. Urgent business.

None

P25/115. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 25/1037/TRE

Location: 115 St Johns Road, EX8 4EH
Applicant: Mr Helen Klarner
Proposal: T1: Oak – fell and treat stump with eco-plugs.

Target date: 04.08.25

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation **– REFUSAL**
The tree has a significant amenity value, providing numerous ecological, environmental and social benefits to the local area. Therefore, evidence required to substantiate the removal of the tree needs to be sufficiently robust. The evidence provided by the applicant does not meet this requirement and therefore the application should be refused.

Decision: Proposed: AC Seconded: MR
Refused in accordance with the Tree Officer's recommendation.

Councillor G Deasey proposed, seconded by Councillor D Conduit, and agreed by majority when put to a vote that Exmouth Town Council Planning Committee writes to Matthew Pennycook MP, Minister of State for Housing and Planning to express its concern regarding the liability placed on local planning authorities under Section 202E of the Town and Country Planning Act 1990. These provisions currently allow insurance companies to pursue compensation claims against planning authorities following the refusal of consent to undertake works to protected trees, particularly in cases involving alleged subsidence.

We are particularly concerned that the protective clause which previously shielded planning authorities from such claims was removed by Regulation 24 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This legislative change has significantly increased the financial exposure of local authorities, making it easier for insurance companies to recover costs incurred due to subsidence repairs when a TPO prevents tree removal.

RESOLVED: that the Exmouth Town Council Planning Committee writes to the Environment Secretary to express its concerns regarding the liability on local

planning authorities under Section 202E of the Town and Country Planning Act 1990.

Planning Application No: 25/1474/TRE

Location: 16 Brixington Drive, EX8 4HJ
Applicant: Mr K Cornell
Proposal: T1, Ash: crown reduction and thinning – reduce height of tree by 3m to leave a height of 9m; thin the remaining crown by removing the longest regrowth.

Target date: 08.09.25

Comments Statutory Consultees:

Decision: Proposed: Seconded
Application deferred to planning meeting on 01.09.25

LITTLEHAM

Planning Application No: 25/1362/TCA

Location: 19 Cyprus Gardens, EX8 2DP
Applicant: Mr David Wilson
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 previously circulated for information.
Recommendation **– APPROVAL**

Decision: Proposed: MR Seconded: DP
Approval in accordance with the Tree Officer's report.

TOWN

Planning Application No: 25/1453/TCA

Location: Holy Trinity Church, Rolle Road, EX8 2AB
Applicant: Mr Keith Moore
Proposal: Horse Chestnut: fell.

Target date: 20.08.25

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation **– APPROVAL**

Decision: Proposed: Seconded

Application deferred to next planning meeting on 18.08.25 for members further consideration.

P25/116. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 25/1484/FUL

Location: 123 The Marles, EX8 4NX
Applicant: Mr Jez Applegate
Proposal: Raising the roof of the existing bungalow for the addition of a first floor partially within the roof space; addition of dormers and roof lights.

Date limit for comments: 11.08.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

LITTLEHAM

Planning Application No: 25/1506/FUL

Location: Cliff Cottage, 14 Foxholes Hill, EX8 2DF
Applicant: Mrs Angela Chadwick
Proposal: To insulate and clad the existing Cliff Cottage and to fit solar panels to the one roof face of Roview Cottage.

Date limit for comments: 14.08.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: DP
No objection

TOWN

Planning Application No: 25/1485/FUL

Location: 34 Madeira Villas, EX8 1QP
Applicant: Mr Daniel Martin
Proposal: Proposed ground floor extension to rear elevation.

Date limit for comments: 08.08.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: GD
No objection

Planning Application No: 25/1409/FUL

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 including new boundary fences and existing boundary wall increased in height.

Date limit for comments: 12.08.25

Comments Statutory Consultees: None

View of representations:
2 x Rep – object on the grounds that the proposal would further escalate anti-social behaviour, noise pollution and negatively impact the residential amenity.

Decision: Proposed: DC Seconded: GD
Objection, this revised application so did not mitigate the reasons for the previous application to be refused. The proposal would have an unacceptable impact the residential amenity of the existing residents in respect of noise, fumes and privacy.

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/1470/FUL

Location: Hidden House, Courtlands Lane, EX8 5AB

Applicant: Mr Robert Gale-Hasleham
Proposal: Bedroom extensions on first floor to existing property.

Date limit for comments: 07.08.25

Comments Statutory Consultees:
Lympstone Parish Council – 31.07.25 – No objection
Cllr Geoff Jung – 25.07.25 – No objection

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: MR
No objection

P25/117. Other items

i. **Notification of a street trading application received – Sideshore summer markets**
The applicant is: Mrs Nicky Nicholls – from the leaseholder - Sideshore
Location: Grassy area to the side of Sideshore, Queens Drive, EX8 2GD (please see attached map)
Dates: Sunday 10th August 2025
Times: 10:00 - 16:00

Consideration was given to the above street trading application.

Date limit for comments: 07.08.25

Members did not wish to comment.

ii. **Premises Licence application received**
Ref No. 060413
Premises: Yarush Delikatesy, 1 Exeter Road, EX8 1PN
Ward: Town
Name of Applicant: Mr Sutharsan Jeyamohan

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

Date limit for comments: 25.08.25

Members did not wish to comment.

ADDENDUM

iii. **Notification of a pavement licence application received – AJ Bakeries (Previously Crusty Cobb)**

The applicant is: Mr Alex Charlton of AJ Bakeries Sidmouth Ltd
Location requested: The Crusty Cobb (Creations) LTD 21
Times and days requested: Monday to Saturday 08:00 - 17:00
Period of licence requested: 3 years

Consideration was given to the above application.

Date limit for comments: 14.08.25

Members did not wish to comment.

P25/118. Items for information

i. Notification of Tree Preservation Orders
Land at Exeter Royal Academy for Deaf Education, 1 Douglas Avenue – 25/0025/TPO

Land at Rolle Gardens – 25/0026/TPO

Land at and adjacent Police Station, North Street – 25/0027/TPO
Confirmation of the above TPO, details attached.

Land at 49 Cranford Avenue – 25/0029/TPO

Confirmation of the above TPO's was noted.

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ii. Appeal Notification
Appeal ref: APP/U1105/D/25/3368947
Appeal by: Mr Robert Davis
Application Ref: 25/0162/FUL
Location: The Cottage, 9 Withycombe House, Hillcrest Gardens, EX8 4FF
Proposal: Retrospective application to retain wooden boundary fence.

The above appeal made to the Secretary of State against the decision of East Devon District Council to refuse planning permission for the proposed development was noted.

iii. Response to Exmouth Town Council's Appeals letter
The response from East Devon District Council was noted.

P25/119. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/0813/FUL Littlemead Methodist Church	No Objection	Conditional Approval

25/1200/FUL 14 Barnfield Avenue	No Objection	Conditional Approval
25/1091/FUL 6 Cheriswood Avenue	No Objection	Approval
24/2025/FUL 115 Egremont Road	No Objection	Conditional Approval
23/1480/MFUL Warren View Sports Ground	No Objection	Conditional Approval
25/0926/VAR Oikos 1 Highfield Lane	No Objection	Conditional Approval
25/1173/FUL 17 Hill Drive	No Objection	Conditional Approval
25/1202/FUL 12 Elvis Road	No Objection	Approval
25/1134/FUL 68 Foxholes Hill	Objection	Refusal
25/1232/FUL 60 Camperdown Terrace	No Objection	Conditional Approval

The meeting concluded at 19.33

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