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 18 August 2025 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Andrew Colman (Arrived 18:35)
Councillor Graham Deasy
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Cherry Nicholas
Councillor David Poor
Councillor Andrew Toye

Public Speaking Time

None

P25/120. Minutes of the previous meetings and decisions under delegated authority

Councillor A Woodward proposed, seconded by Councillor Mike Rosser and it was agreed that the minutes of the previous meetings held on 4 August 2025 were a true record.

P25/121. To receive any declarations of interests from members:

Minute P25/125: Street Trading Licences
T Dumper declared Other Registrable Interests as Member of East Devon District Council's Licencing and Enforcement Committee.

Minute P25/124: Application 25/0494/MFUL Hollenden, 7 Foxholes Hill, EX8 2DF
Councillor Tim Dumper declared a registerable interest in his capacity as a board member of East Devon National Landscape.

P25/122. Urgent business.

None

P25/123. Tree and advertising consent applications

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**

Cllr D Conduit had forwarded her comments which were shared as follows:
Supports Tree Officer's recommendation.

Decision: Proposed: GD Seconded: TD
Approval in accordance with the Tree Officer's report.

P25/124. Planning applications.

BRIXINGTON

Planning Application No: 25/1178/OUT

Location: 31 Churchill Road, EX8 4DN
Applicant: Mr A Vigor
Proposal: Outline application for the construction of two flats and associated works with all matters reserved.

Date limit for comments: 19.08.25

Comments Statutory Consultees:
SWW – 11.08.25 – Advised to contact if unable to comply with requirement for Surface Water Services.

View of representations:
1 X Rep – Concerned about parking.

Cllr C Nicholas had forwarded her comments which were shared as follows:
No objection in principle, subject to the provision of bicycle and refuse storage, as well as adequate parking for both flats.

ENP Policy: EB2, EN5, EN6

Note: EDDC Local Plan Policy

Decision: Proposed: AC Seconded: AW
No objection in principle, subject to the provision of adequate amenity space for bicycles, refuse storage, and parking for both flats. The proposed materials should match those of the existing host dwelling and comply with Policies EN5 and EN6 of the Exmouth Neighbourhood Plan, in relation to surface water management.

Planning Application No: 25/1488/FUL

Location: 3 Greenpark, EX8 4JL
Applicant: Mr Chris Martin
Proposal: Proposed new dwelling and associated amenity and off-road parking.

Date limit for comments: 19.08.25

Comments Statutory Consultees:
EDDC Trees – 12.08.25 – No arb concerns
SWW – 11.08.25 – applicant advise to contact in unable to comply with requirements for surface water services.

View of representations:
6 x Rep – Object as the land for the proposed access is not in the ownership of the applicant. The bank for the proposed parking is a haven for wildlife and should be preserved.

Cllr C Nicholas had forwarded her comments which were shared as follows:
Notes that ownership of land is **NOT** a planning consideration however is concerned about the size of the proposed dwelling on a small plot.

Note: Ownership of land is **NOT** a planning consideration but a civil matter.

ENP Policy: EB2, EN5, EN6

Decision: Proposed: Seconded
Objection. Members acknowledged that land ownership is not a planning consideration but a civil matter. However, they considered the proposal to represent overdevelopment of the site. The introduction of a dwelling in this location, accessed via a road intended for garages, was deemed inappropriate and inconsistent with the existing development pattern. The proposal was considered not to comply with Policy EB2 of the Exmouth Neighbourhood Plan.

HALSDON

Planning Application No: 25/1057/FUL

Location: 130 Hulham Road, EX8 4RD
Applicant: Mr Craig Hawthorne
Proposal: Retrospective planning application for a fence to be put up around the front/side of the property replacing a hedge.

Date limit for comments: 27.08.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: AW
Objection, fence was out of keeping. The fence was considered to be contrary to policy EB2 of the Exmouth Neighbourhood plan.

LITTLEHAM

Planning Application No: 25/0494/MFUL

Location: Hollenden, 7 Foxholes Hill, EX8 2DF
Applicant: Mr Mark Linney
Proposal: Demolition of existing house and garage to provide 18 residential flats with associated landscaping, car parking, bin and bikes stores.

Date limit for comments: 26.08.25

Comments Statutory Consultees:
Housing Stategy/Enabling Officer – 15.08.25 - 25% affordable housing equates to 6 affordable units and a 0.25 unit financial contribution. Due to the nature of the development (a single block of flats), on-site affordable housing may not be viable. Registered Providers often avoid such schemes due to service charge and management complexities. Therefore, a financial contribution is considered acceptable in this case. The applicant seeks to apply Vacant Building Credit (VBC) to reduce the affordable housing contribution. However, VBC is only applicable under specific conditions. If the property was purchased with redevelopment intent, VBC may not apply. The planning officer will assess this. The applicant claims the financial contribution would make the scheme unviable. An independent review of the viability report will be conducted. If affordable housing provision falls below policy targets, an overage clause will be pursued to capture future profits and ensure potential future contributions.

View of representations:
19 x Rep – Objections raised on the grounds of:

- **Impact on local character**: negatively affect the character of the area, particularly in terms of scale and design. Overdevelopment of the site.
- **Traffic and access issues**: increased traffic, road safety, and inadequate access routes.
- **Environmental concerns**: harm to local wildlife, trees, and green spaces.
- **Flooding**: adequacy of drainage and sewage systems.
- **Heritage and Local Character:** A unique Victorian villa that qualifies as a non-designated heritage asset, and its demolition would irreversibly harm local character and nearby listed buildings.

Cllr D Conduit had forwarded her comments which were shared as follows:
Objecting on the grounds of overdevelopment of the site, concerns on impact of the local heritage, traffic issues and the overall impact on the site in a sensitive area of Exmouth. (Although planners partly set a precedence with the development to the east of this site). Also had concerns regarding the apparent decision of the developer to fell, mature trees pre application and still show them on the planned developed site plans suggesting these trees would screen this inappropriate, unsightly building when they obviously won't!

ENP Policy: EN1 (National Landscape), EB2, EN5, EN6, H2, GA3

Decision: Proposed: MR Seconded: GD
Objection. The proposed design, in terms of its mass, bulk, and choice of materials, was considered unsympathetic and totally out of keeping with the character of the area. The roof style does not reflect the defining features of the Victorian villa styles. Overall, the design was deemed contrary to Policy EB2 of the Exmouth Neighbourhood Plan, which requires development to be mindful of surrounding building styles and to demonstrate a high standard of design.
Additionally, much of the site's biodiversity has already been lost, rendering any current ecological assessment invalid. The applicant has also not provided justification for why the existing building could not be retained, which would help to minimise embodied carbon in line with sustainable development principles.

Planning Application No: 25/1644/FUL

Location: Rotherfield, 31A Douglas Avenue, EX8 2HE
Applicant: Mr & Mrs R.N. & J.K. Chapman
Proposal: Proposed rear single storey extension

Date limit for comments: 28.08.25

Comments Statutory Consultees:
South West Water – 18.08.25 – Applicant advised to contact if unable to comply with requirements for surface water services.

View of representations: None

Cllr D Conduit – No objection.

ENP Policy: EB2, EN5, EN6

Decision: Proposed: GD Seconded: MR
No objection

TOWN

None

WITHYCOMBE RALEIGH

Planning Application No: 25/1543/RES

Location: 65 Moorfield Road, EX8 3QP
Applicant: Ms S Fitzgerald
Proposal: Approval of reserved matters (appearance, layout, access, scale and landscaping), pursuant to outline planning permission 22/1260/OUT for the erection of a two storey 2-bed adjacent dwelling.

Date limit for comments: 22.08.25

Comments Statutory Consultees:
SWW – 08.08.25 – applicant advised to contact if unable to comply with requirements for asset protection.

View of representations: None

ENP Policy: EB2, EN5, EN6

Decision: Proposed: AW Seconded: GD
No objection

Planning Application No: 25/1640/FUL

Location: 5 Nursery Mews, EX8 3RA
Applicant: Live West Housing
Proposal: Construction of single storey extension

Date limit for comments: 28.08.25

Comments Statutory Consultees:
SWW – 18.08.25 – applicant advised to contact if unable to comply with requirements for asset protection.

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: TD
No objection

P25/125. Other items

ADDENDUM

i. **Notification of a street trading application received - Sit.Stay.Sideshore**

The applicant is: Mrs Bernadette Adele Rhodes - Sit.Stay.Sideshore
Location: Sideshore, Queens Drive, Exmouth, EX82GD, Exmouth, Ex82GD
Dates: A one day, one off event.
Planned date Saturday 4th October 2025
Reserve date in case of bad weather Saturday 11th October 2025
Times: 10:00 - 16:00

Date limit for comments: 28.08.25

Consideration was given to the above application.

Members did not wish to comment.

ii. **Notification of a street trading application received - The Coffee Hub, Sportivia Event**

The applicant is: Mr Martin Smith, The Coffee Hub (Sportivia event)
Location: The Imperial Recreation Ground , Exmouth, EX8 1EN
Dates: Sunday 24th August 2025
Times: 07:00 - 17:00
The application is for: 1x coffee trailer for the Sportivia event.

Date limit for comments: 21.08.25

Consideration was given to the above application.

Members did not wish to comment.

P25/126. Items for information

i. **Appeal decision**
Appeal ref: APP/U1105/D/25/3366473
Appeal by: Mr Graham Downes
Application Ref: 25/0218/FUL
Location: 9 Oaktree Close, EX8 4QL
Proposal: First floor extension.

It was noted that the above appeal was dismissed; the decision notice had preciously be circulated for information.

P25/127. East Devon District Council – Planning Decisions

None

The meeting concluded at 19.28

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