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 1 September 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Tim Dumper
Councillor Graham Deasy
Councillor Andrew Woodward

Apologies:

Councillor Andrew Colman
Councillor Cherry Nicholas
Councillor David Poor
Councillor Mike Rosser

The Chair informed the meeting of the passing of Councillor Andrew Toye yesterday who was a member of the Committee. The Planning Committee members expressed its condolences to Councillor Andrew Toye's family and acknowledged their service to the community.

Public Speaking Time

John Jacobs spoke regarding planning application 25/1518/OUT Cranford Sports Club, 42 Salterton Road, EX8 2EQ.

P25/128. Minutes of the previous meetings and decisions under delegated authority

Councillor G Deasy proposed, seconded by Councillor T Dumper and it was agreed that the minutes of the previous meetings held on 18 August 2025 were a true record.

P25/129. To receive any declarations of interests from members:

Minute P25/131: 25/1671/FUL Rohaven 176 Exeter Road, EX8 3DZ
D Conduit declared Non-Registrable Interest, knows the applicant directors.

P25/130. Urgent business.

None

P25/131. Tree and advertising consent applications

BRIXINGTON

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:
Tree Officer's report previously circulated for information
Recommendation: **APPROVAL**

Decision: Proposed: JW Seconded: DC
Approval in accordance with the Tree Officer's report.

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

Application deferred to next meeting at the request of the EDDC Tree Officer's.

P25/131. Planning applications.

BRIXINGTON

Planning Application No: 25/1699/FUL

Location: 116 Pound Lane, EX8 4NR
Applicant: Mr Josh Pitman
Proposal: Retrospective application for the retention of the front hardstanding, retaining walls, patio and balustrading.

Date limit for comments: 09.09.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

HALSDON

Planning Application No: 25/1671/FUL

Location: Rohaven 176 Exeter Road, EX8 3DZ
Applicant: Mr Matthew Harrison (HBP Exmouth Ltd.)
Proposal: Change of use from bed and breakfast (C1) to a children's home providing care and accommodation for up to 5 children aged 7-17 years (C2)

Date limit for comments: 10.09.25

Comments Statutory Consultees:
Environmental Health – 01.09.25 -Recommend Noise Management Plan.

View of representations: None

ENP Policy: N/A

Decision: Proposed: TD Seconded: DC
No objection

LITTLEHAM

Planning Application No: 25/1518/OUT

Location: Cranford Sports Club, 42 Salterton Road, EX8 2EQ
Applicant: Cranford Sports Club – Ms Jill Anderson
Proposal: Outline application for the erection of 8 no dwellings. Seeking approval for access, layout and scale. (Matters Reserved: landscaping and appearance)

Date limit for comments: 08.09.25

Comments Statutory Consultees:
Environmental Health – 27.08.25 - required a lighting impact assessment and a CEMP addressing pollution controls and working hours, to protect the amenity of current and future residents.
SWW – 27.08.25 – require the applicant to justify why higher-priority surface water drainage options have been ruled out before approving discharge to the public sewer, in line with the Run-off Destination Hierarchy.
Sport England – 20.08.25 - provided non-statutory advice noting that while the proposal falls outside their statutory remit, the local authority should consider the impact on existing and proposed sports facilities in line with the NPPF, local strategies such as Playing Pitch or Built Sports Facility Strategies, and ensure any

new provision supports healthy communities through Active Design principles and community access.
Housing Strategy Officer – 19.08.25 - in line with Local Plan Strategy 34, no affordable housing contribution is required for this development.

View of representations:
Cllr Mark Williamson - 31.08.25 - fully supports the application, highlights Club's vital role in providing inclusive sporting and leisure opportunities for Exmouth's growing population, the proposal is a positive first step in future-proofing the facility to meet evolving community needs through well-managed, accessible, and diverse programming.
TARA – 22.08.25 - supports the application, emphasising the Club's vital role in promoting health, social cohesion, and rehabilitation in Exmouth, and endorses as a necessary step to secure the Club's long-term future through reinvestment in facilities, supported by members and national sporting bodies.
4 x Rep – object citing highway safety risks due to inadequate visibility splays, inconsistent and misleading plans, loss of parking and access, loss of parking for ballet school visitors, potential damage to trees and hedgerows, biodiversity impacts, and lack of clarity over the maintenance of boundary trees.

ENP Policy: CF1, CF3

Decision: Proposed: GD Seconded: TD
Objection: While members support the Club's long-term future, concerns were raised regarding access—particularly via Cranford View, which is very narrow—and highway safety, especially considering the nearby ballet school and the need to address visitor parking for the school. Members felt the plans should be thoroughly reviewed by Highways, who had yet to comment.
Members also queried the status of a previous application to vary the S106 Agreement (ref: 24/0015/V106), which was refused due to the absence of satisfactory mitigation measures to compensate for the loss of the tennis courts. The current application does not indicate whether the S106 Officer has been consulted.

Planning Application No: 25/1739/FUL

Location: 73 Douglas Avenue, EX8 2HG
Applicant: Mr Philip Blackett
Proposal: Single-storey rear extension and roof lights to the existing roof.

Date limit for comments: 10.09.25

Comments Statutory Consultees:
SWW – 29.08.25 – Advised to contact if unable to comply with requirements for surface water run-off.

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: AW

No objection

Planning Application No: 24/2057/VAR

Location: Chestnuts, 65 Salterton Road, EX8 2EJ
Applicant: Mr David Crocker
Proposal: Variation of condition 2 (approved plans) of planning permission 23/0538/FUL (Construction of ground floor and first floor extensions to create an additional 10 additional HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front of the site) and condition 10 (parking layout) to allow the removal of east elevation chimney and alteration to approved windows on eastern elevation, the addition of ensuites at 1st floor, change to material finishes, re-positioning of bike and bin store, change to parking layout and retention of disability ramp, retention of West wing roof and inclusion of 2no roof lights.

Amended plans for consultation.
Revised landscaping scheme, revised design and position of bike store and provision of privacy screen to first floor window on eastern elevation.

Date limit for comments: 05.09.25

Comments Statutory Consultees regarding amended plans:
EDDC Landscape Architect – 26.08.25 – Amendments did nothing to materially address previous comments. Due to the extent of parking within the plot frontage it appears that the only way these concerns can be satisfactorily addressed is to reduce parking numbers in order to create an adequate planting margin of 1.5m minimum width to the roadside frontage of the site which can be planted with a suitable hedge and trees.
Town Council – 19.11.25 – No objection

View of representations:
1 x Rep - object due to ongoing privacy concerns from a side window, the industrial appearance and poor siting of the cycle store, lack of screening and overdevelopment of the car park.

ENP Policy: EB2

Decision: Proposed: GD Seconded: TD
No objection, subject to the following conditions being attached to any approval:
The window on the eastern elevation must be fitted with opaque, non-opening glazing to address concerns raised by neighbouring resident.
A low hedge should be planted at the front of the property to soften the visual impact of the brickwork and tarmac.

TOWN

Planning Application No: 25/1691/FUL

Location: Premier Inn, Esplanade, EX8 2AZ

Applicant: Premier In Hotels Ltd
Proposal: Removal of balconies

Date limit for comments: 08.09.25

Comments Statutory Consultees:
Conservation – 28.08.25 – No comment.

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: DC Seconded: JW
No objection

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/1460/MOUT

Location: Land NW of Courtlands Cross, Courtlands Lane
Applicant: Waddeton Park Limted
Proposal: Outline planning permission seeking approval for access from the A376 (with matters of layout, scale, appearance and landscaping reserved) for the phased development of circa 100 dwellings, with 25% affordable housing, up to 0.4ha of employment development, sports facilities and associated infrastructure on land at Courtlands Cross.

Date limit for comments: 04.09.25

Comments Statutory Consultees:
Housing Strategy - 01.09.25 - the proposed 25% affordable housing is below the policy requirement of 50% for sites outside Exmouth's built-up area, it is acceptable due to the Council's lack of a five-year land supply, and highlights the need for appropriate tenure mix, accessibility standards, and integration of affordable units to meet Exmouth's significant housing need.
Cllr G Jung – 29.08.25 - supports the proposed access from the new Dinan Way roundabout but expresses concern over the 25% affordable housing provision in a rural village location.
The Royal Devon University Healthcare NHS Foundation Trust – 19.08.25 - requests a £32,539 Section 106 contribution to mitigate the direct impact of the proposed development on already overstretched healthcare services.
Historic Environment Officer – 27.08.25 - archaeological features identified must be investigated and recorded through a Written Scheme of Investigation prior to development, with conditions recommended to ensure both pre-commencement archaeological work and post-excavation analysis are completed in line with national and local heritage policies.

Environmental Health – 27.08.25 – recommend a noise assessment and a CEMP to protect the amenity of nearby residents.
Contaminated Land Officer – 27.08.25 - unexpected contamination discovered during development must be reported immediately.
DCC Climate Change/Environment & Transport – 29.08.25 - The Waste Audit Statement outlines general waste avoidance measures, it should be updated to include detailed waste quantities, recycling targets, monitoring methods, and disposal site information to comply with Policy W4 of the Devon Waste Plan**.**

View of representations:
26 X Rep – object on the grounds that the application is premature, inconsistent with the adopted plan, and raises unresolved issues of highways safety, settlement identity, infrastructure capacity, biodiversity law, and procedural fairness. The decision to designate as a reserve site in the emerging Local Plan is flawed and the Council would expose itself to significant risk - both of adverse appeal and of legal challenge - if it sought to approve on the basis of the current submission.
Lympstone Football Club – 27.08.25 – the development would provide the parish with a much-needed sports and recreation facility. The club, founded in 1895, urgently needs a purpose-built sports facility to support its 17 youth teams and 2 adult teams, which currently lack adequate infrastructure to continue playing.

ENP Policy:

Decision: Proposed: TD Seconded: JW
Objection: Members queried which planning policies were applicable and whether the proposal should fall under Exmouth or Lympstone's planning framework, particularly in relation to housing strategy. Although the application site lies within Lympstone parish, under the Regulation 19 consultation, the housing allocation clearly falls within the settlement boundary for Exmouth. Therefore, the site does not align with Lympstone's parish or neighbourhood planning boundaries. Exmouth had been consulted as an adjoining parish under the planning consultation process.
It was noted that Highways had yet to comment. Members raised concerns regarding highway access and the potential impact on the surrounding road network.
Additional concerns were expressed about the proximity of the proposal to heritage assets Lympstone Manor Hotel and A La Ronde. Members questioned the visual impact of the development on A La Ronde, which currently enjoyed uninterrupted views. The proposal was considered to blur the distinction between settlements, leading to the coalescence of Exmouth and the village of Lympstone.

P25/132. Other items

None

P25/133. Items for information

i. **Appeal decision**
Appeal ref: APP/U1105/W/24/3358068
Appeal by: Mr Stephen Drinkall

Application Ref: 24/1d28/FUL
Location: Store at rear Belvedere House, Danby Lane, EX8 1QS
Proposal: Demolition of warehouse/general industrial building (use classes B2 and B8) and erection of 3no. work/live units and 1no. dwelling (use class C3).

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

P25/134. East Devon District Council – Planning Decisions

None

The meeting concluded at 19.28

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