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 15 September 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Andrew Colman (Arrived 18.32)
Councillor Dianne Conduit
Councillor Tim Dumper
Councillor Graham Deasy
Councillor David Poor
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:
Councillor Cherry Nicholas

Public Speaking Time

None

P25/135. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor G. Deasy, seconded by Councillor D. Conduit, and agreed that the minutes of the previous meeting held on 1 September 2025 were a true and accurate record, subject to an amendment from Councillor T. Dumper. The Planning Committee members expressed their condolences to the family of Councillor Andrew Toye, rather than to the Council.

P25/136. To receive any declarations of interests from members:

None

P25/137. Urgent business.

None

P25/138. 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

Comments Statutory Consultees: None
Tree Officer's report previously circulated for information.
Recommendation **- APPROVAL**

Decision: Proposed: AC Seconded: JW
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

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation **– SPLIT DECISION**
REFUSAL of works described above, the works are considered excessive. Less works recommended.
Conditional APPROVAL of works described below:
T124, Oak: Crown reduction of the southern limb should be limited to a reduction of up to 2m, with pruning cuts made between 50–75mm.
T125, English oak: Dismantle in sections to near ground level.
T126: Crown reduction of the south-westerly limb by up to 2m, with pruning cuts between 50–75mm in diameter.
T127: Crown reduction of the southern aspect, where it overhangs the adjacent property, by up to 2m, with pruning cuts between 50–75mm in diameter.
T128, English Oak: Remove hazardous deadwood.
T129, English Oak: Dismantle in sections to near ground level, fell dead tree marked with green cross.
G1, Oaks (no. of 3): Remove hazardous deadwood.
G2, Willow: Fell Willow tree only. T124, Oak: Crown reduction of the southern limb should be limited to a reduction of up to 2m, with pruning cuts made between 50–75mm.

Three replacement trees shall be planted as close as practicable to the location of

the trees hereby permitted to be removed, during the first planting season following their felling. The replacement trees shall have a minimum girth of 8–10 cm and shall be maintained for a period of five years.

Decision: Proposed: AC Seconded: TD
Split Decision in accordance with the Tree Officer's recommendation.

P25/139. 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

Comments Statutory Consultees:

View of representations:
1 x Rep - the increase in ridge height would be out of keeping with the uniform character of the bungalow estate.

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
Objection: Members objected to the raising of the ridge height on the grounds that it would be out of keeping with the street scene, which is uniform in character, and would therefore appear incongruous. The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan policy EB2, which states that development should be mindful of surrounding building styles and ensure a high level of design.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: DP
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: MR
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DP Seconded: MR
No objection

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

Comments Statutory Consultees:
Environmental Health – no concerns
Devon & Somerset Fire & Rescue Service – Considered application and have no observation to make.

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: DP
No objection subject to comments from East Devon Trees.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area) EB2

Decision: Proposed: JW Seconded: DC
No objection subjection to the Conversation Officer's report.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No objection

WITHYCOMBE RALEIGH

None

P25/140. Other items

None

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i. Items for information

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

The above exemption was noted.

P25/141. 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**

The meeting concluded at 18:49

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