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 29 September 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Tim Dumper
Councillor David Poor
Councillor Mike Rosser
Councillor Andrew Woodward

Observing:
Councillor Brian Bailey

Apologies:
Councillor Andrew Colman
Councillor Graham Deasy
Councillor Cherry Nicholas

Public Speaking Time

None

P25/142. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor M Rosser, seconded by Councillor T Dumper, and agreed that the minutes of the previous meeting held on 15 September 2025 were a true and accurate record.

P25/143. To receive any declarations of interests from members:

None

P25/144. Urgent business.

Notification of a Pavement Licence application received - Shaldon Bakery
The applicant is: Mr Simon Hacking of Shaldon Bakery
Location requested: 17-18 The Strand, Exmouth, EX8 1AF
Times and days requested: Monday to Saturday 08:30 - 16:00
Sunday's 09:00 - 16:00 (previously Monday to Saturday 07:30 til 17:00 / Sunday 09:30 til 16:00)
Period of licence requested: 3 years

The application is for: 4 tables and 12 chairs at Shaldon bakery(cafe), taken over the old Crusty Cob site in The Strand (same as before)

Date limit for comments: 09.10.25

Members did not wish to comment.

P25/145. Tree and advertising consent applications

None

P25/146. Planning applications.

BRIXINGTON

Planning Application No: 25/0078/MOUT

Location: Land at Higher Marley Road
Applicant: Tracy Ford
Proposal: Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 130 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Higher Marley Road.

Date limit for comments: 13.10.25

Amended plans for consultation.
Amendments to seven additional/amended plans have been added – all dated 19/09/2025.

- Drainage Maintenance & Management Plan
- Drainage Strategy
- Gradiometer Survey report
- Arboricultural assessment & Method Statement
- Flood Risk Assessment
- Outline green infrastructure strategy plan
- Ecological Impact Assessment

Comments Statutory Consultees:
No additional comments received from statutory consultees regarding the amended plans.

Town Council – 17.03.25 - Objection: Members concurred with all the representations made. The proposal for 130 dwellings is significantly higher than the allocation in the emerging Regulation 19 Local Plan. The site abuts the Pebblebed Heaths exclusion zone and two County Wildlife Sites at proposed site entrance, raising concerns about ecological impact. Members also expressed concerns

regarding access and highway safety. Policy **GA3** of the Exmouth Neighbourhood Plan states that all new housing and employment developments should seek to connect with the existing footway and cycle network or create opportunities to enhance connectivity. Proposals should also align with the strategy for cycle routes in Exmouth.
Concerns were also raised about surface water run-off. Under Policy **EN5** of the Exmouth Neighbourhood Plan, any additional surface water resulting from development must be controlled and satisfactorily mitigated to prevent adverse impacts on neighbouring properties, the surrounding environment, wildlife habitats, and river and sea water quality. A drainage impact assessment is required for all new developments with significant surface water run-off implications. Additionally, under Policy **EN6**, proposals must include a management plan for the future maintenance of drainage systems.

View of representations:
Exmouth Civic Society – 29.09.25 – object arguing it violates local planning policies by building on unallocated greenfield land outside the town boundary. Raise concerns about highway safety particularly for cyclist and pedestrians as Higher Marley forms part of the East Devon Way. It is a remote development from the existing pattern of built development, encroaching on the countryside and buffer zone between Exmouth and Pebblebed heath. Concern also raised regarding the environmental harm, infrastructure strain, flood risks, and the loss of Exmouth's semi-rural character.
The Marley Planning Group – 29.09.25 – copy circulated - strongly objects citing that the same concerns which led to a previous refusal in 2015 remain unresolved. These include unsafe and unsuitable access on a narrow, bendy lane; risks to pedestrian and cyclist safety; environmental harm including loss of protected trees and habitats; drainage and sewage issues; and the site's location outside the Built-Up Area Boundary, conflicting with local and national planning policies. They urge the council to refuse the application.
74 x Rep in respect of the original application
5 x Rep in respect of the amended plans. The concerns previously raised remain unresolved, including:

- Access to site unsuitable
- Highway safety and poor the visibility
- Pedestrian safety
- Flooding and drainage
- Loss of wildlife habitat
- Impact on ancient woodland
- Loss of trees
- Lack of Infrastructure e.g. schools and health care.
- Lack of sustainable transport

ENP Policy: GA3, EN5, EN6

Decision: Proposed: MR Seconded: TD
Objection Sustained: The concerns previously raised remain unresolved. Notably, the comments from the EDDC Landscape Architect regarding access via the neighbouring Goodmores site have not been addressed. This alternative access would allow the existing Marley Road entrance to be reserved for pedestrians and

cyclists, in alignment with Policy GA3 of the Exmouth Neighbourhood Plan. This policy states that all new housing and employment developments should seek to connect with the existing footway and cycle network or create opportunities to enhance connectivity. Proposals should also support the strategic vision for cycle routes in Exmouth. Issues of tree loss has not been adequately considered. Furthermore, the proposed development of 130 dwellings significantly exceeds the allocation in the emerging Regulation 19 Local Plan. The site lies outside the built-up area boundary, encroaching into open countryside, within the Pebblebed Heaths exclusion zone, and adjacent to two County Wildlife Sites at the proposed site entrance. It was noted in the flood risk assessment report that there was a possible sinkhole on site.

HALSDON

Planning Application No: 25/1890/FUL

Location: 23 Bapton Lane, EX8 3JS
Applicant: Mrs Barbara Bayley
Proposal: Proposed single storey extension and raised patio on the South West elevation and alterations to existing garage roof.

Date limit for comments: 03.10.25

Comments Statutory Consultees:
SWW – 18.09.25 – Applicant advise to contact if unable to comply with requirements for surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

LITTLEHAM

Planning Application No: 25/1874/FUL

Location: 25 Cranford Avenue, EX8 2PZ
Applicant: Mr & Mrs Buckely
Proposal: Single storey extension and raised terrace on the South West elevation.

Date limit for comments: 02.10.25

Comments Statutory Consultees:
SWW – 18.09.25 – Applicant advise to contact if unable to comply with requirements for surface water services.

View of representations: None

Cllr G Deasy had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: DP Seconded: MR
No objection

Planning Application No: 25/1865/FUL

Location: 12 Greenhill Avenue, EX8 2LQ
Applicant: Mrs Joanne Gibson-Tapper
Proposal: Proposed single storey rear extension.

Date limit for comments: 09.10.25

Comments Statutory Consultees:
SWW – 18.09.25 – Applicant advise to contact if unable to comply with requirements for surface water services.

View of representations: None

Cllr G Deasy had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: MR Seconded: DP
No objection

TOWN

None

WITHYCOMBE RALEIGH

None

P25/147. Other items

None

P25/148. Items for information

i. Notification of Tree Preservation Order
Land at, or Adjacent, to Sandy Bay and Orchard Close, Sandy Bay – 25/0040/TPO
Confirmation of the above TPO, details attached.

P25/149. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/1207/FUL 69 Bicton Street	No objection	Approval
25/0024/FUL The Gables 18 Cranford Avenue	No objection	Approval
24/0487/FUL The Corner House 3 The Strand	Objection	Refusal
25/1097/FUL 140 Hulham Road	No objection	Approval
25/1072/FUL Devon Cliffs	No objection	Approval

The meeting concluded at 18:35

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