Exmouth Town Council

Town Hall, St Andrews Road
Exmouth, Devon, EX8 1AW

tel: 01395 276167
email: reception@exmouth.gov.uk
www.exmouth.gov.uk

This meeting is open to the Public and Press

5 November 2025

To: Members of the Exmouth Town Council Planning Committee, other members of Exmouth Town Council for information & The Press

Dear Councillors

A Meeting of the Exmouth Town Council Planning Committee, to which you are summoned, will be held in the Chamber at Exmouth Town Hall, St Andrews Road, EX8 1AW on **Monday 10 November 2025 at 6.15pm** to consider the matters detailed on the agenda below.

Yours faithfully

Lisa Bowman
TOWN CLERK

AGENDA

1. Apologies for absence

PUBLIC SPEAKING

- Representations will be taken ahead of each discussion by Councillors on each application.
- **Members of the public wishing to speak on an application are required to pre-register in advance of the meeting.**
  To register you must email reception@exmouth.gov.uk or telephone 01395 276167 by 12 noon.
  The number of people that can speak on each application is limited to:
  - Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
  - Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent.
- Representations may be up to 3 minutes.
- Speakers must begin, within their representation, by stating their name and interest in the application, and whether they are supporting or objecting to the application.
- Speakers must endeavour to avoid repeating themselves or earlier comments by others.
- The Chairman, at their absolute discretion, may ask for members of the public wishing to make similar points to choose one speaker to represent them all. This is to enable the business of the meeting to be carried out in a timely way and allow representations on other applications to be heard.

2. **Minutes of meeting held on 27 October 2025:**
   To confirm the minutes (copies attached)

3. **To receive any declarations of interest from members:**
   Members to declare any interests they may have on the agenda and agree any dispensations to stay.

4. **Urgent Business:**
   To consider any items which, in the opinion of the Chairman should be dealt with as a matter of urgency.

5. **Tree and advertising consent applications**

HALSDON

Planning Application No: 25/1954/TRE

Location: A La Ronde, Summer Lane, EX8 5BD
Applicant: Mr David Collings
Proposal: T305 Oak: reduce height of tree by 2.5-3m. reduce lateral spread of southeastern to northwestern side of crown by 2-3m.
T304 Oak: reduce height of tree by 2.5-3m. Reduce lateral spread of southeastern to northwestern side of crown by 2-3m.
T306 Oak: reduce height of tree by 2.5-3m. reduce lateral spread of low limb by 2m, using reduction via thinning technique; by removing branch sections up to 4m in length, making pruning cuts up to 75mm in diameter. Reduce lateral spread of southeastern to northwestern side of crown by 2-3m.

Target date: 17.11.25

Tree Officer's report attached for information.

TOWN

Planning Application No: 25/2056/TCA

Location: Land at the Beacon, EX8
Applicant: Mr John Fowler
Proposal: T1, Turkey Oak: pollard.

Target date: 17.11.25

Pending receipt of Tree Officer's report.

6. **Planning applications.**

BRIXINGTON

None

HALSDON

Planning Application No: 25/2110/FUL

Location: 3 Partridge Road, EX8 4PF
Applicant: Mr and Mrs Hayes
Proposal: Garage conversion including raising of the roof and a link extension; retention of the front canopy.

Date limit for comments: 11.11.25

LITTLEHAM

Planning Application No: 25/2083/FUL

Location: Land South of Munday's Farm, Shapter Court, EX8
Applicant: Mr Alan Marriott
Proposal: Erection of 1no. self-build dwelling, with associated parking and landscaping.

Date limit for comments: 12.10.25

Planning Application No: 25/2159/FUL

Location: 26 Regents Gate
Applicant: Mr Nick Barber
Proposal: Single storey bay window extension to the front.

Date limit for comments: 17.11.25

Planning Application No: 25/2119/VAR

Location: Toilets Foxholes car park
Applicant: EDDC
Proposal: Retrospective variation of condition 2 (approved plans), on planning permission 23/2624/FUL (Demolish existing public toilets and replace with a new public toilet building), to raise building floor level resulting in steps and ramps to gain access, change in position of downpipes, addition of extractor fan vents and emergency beacons for the accessible cubicles.

Date limit for comments: 19.11.25

Planning Application No: 25/2210/FUL

Location: Exmouth Cricket Club, EX8 2AY
Applicant: Mr James Wood
Proposal: Proposed first floor extensions to existing viewing balcony, including replacement staircase and new disabled access platform lift.

Date limit for comments: 24.11.25

TOWN

None

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/1105/MOUT

Location: Goodmores Farm, Hulham Road, EX8 5BA
Applicant: Aldi Stores
Proposal: Hybrid planning application for development proposals comprising the following: i) Detailed approval for the construction of new foodstore (Use Class E) together with associated works including parking, access and landscaping
ii) Outline approval with all matters reserved except access for flexible employment development (Use Classes B2 (General Industry), B8 (Storage and Distribution), E (g) (ancillary offices, research and development and light industrial) and Sui Generis (Trade Counter) plots including public realm works, landscaping, access and associated infrastructure.

Amended plans for consultation.
Amendments to layout, landscaping, cycle storage, external finishes and glazing and drainage

Date limit for comments: 14.11.25

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7. Other items

None

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8. Items for information

i. Appeal decision

Appeal ref: APP/U1105/Z/25/3368112
Appeal by: Mr Oliver Bridge of Hangtime Cafe
Application Ref: 25/0296/ADV
Location: Sideshore, Unit 6 & 7, Queens Drive, EX8 2GD
Proposal: Proposed 2no. illuminated signs

The above appeal was dismissed; the decision notice is attached for information.

ii. Appeal Notification

Appeal ref: 6001291
Appeal by: Mr Steve Richards

Application Ref: 25/1062/FUL
Location: Land south of 15 Halsdon Avenue, EX8
Proposal: To erect a single storey 1 bed detached dwelling with associated amenity space.

An appeal has been made to the Secretary of State against the failure of East Devon District Council to decide the application within the prescribed time limit for the proposed development described above. Copy letter attached for information.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/1874/FUL 25 Cranford Avenue	No objection	Approval
25/1896/VAR A La Ronde	No objection	Approval

DELEGATED REPORT

Application No: **25/1954/TRE**

Location: **A La Ronde Summer Lane**
Exmouth
Devon
EX8 5BD

Proposal: **T305 Oak: reduce height of tree by 2.5-3m. Reduce lateral spread of southeastern to northwestern side of crown by 2-3m.**
T304 Oak: reduce height of tree by 2.5-3m. Reduce lateral spread of southeastern to northwestern side of crown by 2-3m.
T306 Oak: reduce height of tree by 2.5-3m. Reduce lateral spread of low limb by 2m, using reduction via thinning technique; by removing branch sections up to 4m in length making, making pruning cuts up to 75mm in diameter. Reduce lateral spread of southeastern to northwestern side of crown by 2-3m.

Development Type: **TPO**

Date of Site Visit: **16.10.2025**

Consultation Period End Date: 24.10.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The trees form a line along the eastern side of the visitor car park at A La Ronde. They contribute significantly to the amenity and setting of the National Trust property, as well as to the wider landscape character of the area.

In September, branch failures occurred on two of the trees, continuing a pattern of similar failures in recent years. The proposed works are supported by an arboricultural statement, which provides reasonable and appropriate recommendations for the management of the trees in light of the recent failures and the potential for further unpredictable branch loss.

CONCLUSION

No objection is raised to the proposed works.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice.
(Reason - To ensure that the works are carried out within a reasonable period of time.)

DELEGATED REPORT

2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

NOTE FOR APPLICANT

1. **Wildlife** - Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).



DELEGATED REPORT



Statement on Human Rights and Equality Issues

Human Rights Act:
The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:
In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Planning Inspectorate

Appeal Decision

Site visit made on 6 August 2025 by N Manley BA (Hons) MSc

Decision by S Edwards BA MATCP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 October 2025

Appeal Ref: APP/U1105/Z/25/3368112
Sideshore, Unit 6 & 7, Queens Drive, Exmouth, Devon EX8 2GD

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) against a refusal to grant express consent.
- The appeal is made by Mr Oliver Bridge of Hangtimecafe against the decision of East Devon District Council.
- The application Ref is 25/0296/ADV.
- The advertisement proposed is described as "Proposed 2no. illuminated signs."

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) (the Regulations) set out that powers under those Regulations shall be exercised in the interests of amenity and public safety. In this case, neither the Council nor any other party has raised any objection to the proposed advertisement in relation to public safety. From the evidence before me, and my observations on site, I see no reason to disagree.

4. The description of the proposed advertisement included on the application form has been amended in subsequent documents. I have used the description from the Council's decision notice as this more succinctly describes the proposal.

Main Issue

5. The main issue is the effect of the proposal on the amenity of the area.

Reasons for the Recommendation

6. The Planning Practice Guidance (PPG) sets out that in practice 'amenity' is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement, and the local characteristics of the neighbourhood should always be considered. The National Planning Policy Framework (the Framework) sets out that the quality and character of places can suffer when advertisements are poorly sited and designed.

7. The appeal site, which lies within an Area of Special Control for Advertisements (ASCA), forms part of a retail unit within the Sideshore development close to Exmouth seafront. It is one of four small units that are broadly identical in shape, form, size and materials, each clad in timber and orientated in a similar way. To the west is a paved pedestrian space around which the four units are grouped, alongside other larger commercial premises with outdoor seating areas. To the east lies a road, beyond which is The Maer, a local nature reserve. The Maer is a wide expanse of open sandy grassland that is deliberately free from buildings and commercial activity, giving it a pleasant natural, undeveloped character.

8. The proposed sign on the western elevation would be seen within the more active and commercial setting of the pedestrian area, where illuminated shop sign advertisements are already present. Consequently, by virtue of its size, scale and positioning, it would not appear incongruous within this context.

9. By contrast, the proposed illuminated sign on the eastern elevation would be highly visible, largely due to its lighting. Unlike the adjoining three huts, none of which display illuminated signage on their respective eastern elevations, this feature would introduce a stark, discordant element on an otherwise unlit and understated row of frontages. Its prominence would be particularly noticeable around The Maer, especially given its nature as a wide, open, undeveloped space that is free from built structures and artificial illumination. The sign would therefore appear incongruous in views around this natural setting, harming the visual amenity of the area and the character of the streetscape when seen from the east.

10. I recognise the appellant's position that the road nearby already generates light from passing vehicles and that streetlights in the vicinity emit a greater level of brightness than the proposed advertisement. However, these are a transient or functional source of illumination. In contrast, whilst the consent sought would be temporary, the proposed advertisement would introduce a fixed, illuminated feature on a currently unlit building elevation, directly opposite a nature reserve that is largely free from artificial lighting. Consequently, the presence of other light sources nearby does not outweigh the harm I have identified from the introduction of an illuminated sign in this location.

11. Similarly, I have carefully considered the appellant's position that the proposal would only be illuminated during business hours. While a planning condition could restrict the hours of use, the fully illuminated aspect of the proposal would still harm the area's amenity during business hours, particularly during darker months. Therefore, limiting the illumination aspect to business hours would not overcome the aforementioned identified harm.

12. Given the above, the proposed advertisement would unacceptably harm the amenity of the area and would subsequently conflict with Policy D4.4 of the adopted East Devon Local Plan 2013-2031. Amongst other things, this policy seeks to ensure that where a proposed advertisement is lit, the type and level of illumination is appropriate given the general level of lighting in the area.

Other Matters

13. I have had regard to the appellant's submissions that the proposed signs would assist in strengthening the visibility and identity of the business and that they could deliver wider economic benefits. However, as the control of advertisements under

the Regulations may be exercised only in the interests of public safety and amenity, such considerations are not matters for my determination.

14. I note the appellant's reference to discussions held with Councillors where they verbally offered support for the proposal under certain conditions. However, my consideration of this appeal must be based on the merits of the scheme before me and these comments therefore have no bearing on my recommendation.

Conclusion and Recommendation

15. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

N Manley

APPEAL PLANNING OFFICER

Inspector's Decision

16. I have considered all the submitted evidence and my representative's recommendation and on that basis the appeal is dismissed.

S Edwards

INSPECTOR

Date:	30 October 2025
Please contact:	Mr R Capon (01395 517521)
E-mail:	Planningappeals@eastdevon.gov.uk
Our Reference:	**25/1062/FUL**

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www.eastdevon.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Mr Steve Richards
APPEAL REF: 6001291
PROPOSAL: To erect a single-storey 1-bed detached dwelling with associated amenity space.
LOCATION: Land south of 15 Halsdon Avenue Exmouth

I refer to the above details. An appeal has been made to the Secretary of State against the failure of the East Devon District Council to decide the application within the prescribed time limit.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. **If you wish to make comments, or modify/withdraw your previous representation, you can do so online at**
Appeal a planning decision: Comment on an appeal - GOV.UK

If you do not have access to the internet, please send your comments to the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN.

All representations must be received by 2 December 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.** Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can view the appeal documents for this application on our website: www.eastdevon.gov.uk.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal or from the Council on request.

Yours faithfully

R Capon

Senior Technical Officer
Development Management