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 13 October 2025 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Joe Whibley (Chair)
Councillor Cherry Nicholas
Councillor David Poor

Public Speaking Time

Andrew McAusland and Sara Edwards spoke regarding planning application 23/2740/OUT, Land South of Courtlands Lane, outline permission for the construction of up to six dwellings sought with all matters reserved other than access.

Amended plans for consultation.
Updated layouts showing revised scheme.

P25/150. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor D Conduit, seconded by Councillor A Woodward, and agreed that the minutes of the previous meeting held on 29 September 2025 were a true and accurate record.

P25/151. To receive any declarations of interests from members:

None

P25/152. Urgent business.

None

P25/153. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 25/1782/TRE

Location: 43 Sherwood Drive, EX8 4PX
Applicant: Simon Griffiths
Proposal: Ash – Lowest stem to the east: remove three dominant stems growing at approximately 45 degrees from the end of this stem. Sections to be removed are 4-5m in length, with conventional pruning cuts of around 75mm in diameter. Prune lateral branches to give approximately 2.5m clearance from the adjacent house. Vertical stem on the northern side of the tree: remove one lateral branch growing to the west to help reduce torsional movement during wind loading. Branch section to be removed is approximately 4m in length, using a conventional pruning cut around 75mm in diameter. Remove two vertical, dominant stems (that are 8-10m in length) using diameter cuts of between 100mm – 150mm.

Target date: 23.10.25

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: APPROVAL

Decision: Proposed: MR Seconded: AW
Approval in accordance with the Tree Officer's report.

P25/154. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 25/1912/FUL

Location: Brixington Junior and Infant School, Brixington Lane, EX8 4JQ
Applicant: Mrs Sarah Cotton
Proposal: Infill extension and formation of covered area.

Date limit for comments: 21.10.25

Comments Statutory Consultees:
Environmental Health – 02.10.25 - The site's proximity to residents means construction impacts must be minimized by adhering to restricted working hours, prohibiting burning, and following the council's Construction Sites Code of Practice.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: DC
No objection

Planning Application No: 25/1896/VAR

Location: A La Ronde Summer Lane, EX8 5BD
Applicant: National Trust
Proposal: Variation of Condition Number 4 (limited time period on siting of structure) on Planning Permission 15/1795/FUL (Construction of visitor hut) Proposal to allow an extension of time of the welcome hut being permitted.

Date limit for comments: 22.10.25

Comments Statutory Consultees:
Lympstone Parish Council – 13.10.25 – No objection
Conservation – 10.10.25 – No objection
Historic England – 09.10.25 – Do not wish to comment.

View of representations: None

ENP Policy: EB1 (Listed), EB2, EE1

Decision: Proposed: TD Seconded: AW
No objection

Planning Application No: 23/2740/OUT

Location: Land South of Courtlands Lane
Applicant: Mr B Penny
Proposal: Outline permission for the construction of up to six dwellings sought with all matters reserved other than access.

Amended plans for consultation.
Updated layouts showing revised scheme.

Date limit for comments: 17.10.25

Comments Statutory Consultees:
Historic England – 09.10.25 – do not wish to comment regarding amended plans

No further comments regarding the amended plans.

Comments regarding original application

Exmouth Town Council – 17.01.24 - Objection; this application lies outside the built-up area boundary for Exmouth within the Coastal Preservation Area and therefore defined as development in the Countryside. This proposal for the construction of 6 dwellings is an area where development is strictly controlled in

order to safeguard from encroachment. The proposal was considered to be visually intrusive, interrupting the visual openness and views to and from the sea. The proposal was therefore contrary to Policy EN1 of the Exmouth Neighbourhood Plan which states that development will only be permitted where it would not harm the distinctive landscape or have an adverse disruption of a public view which forms part of the distinctive character of the area or otherwise causes significant visual intrusion. Concern was also raised regarding preserving the green wedge between Exmouth and Lympstone and the ecology on
the site. Members shared the concerns of objectors to the application regarding highway safety. The proposal was considered to be unsustainable development due to its location on a narrow country lane and lead to dependence on the use of the private car as a primary means of transport contrary to policy TC2 of the EDLP.
County Highway Authority – 10.07.24 - no objection to the proposed development, concluding that traffic impacts from six new dwellings will be minimal and that the access plan meets visibility standards for the road's typical speed.
Conservation - 27 Feb 2024 - The conservation officer has issued a holding response, raising concerns about the potential impact of the proposed development on the historic character of Courtlands Lane and the setting of Grade II-listed Lympstone Manor, recommending further detailed design and heritage assessment before proceeding.
EDDC Landscape Architect - 22 Feb 2024 - concern about the visual and landscape impact of the proposed development, particularly the loss of hedgerows and the introduction of suburban character through a potential cul-de-sac layout. The site is sensitive due to its rural setting and proximity to heritage assets, and the officer recommends that any future design should maintain the linear form of development along Courtlands Lane, retain existing landscape features, and include a detailed landscape and visual impact assessment at the reserved matters stage.
EDDC District Ecologist - 31 Jan 2024 - The Ecological Impact Assessment identifies low ecological value on site but notes the presence of protected species and habitats, recommending mitigation and enhancement measures, while also requiring detailed lighting and landscape management plans to ensure biodiversity protection and compliance with local policies.
Lympstone Parish Council – 26.01.24
Recommendation: Object
o Impact on the Coastal Preservation Area - visual openness and views to and from the Estuary.
o Outside BUAB.
o Contravenes both Exmouth Neighbourhood Plan and East Devon Plan.
o Lack of amenities.
o Single lane access, no pavement.
o Not in keeping with the surrounding area, and the established single line of neighbouring properties.
o Disrupts the skyline.
o Overdevelopment of area.
Lympstone Parish Council notes the following for a previous site application: 14/2752/FUL (for 2 houses) and the reasons cited for refusal, including reasons listed by Natural England, and the impact of suburban design, size and massing of the 6 properties and the site's close relationship with heritage listed buildings. The development of six dwellings would represent an unacceptable visual and physical intrusion into the surrounding countryside and is contrary to national and local

policies designed to safeguard encroachment into open countryside and where special justification is required for new housing. The application also contravenes NPPF guidance that "development will only be permitted where it would not harm the distinctive landscape amenity and environmental qualities".
District Cllr Jung recently raised concerns in a report in Exmouth Journal
Devon County Council Education Dept – 16.01.24 - assessed that the proposed development will generate additional secondary school pupils without sufficient existing capacity, and therefore seeks a £21,186 contribution towards secondary education infrastructure, with legal costs and indexation also applicable.

View of representations:
43 x Rep in respect of the original application
3 x support
Reps in respect of amended plans.

- **Concerns about traffic and safety**: increased traffic on Courtlands Lane, which is narrow and already busy, especially during school hours. There are worries about pedestrian safety and the lack of pavements.
- **Impact on local character**: object to the suburban nature of the proposed development, arguing it would disrupt the rural and historic character of the area, particularly near Lympstone Manor.
- **Ecological and environmental concerns**: the loss of hedgerows and wildlife habitats, including those used by bats and birds, and questioned the adequacy of ecological mitigation.
- **Drainage and flooding risks**: existing drainage issues and express concern that the development could worsen surface water flooding.
- **Design and layout objections**: There is opposition to a cul-de-sac layout, which is seen as out of keeping with the linear development along Courtlands Lane.

ENP Policy: EN1, EB1 (Heritage assets)

Decision: Proposed: GD Seconded: MR
Cllr T Dumper supported motion to object.

Objection sustained. The amended plans fail to address the concerns previously raised by the Town Council, Lympstone Parish Council, and other statutory consultees — particularly those outlined by the EDDC Landscape Architect. Members also express concern regarding the comments from Devon County Highways. There appeared to be errors within the submitted plans. The number of proposed dwellings did not resolve the area's housing supply issues.

LITTLEHAM

None

TOWN

Planning Application No: 25/2011/FUL

Location: Ashfield, 18 Windsor Square, EX8 1JX
Applicant: Mr White
Proposal: Erection of front porch

Date limit for comments: 27.10.25

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2,

Decision: Proposed: DC Seconded: TD
No objection

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

None

P25/155. Other items

i. Notification of Footpath Diversion Order

25/1966/FDO related to planning application 25/1072/FUL
Proposal: Diversion of stretch of footpath closer towards the cliff top.

Consideration was given to the above application to divert a footpath, copy letter attached.

View of representations:
1 x Rep – concerned about public safety.

Decision: Proposed: MR Seconded: GD
No objection in principle subject to necessary health and safety check and deemed to be a safe route.

ii. Notification of premises licence variation application received – Sea Dog Art Gallery/Bar

Ref No. 060806
Premises: Sea Dog Art Gallery/Bar – Beacon Hill. EX8 1PB
Ward: Exmouth Town
Name of Applicant: Mrs Anna Fitzgerald

Consideration was given to the above variation to premises licence.

Date limit for comments: 04.11.25

Members did not wish to comment.

P25/156. Items for information

i. Appeal Notification
Appeal ref: 6000802
Appeal by: Adrian Clarke
Application Ref: 24/1372/FUL
Location: Land north of Dennesdene Close
Proposal: Proposed construction of detached bungalow.

The above appeal made to the Secretary of State against the decision of East Devon District Council to refuse to grant planning permission for the proposed development above was noted.

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ii. Notification of New time limited premises licence application received - Exmouth Winter Festival 25 - The Strand

Ref No. 060737
Premises: Strand (The) - EXMOUTH, Devon, EX8 1BR
Ward: Exmouth Town
Name of Applicant: Exmouth Town Council

TIME LIMITED Premises Licence Application for Exmouth Winter Festival 2025 - 29/11/25 ONLY

Premises Licence Application to include
Premises Open Hours requested
Saturday 14:00 to 21:00

Activities - Times requested
E. Performance of live music (Outdoors)
Saturday 14:00 to 20:00
F. Playing of recorded music (Outdoors)
Saturday 14:00 to 20:00
G. Performance of dance (Outdoors)
Saturday 14:00 to 20:00
H. Entertainment of a similar description to that falling within E, F, or G (Outdoors)
Saturday 14:00 to 20:00
J. Supply of alcohol for consumption ON and OFF the premises
Saturday 14:00 to 20:00

The above premises licence had been submitted by Exmouth Town Council.

iii. Correspondence with the Ministry of Housing, Communities & Local Government – Legislation on Tree Preservation Orders (TPO)

The copy of the letter was not included with the agenda. Members agreed that it should be appended to the agenda for the next meeting.

P25/157. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/1699/FUL 116 Pound Lane	No objection	Approval
25/1383/VAR Maer Craig, 16 Foxholes Hill	No objection	Approval
25/1324/FUL 3 Windjammer Court, Shelly Road	No objection	Approval
25/1057/FUL 130 Hulham Road	Objection	Refused
25/1771/FUL 4 Buckingham Close	No objection	Approval
25/1506/FUL Cliff Cottage, 14 Foxholes Hill	No objection	Approval

The meeting concluded at 19:19

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