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 27 October 2025 at 6:15pm

Present:

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

Observing:
Councillor Brian Bailey

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

Public Speaking Time

Linda Alexander, Dr Daniel Hewson, Town Councillor N Hookway spoke regarding planning application 25/1952/FUL 4 Littleham Road, change of use from Bakery (Class E) to hot food Takeaway (Sui Generis)

P25/158. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor A Woodward, seconded by Councillor G Deasy, and agreed that the minutes of the previous meeting held on 13 October 2025 were a true and accurate record.

P25/159. To receive any declarations of interests from members:

None

P25/160. Urgent business.
None

P25/161. Tree and advertising consent applications

LITTLEHAM

Planning Application No: 25/1846/TRE

Location: East Checkstone, 4 Douglas Avenue, EX8 2AU
Applicant: Spencer Jarrett
Proposal: T1, Magnolia: crown reduction to previous pruning points; reduce northeastern aspect by 1-2m and to shape; crown thin by up to 20%, Maximum Diameter of cuts (MDC) 50mm.
T2, Purple Leaf Plum: crown reduction by 2m and prune laterals to shape; crown thin by 20% and remove deadwood.
T3, Magnolia: crown reduction to retain an approximate 2.5-3m radius; reduce height to shape accordingly, crown thin lightly, MDC 50-75mm. These works are proposed as part of the reasonable and responsible maintenance of these garden trees.

Target date: 30.10.25

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

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

Planning Application No: 25/1901/TRE

Location: 49 Cranford Avenue, EX8 2QF
Applicant: David Rice
Proposal: 1 x Weeping Willow: pollard to previous points with final cuts made at approximately 6m from ground level, removing approximately 4m of growth.

Target date: 06.11.25

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

Decision: Proposed: MR Seconded: GD
Approval in accordance with the Tree Officer's report. Cllr M Rosser expressed concern that the proposed development under planning application 25/1364/FUL could impact the tree and sought reassurance that EDDC Tree Officers were liaising closely with EDDC Planning.

P25/162. Planning applications.

BRIXINGTON

None

HALSDON

None

LITTLEHAM

Planning Application No: 25/1952/FUL

Location: 4 Littleham Road, EX8 2QG
Applicant: Mr Nigel Jones
Proposal: Change of use from Bakery (Class E) to hot food Takeaway (Sui Generis)

Date limit for comments: 29.10.25

Comments Statutory Consultees:
County Highways and Environmental Health have yet to comment.

View of representations:
26 x Rep – objected on the grounds of:
Highway Concerns

- Increased traffic volume and congestion
- Safety risks due to poor visibility or inadequate access routes.
- Impact on pedestrian and cyclist safety.
- Disputes claim that most customers will walk.
- Note future loss of nearby public car park.
- On-street parking already inadequate and problematic.

Amenity & Environmental Impact

- Lack of clarity on ventilation and odour control.
- Noise and disturbance
- No evidence provided to support claims about minimal impact.

Policy Conflicts

- **NPPF Paragraph 97**: LPA should refuse application for takeaways within walking distance of schools outside designated town centres.
- **Strategy 32**: Contradiction between attracting tourist trade and assuming most customers will arrive on foot.
- **Policy E2**: Business would harm neighbouring amenity.
- **Policy EN14**: No mention of odour impacts; type of takeaway not specified.
- **Strategy 6**: Development would compromise highway safety and local character.
- **Policy EN1 (Exmouth Neighbourhood Plan)**: Does not meet criteria in local plan.

Cllr D Poor had forwarded his comments which were shared as follows:
No objection but it would be helpful if environmental health and highways commented.

ENP Policy: EN1, EB2, EE2

Decision: Proposed: GD Seconded: AW

Objection; Members expressed concern that existing issues related to highway safety and parking would be exacerbated by the proposed development. The premises lack cycle provision, and the surrounding pavements are narrow. Additionally, members felt that problems with litter and antisocial behaviour would be intensified.
The application was considered contrary to paragraph 97 of the National Planning Policy Framework (NPPF), which advises that local planning authorities should refuse applications for hot food takeaways and fast-food outlets:
a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre.

This application site lies outside Exmouth's designated town centre and is within walking distance of Marpool School (approximately 9 minutes) and Littleham School (approximately 12 minutes).

Planning Application No: 25/2107/FUL

Location: 1 The Red Lodge, 11 Elwyn Road, EX8 2EL
Applicant: Mr & Mrs Evans
Proposal: Single storey extension

Date limit for comments: 06.11.25

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: GD Seconded: MR
No objection

Planning Application No: 25/1880/FUL

Location: 1 Engineers Way, EX8 2FZ
Applicant: Mr Jamie Ratibb
Proposal: Proposed garden room for use incidental to the main dwellinghouse.

Date limit for comments: 07.11.25

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection

TOWN

Planning Application No: 25/2041/FUL

Location: 44 Madeira Villas, EX8 1QP
Applicant: Mr Cain
Proposal: Erection of a single-storey rear extension

Date limit for comments: 29.10.25

Comments Statutory Consultees:
South West Water – 21.10.25 - confirmed that the proposed surface water disposal method, discharge into the ground via infiltration, is acceptable and complies with the required drainage hierarchy.

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: TD
No objection

WITHYCOMBE RALEIGH

None

P25/163. Other items

None

P25/164. Items for information

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

The above letter was noted.

ii. Appeal decision
Appeal ref: APP/U1105/D/25/3368947
Appeal by: Mr Robert Davis
Application Ref: 25/0162/FUL
Location: The Cottage, 9 Withycombe House, Hillcrest Gardens, EX8 4FF

Proposal: The development proposed is to retain wooden boundary fence.

It was noted that the above appeal was allowed; the decision notice was previously circulated for information.

iii. Appeal Notification

Appeal ref: 6001016
Appeal by: Miss Julie Rhodes
Application Ref: 23/1277/FUL
Location: Bystock Court, Old Bystock Drive, EX8 5EQ
Proposal: Proposed 4 no. cottages.

It was noted that an appeal had been made to the Secretary of State against the decision of East Devon District Council to refuse to grant planning permission for the proposed development described above. Copy letter previously circulated for information.

iv. Neighbourhood Plan – Notice of consultation

It was noted that the Neighbourhood Plan for Woodbury Parish had been submitted to East Devon District Council.

P25/165. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/1865/FUL 12 Greenhill Avenue	No objection	Approval
25/1759/VAR 1 The Red Lodge 11 Elwyn Road	No objection	Withdrawn
25/1671/FUL Rohaven, 176 Exeter Road	No objection	Approval
25/0131/FUL **Manor Holdings Ltd** **Beacon Place**	**No objection**	**Refused**
25/1890/FUL 23 Bapton Lane	No objection	Approval
25/1830/FUL 36 Madeira Villas	No objection	Approval
25/1739/FUL 73 Douglas Avenue	No objection	Approval
25/1691/FUL Premier Inn, Esplanade	No objection	Approval
25/1484/FUL 123 The Marles	No objection	Approval
25/1197/VAR Liverton Farm, Salterton Road	No objection	Approval
25/1766/FUL 21 Barnfield Avenue	No objection	Approval

The meeting concluded at 19:09

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