Exmouth Town Council

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

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This meeting is open to the Public and Press

3 December 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 8 December 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 24 November 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**

LITTLEHAM

Planning Application No: 25/2133/TRE

Location: 2 Littleham Road, EX8 2QG
Applicant: Mrs Claire Smith
Proposal: T1, Oak: Crown reduction by a maximum

Target date: 12.12.25

Tree Officer's report attached for information.

Planning Application No: 25/2400/TCA

Location: College Lodge, 22 Portland Avenue, EX8 2BS
Applicant: Mrs Jill Gathercole
Proposal: Tree 1, Robinia Pseudoacacia: Removal Tree 2, Robinia Pseudoacacia: Removal

Target date: 12.12.25

WITHYCOMBE RALEIGH

Planning Application No: 25/2144/TRE

Location: Drakes Gardens, Drakes Avenue, EX8 4AD
Proposal: T1, Cherry (T6 of Order) : crown lift to 4m over driveway with a maximum diameter of cuts being 50mm.
T2, Lime (T1 of Order): prune epicormic growth at the base of the trunk on a cyclical basis, removed dead branch.

Target date: 15.12.25

Tree Officer's report attached for information.

Planning Application No: 25/2188/TRE

Location: 1 Duchy Court, EX8 4SX
Applicant: Mr Bryan Stone
Proposal: Two crab apple trees: reduction of crown by up to approximately 0.75m last done in 2021.

Target date: 19.12.25

Tree Officer's report attached for information.

6. Planning applications.

BRIXINGTON

Planning Application No: 25/2081/FUL

Location: 26 Old Bystock Drive, EX8 5RB
Applicant: Leah Heard
Proposal: Proposed loft conversion with rear dormer.

Date limit for comments: 16.12.25

HALSDON

Planning Application No: 25/1805/VAR

Location: Land South of South Lodge, EX8 3NZ
Applicant: Mrs Eveleigh
Proposal: Variation of condition 2 (approved plans) on planning permission 22/1797/FUL (erection of a single storey dwelling and associated infrastructure)

Date limit for comments: 16.12.25

LITTLEHAM

Planning Application No: 25/2131/FUL

Location: 1A Elm Road, EX8 2LG
Applicant: Harry Cartwright
Proposal: Proposed new dwelling with associated works on part of the existing property 1a Elm Road.

Date limit for comments: 19.12.25

Planning Application No: 25/0494/MFUL

Location: Hollenden, 7 Foxholes Hill, EX8 2DF
Applicant: Mr Mark Linney
Proposal: Demolition of existing house and garage to provide 18 residential flats with associated landscaping, car parking, bin and bike stores.

Amended plans for consultation
Amended and additional plans added 01/12/25

Date limit for comments: 16.12.25

TOWN

Planning Application No: 25/2219/FUL

Location: The Golden Dragon, 1A The Beacon, EX8 2AG
Applicant: Mrs A Nightingale
Proposal: Proposed change of use from commercial to residential, alterations to fenestration. New roofing to rear with installation of solar panels.

Date limit for comments: 09.12.25

Planning Application No: 25/2220/LBC

Location: Golden Dragon, 1A The Beacon, EX8 2AG
Applicant: Mrs A Nightingale
Proposal: Proposed change of use from commercial to resident. Internal layout changes and alterations to fenestration. New roofing to rear with installation of solar panels. Removal of external chiller fans and signage, external decoration.

Date limit for comments: 09.12.25

Planning Application No: 25/2299/FUL

Location: 38 Marpool Hill, EX8 1TD
Applicant: Mr & Mrs Tom and Bethany Honey
Proposal: Single storey rear extension with terrace above. Additional rooflights and dormer to facilitate a loft conversion. Raised rear decking and alteration to fenestration.

Date limit for comments: 09.12.25

WITHYCOMBE RALEIGH

Planning Application No: 25/2408/FUL

Location: 62 Bradham Lane, EX8 4AW
Applicant: Selina Wilde
Proposal: Proposed single storey rear and side extensions, new pitched roof structure and refurbished building façade.

Date limit for comments: 17.12.25

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/2221/MOUT

Location: Land North of Hulham Road, EX8
Applicant: C/o Agent Waddeton Park Ltd
Proposal: Outline planning permission (with all matters reserved apart from access) for the phased development of up to 151 residential dwellings.

Date limit for comments: 18.12.25

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7. Other items

i. Premises Licence application received
Ref No. 061152
Premises: Stranger Tides Brew Co – The Store/The Workshop, Little Bicton Place, EX8 2SS
Ward: Town
Name of Applicant: Mr Connor Hawkins

Consider the above premises licence, details of the application can be viewed on EDCC's website.

Date limit for comments: 30.12.25

Representation must relate to one or more of the four licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm

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8. Items for information

None

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/2041/FUL 44 Maderia Villas	No objection	Approved
25/1794/VAR 7 Woodlands Drive	Objection	Refused
25/2159/FUL 26 Regents Gate	No objection	Approval
25/2110/FUL 3 Partridge Road	No objection	Approval
25/2107/FUL 1 The Red Lodge, 11 Elwyn Road	No objection	Approval

25/1409/FUL Flat 1, 8 Church Street	**Objection**	**Approval**
25/1028/LBC Traversheș, Pound Lane	**No objection**	**Refused**

DELEGATED REPORT

Application No: **25/2133/TRE**

Location: **2 Littleham Road Exmouth**
Devon
EX8 2QG

Proposal: **T1, Oak : Crown reduction by a maximum of 1.5m to achieve sufficient clearance to the property, maintaining the natural form and primary structural framework with a final crown spread of approximately 6-7m; reduction cuts will be made to suitable lateral growth points; all pruning wounds will not exceed 50mm in diameter. Additionally, pruning within the lower crown, north of the pavement, is 2.3 to 2.4m, allowing for safe pedestrian access.**

Development Type: **TPO**

Date of Site Visit: **06.11.2025**

Consultation Period End Date: 14.11.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The tree is a large, mature English oak growing in the grounds of Littleham Road. It is a prominent feature at the Littleham Cross junction of Salterton Road and Littleham Road and makes a significant contribution to the amenity and character of the local area.

The tree completely dominates the garden of this property and now extends over the roof of the main dwelling. The principle of pruning the tree back from the adjacent dwelling to provide clearance from the fabric of the building and from the public footpath is considered acceptable. However, the submitted pruning specification is open to some degree of interpretation.

Given the high level of public amenity associated with this tree, the pruning specification needs to avoid ambiguity. A split decision should be issued, refusing the applied works but allowing a more specific pruning specification.

CONCLUSION

Issue a split decision refusing the proposed works and allowing a more specific works specification.

RECOMMENDATION

THIS IS A SPLIT DECISION (a part of the application has been refused and a part approved).

DELEGATED REPORT

The Council hereby **grants** permission to carry out work described below subject to the following conditions:

T1, Oak:
i) Crown reduction on the eastern aspect to achieve a clearance of up to 1.5 m from the fabric of the building. Pruning shall retain a natural, flowing crown form.
ii) Crown reduction of the lower northern crown aspect to provide up to 2.4 m clearance over the adjacent public footpath.
Pruning cuts shall not exceed 50 mm in diameter.

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.)

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.)

The Council hereby **refuses** permission to carry out work described below for the following reasons:

T1, Oak : Crown reduction by a maximum of 1.5m to achieve sufficient clearance to the property, maintaining the natural form and primary structural framework with a final crown spread of approximately 6-7m; reduction cuts will be made to suitable lateral growth points; all pruning wounds will not exceed 50mm in diameter. Additionally, pruning within the lower crown, north of the pavement, is 2.3 to 2.4m, allowing for safe pedestrian access.

1. The tree makes a significant contribution to the amenity and character of the local area. Whilst the principle of the proposed works is considered acceptable, due to the high amenity value associated with this tree, the pruning specification must avoid ambiguity. Therefore, a split decision has been issued, refusing the proposed works but allowing a revised pruning specification.

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.

DELEGATED REPORT

Application No: **25/2144/TRE**

Location: **Drakes Gardens Drakes Avenue**
Exmouth
Devon
EX8 4AD

Proposal: **T1, Cherry (T6 of Order) : crown lift to 4m over driveway with a maximum diameter of cuts being 50mm.**
T2, Lime (T1 of Order) : prune epicormic growth at the base of the trunk on a cyclical basis; remove dead branch.

Development Type: **TPO**

Date of Site Visit: **06.11.2025**

Consultation Period End Date: 21.11.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The trees growing within the Drakes Gardens development contribute to the character and setting of this development. Whilst the cherry is a small decorative tree, the lime is a larger and more significant tree, which is also prominent in views from Drake Avenue.

The following observations are provided regarding the tree works application:

T1, Cherry:
The proposed crown lifting and removal of a single dead branch are considered appropriate management works.

T2, Lime:
Epicormic growth from the base of the Common Lime is a typical feature of this species and, if left unmanaged, can develop into a large mass of impenetrable branches. The annual removal of this growth is a common and accepted ground maintenance task. The proposed cyclical removal of epicormic growth and removal of the dead branch are considered appropriate tree management.

CONCLUSION

No objection is raised to the proposed works.

RECOMMENDATION

APPROVE subject to the following conditions:

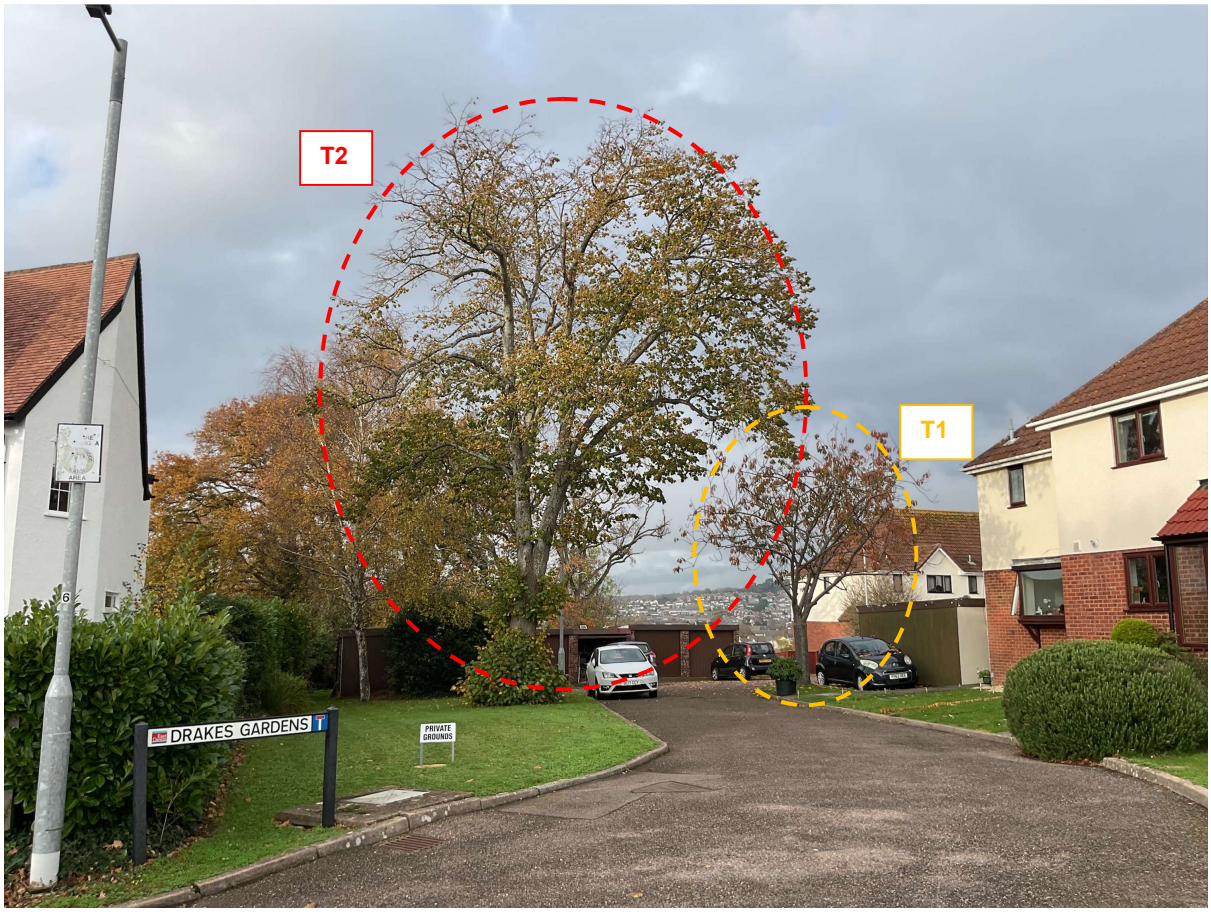
DELEGATED REPORT

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(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

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DELEGATED REPORT

Application No: **25/2188/TRE**

Location: **1 Duchy Court Exmouth**
EX8 4SX

Proposal: **Two crab apple trees : Reduction of crown by up to approximately 0.75m last done in 2021**

Development Type: **TPO**

Date of Site Visit: **20.11.2025**

Consultation Period End Date: 28.11.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The trees are small decorative Malus species that were retained during the development of Duchy Court. They are visible from Prince of Wales Drive. The trees help soften the visual impact of the development and contribute to the amenity of the local area.

The proposed works are a repeat of previously undertaken management works, intended to keep the trees in a more compact form.

The works will not significantly affect the amenity value of the trees or their physiological condition.

CONCLUSION

There are no objections to the proposed works, as they are considered in line with previous management.

RECOMMENDATION

APPROVE

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.)

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.)

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