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

30 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 5 January 2026 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 8 December 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**

BRIXINGTON

Planning Application No: 25/2403/TRE

Location: 32 Port Mer Close, EX8 5RF
Applicant: c/o Agent Mr Giles Shaw – RSK Hi-Line Ltd
Proposal: G1, Ash: prune lateral branches back to boundary line (primary or secondary unions) – no finishing cuts to be bigger than 700mm.

Target date: 16.01.26

Tree Officer's report attached for information.

LITTLEHAM

Planning Application No: 25/2297/TRE

Location: 7 Isca Road, EX8 2EZ
Applicant: Mr Horn
Proposal: T1 – Horse Chestnut – reduce by approximately 3m and re-shape to leave a natural form. T2 – Leyland Cypress – dismantle and fell to as near ground level as possible. Reason: poor form. R1 – Row of Elms near footpath – fell to as near ground level as possible. Reason: dead.

Target date: 05.01.26

Planning Application No: 25/2445/TRE

Location: Montpelier Court, Montpelier Road, EX8 1JP
Applicant: Mrs Jill Lees
Proposal: T2, Yew: raise the canopy around the entire circumference of the tree to 2.5m above ground level, maximum diameter of cuts 25mm.

Target date: 08.01.26

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6. Planning applications.

BRIXINGTON

Planning Application No: 25/2325/FUL

Location: 1 Spencer Close, EX8 4LP
Applicant: Mr Denny and Ms Grail
Proposal: The construction of a new, three-bedroom, private dwelling on the side/rear garden of the existing property.

Date limit for comments: 05.01.26

HALSDON

Planning Application No: 25/2200/FUL

Location: Land at Anson Road, EX8
Applicant: Mr L Windley
Proposal: Erect two detached bungalow dwellings, provision of parking and vehicular crossovers and all associated works.

Date limit for comments: 06.01.26

Planning Application No: 25/2554/FUL

Location: 44 Hulham Road, EX8 3HT
Applicant: Mr & Mrs Lamburne
Proposal: Proposed single storey extensions, part garage conversion, garage loft conversion, fencing and external covered area.

Date limit for comments: 09.01.26

Planning Application No: 25/2509/FUL

Location: 34 Anson Road, EX8 4NY
Applicant: Mr Christopher Ellis
Proposal: Demolition of existing bungalow and detached garage to be replaced by a new building on the site with associated external orks.

Date limit for comments: 12.01.26

LITTLEHAM

Planning Application No: 25/2131/FUL

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

Amended plans for consultation.
Revised drawings.

Date limit for comments: 09.01.26

Planning Application No: 24/2057/VAR

Location: Chestnuts 65 Salterton Road, EX8 2EJ
Applicant: Mr David Crocker
Proposal: Variation of condition 2 (approved plans) of planning permission 23/0538/FUL (Construction of ground floor and first floor extensions to create an additional 10 additional HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front of the site) and condition 10 (parking layout) to allow the removal of east elevation chimney and alteration to approved windows on eastern elevation, the addition of ensuites at 1st floor, change to material finishes, re-positioning of bike and bin store, change to parking layout and retention of disability ramp, retention of front West wing roof and inclusion of 2no roof lights.

Amended plans for consultation
Amended plans to show revised landscaping scheme, window screening, additional cycle parking and bin store screening.

Date limit for comments: 05.01.26

TOWN

Planning Application No: 25/2397/MFUL

Location: The Royal Beacon, The Beacon, EX8 2AF
Applicant: Mr Keith Richardson (Richardson Hotels Ltd)
Proposal: Change of use, associated demolitions and proposed conversion of grade II listed hotel, to 20no, 1,2 and 3 bed apartments with basement storage, associated parking and infrastructure; demolition of rear modern block to provide 2 new build semi detached mews houses including integrated garages.

Date limit for comments: 08.01.26

Planning Application No: 25/2398/LBC

Location: The Royal Beacon, The Beacon, EX8 2AF
Applicant: Mr Keith Richardson (Richardson Hotels Ltd)
Proposal: change of use, associated demolitions and proposed conversion of grade II listed hotel, to 20no. 1,2 and 3 bed apartments with basement storage, associated parking and infrastructure; demolition of rear modern block to provide 2 new build semi-detached mews houses including integrated garages.

Date limit for comments: 08.01.26

Planning Application No: 25/2533/FUL

Location: Wilsons, (The Old Firehouse), Church Road, EX8 1RZ
Applicant: Mr David Freer
Proposal: Change of use of building from Class E to Sui Generis for snooker club, fenestration change to front elevation and new covered courtyard.

Date limit for comments: 07.01.26

Planning Application No: 25/2560/FUL

Location: 26 Camperdown Terrace, EX8 1EH
Applicant: Mr Wayne Singleton
Proposal: Proposed loft conversion with extension and balcony.

Date limit for comments: 13.01.26

Planning Application No: 25/2547/FUL

Location: 28 Camperdown Terrace, EX8 1EH
Applicant: Mr Mark Williams
Proposal: Loft conversion with extension and balcony.

Date limit for comments: 13.01.26

WITHYCOMBE RALEIGH

Planning Application No: 25/2542/DEM

Location: Jewson Ltd Withycombe Village Road
Exmouth EX8 3BE
Applicant: Stark Building Materials UK Ltd
Proposal: Proposed demolition of an outbuilding

Date limit for comments: 08.01.26

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7. Other items

i. Notification of New time limited premises licence application received - Exmouth Pride 2026 – Manor Gardens
Ref No. 061165
Premises: Manor Gardens – Manor Gardens, EX8 1NZ
Ward: Exmouth Town
Name of Applicant: Exmouth Pride

TIME LIMITED Premises Licence Application for 20/06/2026 ONLY - Exmouth Pride Event

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

Date limit for comments: 07.01.26

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

i. Notification of Tree Preservation Orders
Land at Exeter Royal Academy for Deaf Education, 1 Dougla Avenue, EX8 – 25/0025/TPO
Confirmation of the above TPO, details attached.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/2272/FUL 58A Salterton Road	No objection	Approval
25/2250/FUL 45 Featherbed Lane	No objection	Approval
25/1178/OUT 31 Churchill Road	No objection	Approval
25/2261/FUL 54 Douglas Avenue	No objection	Approval
25/0187/OUT Longstones, 17 Foxholes Hill	No objection	Approval
25/2210/FUL Exmouth Cricket Club	No objection	Approval
25/2081/FUL 26 Old Bystock Drive	No objection	Approval
25/1543/RES 65 Moorfield Road	No objection	Approval
25/2302/FUL 33 Brixington Avenue	No objection	Approval
25/2306/FUL 25 Halsdon Avenue	No objection	Approval
25/2119/VAR Toilets, Foxholes Car Park, Queens Drive	No objection	Approval

DELEGATED REPORT

Application No: **25/2403/TRE**

Location: **32 Port Mer Close Exmouth**
Devon
EX8 5RF

Proposal: **G1, Ash : prune lateral branches back to boundary line (primary or secondary unions) - no finishing cuts to be bigger than 700mm.**

Development Type: **TPO**

Date of Site Visit: **03.12.2025**

Consultation Period End Date: 19.12.2025

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The trees grow adjacent to the applicant's property, and their crowns overhang the applicant's garden. The trees are visible from Port Mer Close and Dinan Way and contribute to the amenity and character of the local area, adding a softening and greening effect to the Port Mer Close development on the northern fringe of Exmouth.

The trees have previously been pollarded and now have dense, vigorous crowns developed from regrowth. The proposed works seek to prune back the northern crown aspect where the crowns overhang the applicant's garden. These works are relatively modest and will not significantly impact the overall health or amenity value of the trees or the setting of the wider area.

The proposed works allow the applicant to undertake reasonable management of overhanging vegetation.

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.)

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).

2. **Tree Ownership** - Ownership of the trees appears to be uncertain. Permission of the owners of the trees should be obtained before any works are carried out. Any parts of the trees which are removed or fall remain the property of the owner of the tree and should be offered back to them.



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.

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (England) REGULATIONS 2012

Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 25/0025/TPO)

East Devon District Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order—

Citation
1. This Order may be cited as the Tree Preservation Order No. 25/0025/TPO, "Land at Exeter Royal Academy For Deaf Education, 1 Douglas Avenue, Exmouth", 21st July 2025.

Interpretation
2.— (1) In this Order "the authority" means East Devon District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect
3.— (1) **Subject to article 4,** this Order shall take effect provisionally on 21st July 2025.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

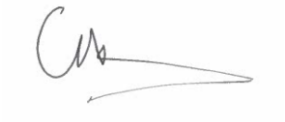
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition
4. In relation to any tree identified in the first column of the Schedule by the letter "**C**", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 21 July 2025

Signed on behalf of East Devon District Council



.....
Authorised by the Council to sign in that behalf

[CONFIRMATION OF ORDER

This Order was confirmed by East Devon District Council without modification on ...17th... day of

...December... ...2025...

~~*OR*~~

~~This Order was confirmed by East Devon District Council on ..... day of .... subject to the following modification(s):~~



.....

Authorised by the Council to sign in that behalf**]**

~~**[DECISION NOT TO CONFIRM ORDER**~~

~~A decision not to confirm this Order was taken by East Devon District Council on ..... day of~~

~~..... .....~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~**]**

~~**[VARIATION OF ORDER**~~

~~This Order was varied by East Devon District Council on ..... day of ....~~

~~under the reference number .....~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~**]**

~~**[REVOCATION OF ORDER**~~

~~This Order was revoked by East Devon District Council on ..... day of ....~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~**]**

SCHEDULE

SPECIFICATION OF TREES

TREE PRESERVATION ORDER NO. 25/0025/TPO

LAND AT EXETER ROYAL ACADEMY FOR DEAF EDUCATION, 1 DOUGLAS AVENUE, EXMOUTH

REF. ON MAP	DESCRIPTION	SITUATION		
TREES SPECIFIED INDIVIDUALLY *(Encircled in a solid black line on map)*				
T1	Sorbus species	Centred on grid ref:	(E) 300591	(N) 080518
T2	Acer Species	Centred on grid ref:	(E) 300587	(N) 080523
T3	Maple	Centred on grid ref:	(E) 300586	(N) 080526
T4	Scots Pine	Centred on grid ref:	(E) 300578	(N) 080534
T5	Scots Pine	Centred on grid ref:	(E) 300576	(N) 080536
T6	Lime	Centred on grid ref:	(E) 300564	(N) 080539
T7	Holly	Centred on grid ref:	(E) 300553	(N) 080532
T8	Sorbus Species	Centred on grid ref:	(E) 300553	(N) 080527
T9	Western Red Cedar	Centred on grid ref:	(E) 300546	(N) 080526
T10	Dawn Redwood	Centred on grid ref:	(E) 300536	(N) 080514
T11	Lawson Cypress	Centred on grid ref:	(E) 300524	(N) 080500
T12	Pine	Centred on grid ref:	(E) 300550	(N) 080460

T13	Deodar Cedar	Centred on grid ref:	(E) 300555	(N) 080446
T14	Lime	Centred on grid ref:	(E) 300557	(N) 080457
T15	Monterey Cypress	Centred on grid ref:	(E) 300573	(N) 080435
T16	Holm Oak	Centred on grid ref:	(E) 300561	(N) 080418
T17	Monterey Cypress	Centred on grid ref:	(E) 300572	(N) 080404
T18	Strawberry Tree	Centred on grid ref:	(E) 300564	(N) 080410
T19	Holm Oak	Centred on grid ref:	(E) 300607	(N) 080420
T20	Oak	Centred on grid ref:	(E) 300612	(N) 080434
T21	Maple	Centred on grid ref:	(E) 300626	(N) 080436
T22	Western Red Cedar	Centred on grid ref:	(E) 300618	(N) 080423
T23	Monterey Pine	Centred on grid ref:	(E) 300632	(N) 080432
T24	Lime	Centred on grid ref:	(E) 300639	(N) 080432
T25	Pine	Centred on grid ref:	(E) 300642	(N) 080426
T26	Pine	Centred on grid ref:	(E) 300649	(N) 080425
T27	Holm Oak	Centred on grid ref:	(E) 300661	(N) 080436
T28	Robinia	Centred on grid ref:	(E) 300661	(N) 080428
T29	Beech	Centred on grid ref:	(E) 300671	(N) 080426
T30	Holm Oak	Centred on grid ref:	(E) 300673	(N) 080433

T31	Cedar	Centred on grid ref:	(E) 300723	(N) 080439
T32	Japanese Privet	Centred on grid ref:	(E) 300726	(N) 080453
T33	Japanese Privet	Centred on grid ref:	(E) 300728	(N) 080463
T34	Hop Hornbeam	Centred on grid ref:	(E) 300685	(N) 080427
T35	Scots Pine	Centred on grid ref:	(E) 300690	(N) 080427
T36	Scots Pine	Centred on grid ref:	(E) 300694	(N) 080427

TREES SPECIFIED BY REFERENCE TO AN AREA
(None)

GROUP OF TREES
(Shown within a broken black line on map)

G1	x3 (three) Malus	Centred on grid ref:	(E)	(N)
G2	x3 (three) Birch	Centred on grid ref:	(E)	(N)

WOODLAND
(None)

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations, which apply in relation to England only, substantially revoke and replace the Town and Country Planning (Trees) Regulations 1999, to the extent to which they apply to England. They also revoke the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No. 2) (England) Regulations 2008.

Part 2 prescribes the form of tree preservation orders and the procedure for their making, provisional effect, confirmation, variation and revocation. The prescribed form is set out in the Schedule to the Regulations.

Part 3 of the Regulations sets out prohibited activities in relation to a tree protected by an order and exceptions. Under regulation 13 a tree protected by a tree preservation order may not be cut down, topped, lopped, uprooted or wilfully damaged or destroyed without the consent of the local planning authority, unless an exception applies. These exceptions are set out in sections 198(7) and 200(1) of the Town and Country Planning Act 1990, and in regulation 14 of the Regulations.

Section 198(7) provides exceptions relevant to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of section 2(4) of the Opencast Coal Act 1958 (c. 69) on land affected by a tree preservation order despite its repeal) and section 15 of the Forestry Act 1967 (c.10) (licences under that Act to fell trees comprised in a tree preservation order).

Section 200(1) provides that a tree preservation order does not have effect in respect of anything done by or on behalf of Forestry Commissioners on land placed at their disposal in pursuance of the Forestry Act 1967 or otherwise under their management or supervision or anything done by or on behalf of any other person under a plan of works approved by the Forestry Commissioners under a forestry dedication covenant (as defined in section 5 of the Forestry Act 1967) or under conditions of a grant or loan made under section 1 of the Forestry Act 1979 (c. 21).

Regulation 14 contains exceptions to the requirement for consent and regulation 15 contains exceptions for trees in conservation areas.

Part 4 of the Regulations prescribes the procedure for applications for consent under tree preservation orders.

Part 5 prescribes the procedure for appeals and for their determination. Regulation 19 grants a right of appeal in respect of a refusal to grant consent, a grant of consent subject to conditions or a failure to determine an application for consent within the prescribed time period.

In Part 6, regulation 24 provides for compensation claims, subject to exceptions, to be made where loss or damage has been incurred as a consequence of a refusal to grant consent, a grant of consent subject to conditions or a refusal of approval required under a condition.

Part 7 contains miscellaneous provisions. Regulation 25 provides that the prescribed time for the purposes of sections 206(1)(b) (replacement trees) and 213(1)(b) (enforcement of controls as respects trees in conservation areas) is whenever the cutting down or uprooting of a tree is authorised only by virtue of regulations 14(1)(a)(i) or 14(1)(c) (dead or dangerous trees).

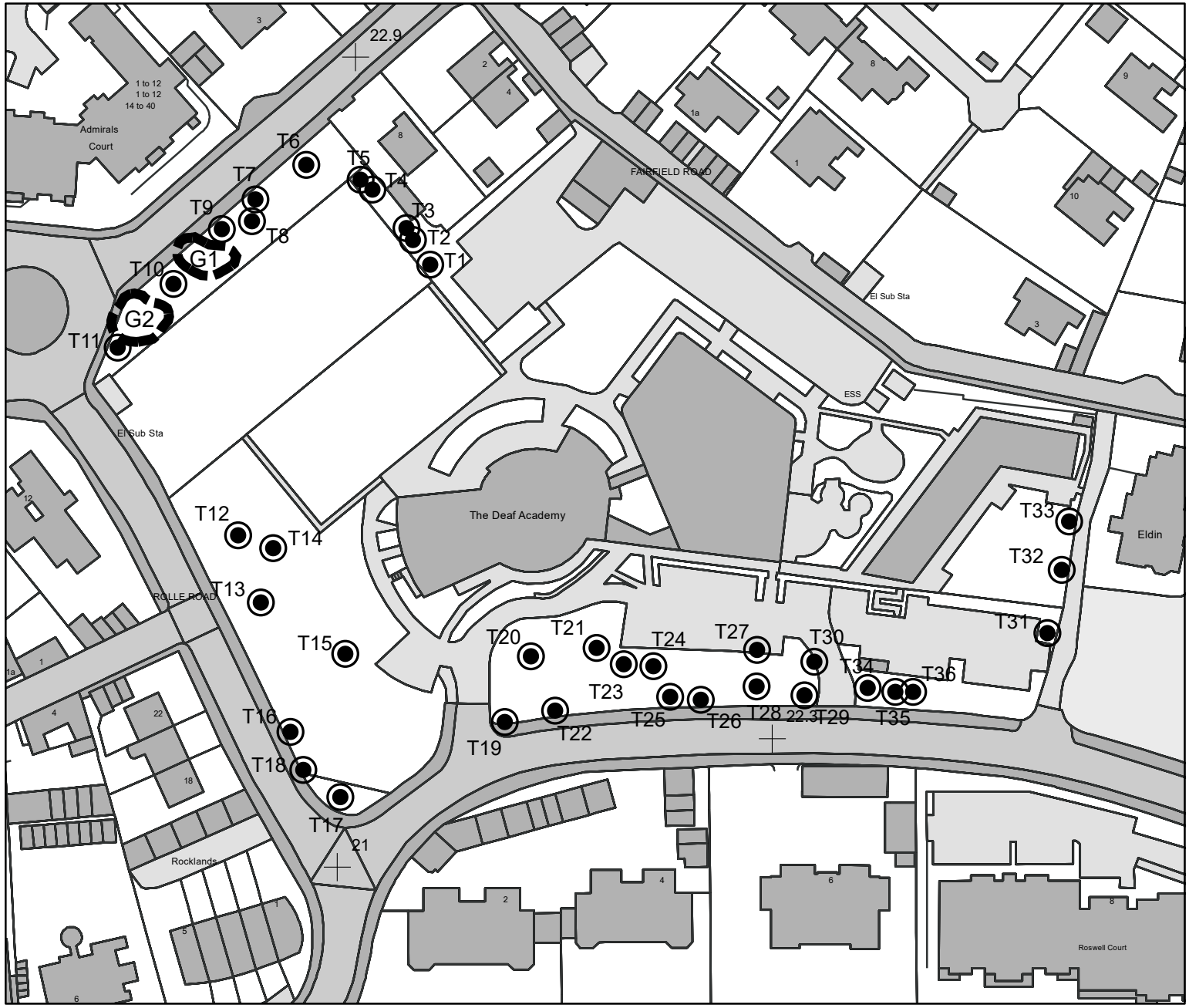
Regulation 26 revokes the Town and Country Planning (Trees) Regulations 1999, the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No.2) (England) Regulations 2008, subject to transitional, transitory and saving provisions in respect of certain classes of order. This regulation also saves regulation 17 of the Town and Country Planning (Trees) Regulations 1999 (amendment to the Town and Country Planning General Regulations 1992).

Under section 193 of the Planning Act 2008 (c. 29), all tree preservation orders made prior to the date on which these Regulations come into force take effect with the omission of all of their provisions other than any that identify the order or identify the trees, groups of trees or woodlands to which the order applies.

A full impact assessment of the effect that this instrument will have on the costs of business, charities and the voluntary sector has been prepared in relation to these Regulations. The assessment has been placed in the Library of each House of Parliament and is published with the Explanatory Memorandum alongside the instrument on www.legislation.gov.uk). The assessment may also be accessed at www.communities.gsi.gov.uk.

East Devon District Council Tree Preservation Order 25/0025/TPO

Land at Exeter Royal Academy For Deaf Education, 1 Douglas Avenue, Exmouth



1:1,250 0 12.5 25 50 Metres

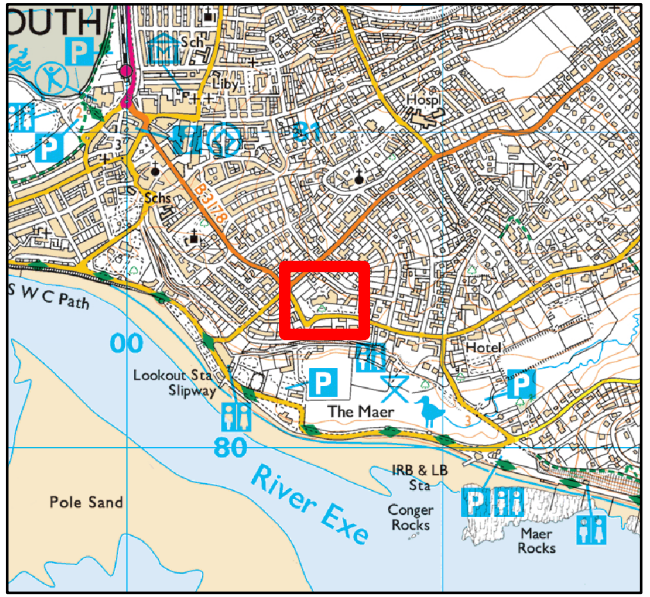
East Devon District Council

Key

- Tree
- Area
- Group
- Wood

Authorised Signature

17 December 2025



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