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 10 November 2025 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Tim Dumper
Councillor David Poor
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Cherry Nicholas
Councillor Andrew Colman

Public Speaking Time

None

P25/166. Minutes of the previous meetings and decisions under delegated authority

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

P25/167. To receive any declarations of interests from members:

Minute P25/169: 25/2056/TCA Land at the Beacon, EX8
Councillor A Woodward declared non-registerable interest as he lived opposite the application site and would not take part in discussion or vote for this application.

P25/168. Urgent business.

None

P25/169. 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

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

Decision: Proposed: TD Seconded: JW
Approval in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:
Pending receipt of Tree Officer's report.

Decision: Proposed: DC Seconded: JW
Refusal in accordance with the Tree Officer's report.

P25/170. 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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

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

Comments Statutory Consultees:
EDDC Trees – No objection
SWW - advise discharging of surface water into the combined sewer is unacceptable unless the applicant provides clear evidence that more sustainable drainage options have been thoroughly considered and ruled out.
Environmental Health – Concerned about impact of air source heat pump. Request applicant provides additional information.

View of representations:
3 x support

ENP Policy: EN1, EB1, EB2

Decision: Proposed: GD Seconded: DP
No objection, subject to: neighbour comments being respected in relation to the CEMP; the views of the Conservation Officer; adherence to the approved planting scheme; and satisfactory mitigation of issues raised by Environmental Health and South West Water.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: DP
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (National Landscape), EB2

Decision: Proposed: DP Seconded: GD
No objection, but it was noted that submitting a retrospective planning application reflected poorly on EDDC's reputation as the LPA. Concern was also raised regarding the steepness of the disabled access ramp, questioning whether it adequately meets user needs, particularly given the rushed nature of the changes and the implications on plumbing.

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

Comments Statutory Consultees:
Conservation - no impact on heritage or the conservation setting and therefore raise no objections under relevant planning policies**.**

View of representations: None

ENP Policy: EB1 & EB2

Decision: Proposed: GD Seconded: DP
No objection

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 24.10.25

Date limit for comments: 14.11.25

Comments Statutory Consultees:
COMMENTS REGARDING AMENDED PLANS
Cllr Geog Jung – 30.10.25 - Supports amended plans
EDDC Landscape Architect – 14.10.25 - The revised proposal fails to address previous concerns, particularly regarding the southern elevation's visual impact and lack of active frontage, as well as the need for a substantial planting strip with a Devon hedge bank and trees, making the scheme currently unacceptable.

Town Council – 17.07.25 - No objection subject to the concerns raised by statutory consultees are satisfactorily mitigated.

View of representations:
258 x Supporting
4 x Rep
ENP Policy:

Decision: Proposed: TD Seconded: JW
No objection to the amended plans, subject to the satisfactory mitigation of concerns raised by statutory consultees, including the EDDC Landscape Architect. Members also commented on the importance of incorporating active travel infrastructure (Exmouth Neighbourhood Plan policy GA3) and improving public transport provision.

P25/171. Other items

None

P25/172. 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

It was noted that the above appeal was dismissed; the decision notice was previously circulated 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.

It was noted that an appeal had 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 previously circulated for information.

P25/173. 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

The meeting concluded at 19:09

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