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

14 January 2026

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 19 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.

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2. **Minutes of meeting held on 5 January 2026:**
   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: 25/2518/TRE

Location: 3 Truro Drive, EX8 5QF
Applicant: Sarah Pool
Proposal: T1, Silver Birch: reduce height via thinning by approximately 2m (tree is currently approximately 16m above ground level). Reduce lateral crown spread via thinning by approximately 1.5m (tree is currently approximately 10m wide). Making cuts no greater than approximately 75mm in diameter with the vast majority being approximately 25mm in diameter.

Target date: 03.02.26

LITTLEHAM

Planning Application No: 25/2469/TRE

Location: 30 Cranford Avenue, EX8 2PZ
Applicant: Mrs Anne Morley
Proposal: T1, Red Oak: raise the crown up to 4m; thin the crown by removing epicormic shoots; reduce the eastern crown spread by up to 3m to leave a flowing shape with a spread of approximately 6m as indicated in accompanying photographs; reduce southern crown spread by 2m to leave a spread of approximately 6m, to clear the hedge and give clearance to the adjacent property.

Target date: 27.01.26

WITHYCOMBE RALEIGH

Planning Application No: 25/2634/TRE

Location: Summer Haye, St Johns Road, EX8 5EF
Applicant: Thomas Shillitoe
Proposal: G1. 7 x Birches: Fell.

Target date: 30.01.26

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6. Planning applications.

BRIXINGTON

None

HALSDON

None

LITTLEHAM

Planning Application No: 25/2626/PDMA

Location: Business Centre, 14 Hartley Road, EX8 2SG
Applicant: Mr Simon Hall
Proposal: Conversion of part of the existing building back to its former residential classification by converting existing office accommodation into a single storey, three-bedroom dwelling.

Please note that this is not a planning application. The presumption is that this development can proceed without requiring planning permission unless we object on grounds of:

a) transport and highways impacts of the development,
b) contamination risks in relation to the building,
c) flooding risks in relation to the building,
d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use:
i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops), Class A2 (financial and professional services) or Class A5 (hot food takeaways) of that Schedule or, as the case may be, a building used as a launderette, but only where there is a reasonable prospect of the building being used to provide such services, or
ii) where the building is located in a key shopping area, on the sustainability of that shopping area,
e) the design or external appearance of the building, and
f) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Date limit for comments: 26.01.26

Planning Application No: 25/2598/LBC

Location: Flat 4, 5 Salterton Road, EX8 2BW
Applicant: Mr Erhan Kacar
Proposal: Removal of lath and plaster from wall and create opening between kitchen and sitting room and infill existing door opening between hallway and kitchen.

Date limit for comments: 26.01.26

Planning Application No: 25/2416/FUL

Location: Flat 7, West Checkstone, 2 Douglas Avenue EX8 2AU
Applicant: Mrs Kim Smith
Proposal: Replacement of an existing (dilapidated) summer house within our privately owned garden.

Date limit for comments: 30.01.26

TOWN

Planning Application No: 25/2645/FUL

Location: 128 Rosebery Road, EX8 1SG
Applicant: Mr Edward Slade
Proposal: Construction of a single-storey rear extension

Date limit for comments: 29.01.26

WITHYCOMBE RALEIGH

None

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/2631/FUL

Location: Kings Garden and Leisure, Hulham Road, EX8 5DZ
Applicant: Mr Richard King
Proposal: Proposed steel frame building for relocation of Garden Centre restaurant and retail space (Class E).

Date limit for comments: 29.01.26

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7. Other items

i. Final Consultation on East Devon's New Local Plan
Agree response to the final stage consultation on new evidence and updates before plan is submitted to a government-appointed Planning Inspector for examination.

The consultation includes:

- The emerging masterplan for the new town of Marlcombe, setting out how the development will evolve.
- Key new evidence documents including the Water Cycle Study and the Infrastructure Delivery Plan.
- A number of minor changes to the Local Plan.

Date limit for comments: 26.01.26

ii. East Devon Heritage Strategy (2024-2042) Consultation

Agree response to the second Heritage Strategy (2024-2042) which provides an overview of the district's abundant heritage, its significance and its benefits whilst developing objectives for the future, with an action plan for the delivery of their recommendations. Feedback will be used to shape the final Heritage Strategy following the conclusion of the consultation, with the final draft then to be submitted for approval.

Date limit for comments: 26.01.26

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8. Items for information

i. Notification of Tree Preservation Orders

Land at and adjacent Police Station, North Street, EX8 – 25/0027/TPO
Land at 49 Cranford Avenue, EX8 – 25/0029/TPO

Confirmation of the above TPO's, details attached.

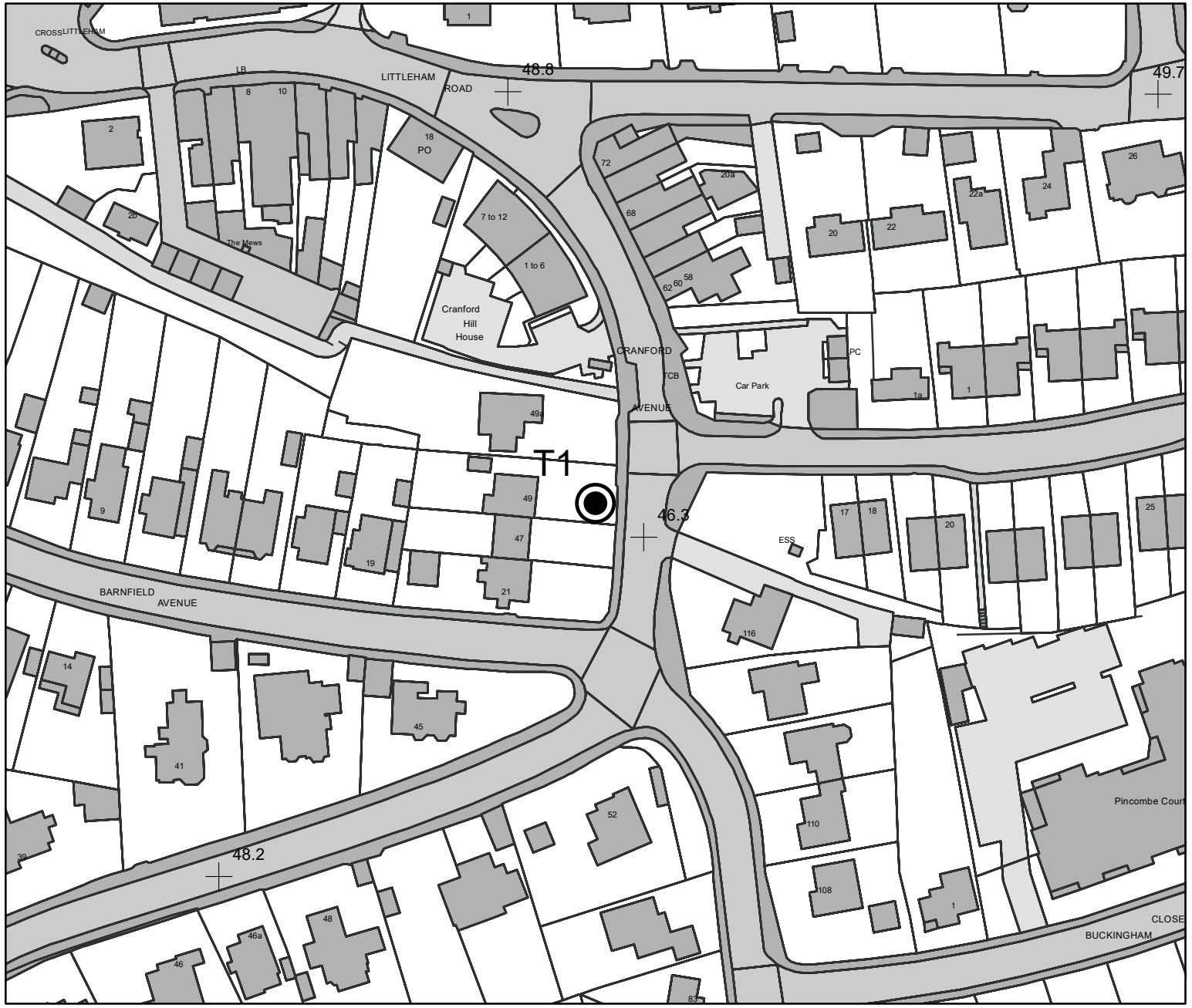
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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/2299/FUL 38 Marpool Hill	No objection	Approval
25/2408/FUL 62 Bradham Lane	No objection	Withdrawn

East Devon District Council Tree Preservation Order 25/0029/TPO

Land at 49 Cranford Avenue, Exmouth



1:1,250 0 12.5 25 50 Metres

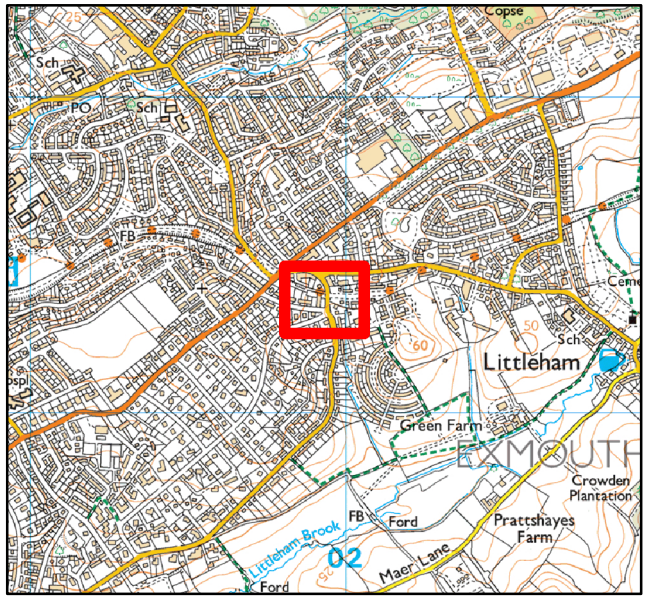
East Devon District Council

Key

- Tree
- Area
- Group
- Wood

Authorised Signature

08 January 2026



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

Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 25/0029/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. 25/0029/TPO, "Land at 49 Cranford Avenue, Exmouth", 25th 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 25th 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 25 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 ...*8th*... day of

...*January*... ...*2026*...

~~*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. 25/0029/TPO

LAND AT 49 CRANFORD AVENUE, EXMOUTH

REF. ON MAP	DESCRIPTION	SITUATION

TREES SPECIFIED INDIVIDUALLY
(Encircled in a solid black line on map)

T1	Willow	Centred on grid ref:	(E)	(N)

TREES SPECIFIED BY REFERENCE TO AN AREA
(None)

GROUP OF TREES
(None)

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.

Memo

To: Clerk To Exmouth Town Council

From: Arboricultural Team

Your Ref:

Our Ref: 25/0027/TPO Date: 7 January 2026

SUBJECT:

TREE PRESERVATION ORDER
PROPOSAL: Land at and adjacent Police Station, North Street, Exmouth
TPO NO: 25/0027/TPO

I would inform you that the above Tree Preservation Order made in respect of land in your area has been confirmed.

Arboricultural Team
Countryside Services