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 8 December 2025 at 6:15pm

Present:

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

Observing:
Councillor Brian Bailey

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

Public Speaking Time

Ray Williams and Francis Whiteley spoke regarding planning application 25/0494/MFUL, 7 Foxholes Hill, Demolition of existing house and garage to provide 18 residential flats with associated landscaping, car parking, bin and bike stores.

Andy Roberts and Francis Whiteley spoke regarding planning application 25/2221/MFUL, Land North of Hulham Road, Outline planning permission (with all matters reserved apart from access) for the phased development of up to 151 residential dwellings.

Paul Nightingale spoke regarding his planning application 25/2219/FUL and 25/2220/LBC, The Golden Dragon, 1a The Beacon, EX8 2AG, proposed change of use from commercial to residential, alterations to fenestration. New roofing to rear with installation of solar panels.

P25/182. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor G Deasy, seconded by Councillor A Woodward, and agreed that the minutes of the previous meeting held on 24 November 2025.

P25/183. To receive any declarations of interests from members:

Minute P25/186. Application 25/0494/MFUL 7 Foxholes Hill

Councillor T Dumper, declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minute P25/186. Application 25/1966/FDO Devon Cliffs Holiday Centre
Councillor T Dumper, declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minutes P25/186. Application 25/2219/FUL and 25/2220/LBC Golden Dragon, 1A The Beacon
Councillor A Woodward, declared a non-registrable interest as he is a resident of The Beacon.

Minute P25/187. Licensing
Councillor T Dumper, declared a Other Registerable interest as a member of East Devon District Council's Licencing and Enforcement Committee.

P25/184. Urgent business.
None

P25/185. 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 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.

Target date: 12.12.25

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: Issue a split decision refusing the proposed works and allowing a more specific works specification below:

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.

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

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

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

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.

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

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

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

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

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

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

P25/186. 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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: GD
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (Coastal Preservation) EB1 & EB2

Decision: Proposed: TD Seconded: AW
No objection

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

Comments Statutory Consultees: None

View of representations:
1 x Rep – Objects on the grounds that parking is an issue in the area from Exmouth Hospital.

Cllr D Poor had forwarded his comments which were shared as follows:
Objects on the grounds that the road is getting very congested and has concerns about over development and overlooking issues.

ENP Policy: EB2, EN6

Decision: Proposed: GD Seconded: MR
Objection, the proposal was considered to represent overdevelopment and to be overbearing to the adjacent properties at 1b and 2 Turner Avenue. Concern was also raised regarding the potential loss of light.
Existing development on this corner plot has already resulted in two additional properties at 1a Elm Road and 1b, attached to 2 Turner Avenue. The further proposal to utilise the rear gardens of 1b and 2 Turner Avenue, resulting in the loss of their amenity space, was considered unacceptable.

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

Comments Statutory Consultees:
None in respect of the amended plans.

Town Council - Meeting 18.08.25 - Objection. The proposed design, in terms of its mass, bulk, and choice of materials, was considered unsympathetic and totally out of keeping with the character of the area. The roof style does not reflect the defining features of the Victorian villa styles. Overall, the design was deemed contrary to Policy EB2 of the Exmouth Neighbourhood Plan, which requires development to be mindful of surrounding building styles and to demonstrate a high standard of design. Additionally, much of the site's biodiversity has already been lost, rendering any current ecological assessment invalid. The applicant has also not provided justification for why the existing building could not be retained, which would help to minimise embodied carbon in line with sustainable development principles.

View of representations:
29 x Rep – in respect of original application
4 x Rep – amended plans do not address the traffic or parking issues of such a large development, erodes the character of Foxholes Hill and overdevelopment of the plot.
4 x Support

Cllr D Poor had forwarded his comments which were shared as follows:
Objection sustained, still overbearing.

ENP Policy: EN1 (National Landscape), EB2, EN5, EN6, H2, GA3, EB1

Decision: Proposed: GD Seconded: MR
Objection sustained. The revised proposal, despite the re-designed gable roofs, still incorporated flat roof elements that were considered out of keeping with the character of the surrounding area. The revisions also failed to address concerns regarding the overall bulk and mass of the building.

Members questioned the comments provided by the County Highway Authority: *"The Transport Statement utilises TRICS data to show the likely vehicle trip increase from this development. This has been calculated at an estimated additional 4 vehicle trips per day, and I am satisfied that this will not create an impact upon the local highway network."*

The estimated increase of four additional vehicle trips was based on a comparison with a lapsed 2001 application. Members noted that any assessment of trip generation should compare the proposal with the *current* situation – namely, an empty, derelict building – rather than a hypothetical scenario from 24 years ago. Members therefore requested that the County Highway Authority be reconsulted and asked to assess the impact of the development in relation to existing conditions.

ADDENDUM

Planning Application No: 25/1966/FDO

Location: Devon Cliffs Holiday Centre Sandy Bay, EX8 5BT
Applicant: Haven Leisure Limited
Proposal: Diversion of stretch of footpath closer towards the cliff top

Amended plans for consultation.
Amended footpath diversion plans received 04/12/2025

Date limit for comments: 18.12.25

Comments Statutory Consultees:
Town Council - 13.10.25 - No objection in principle subject to necessary health and safety check and deemed to be a safe route.

View of representations:
10 x Rep – in respect of original application.

Cllr D Poor had forwarded his comments which were shared as follows:
No objection, reply from Haven is thorough and answers all the issues.

ENP Policy: EN1 (National Landscape)

Decision: Proposed: MR Seconded: GD
No objection to amended plans, subject statutory consultees being satisfied.

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

Comments Statutory Consultees:
Environmental Health – 02.12.25 – adherence to restricted construction hours, prohibition of on-site burning, and compliance with the council's Construction Sites Code of Practice to minimise impacts on nearby residents.

View of representations:
4 x Rep

- **Harm to Historic Fabric and Layout**: Subdivision of the principal Assembly Room with partitions would destroy its historic spatial integrity and character.
- **Loss of Commercial Use**: Marketing evidence is inadequate, falling short of the 12-month requirement to prove non-viability.
- **Visual Impact of Solar Panels**: Panels on a prominent Grade II listed building would harm its appearance and the Exmouth Conservation Area.
- **Inadequate Heritage Assessment**: Heritage Statement was not prepared by a qualified Heritage Consultant, raising concerns about its robustness

Cllr J Whibley had forwarded his comments which were shared as follows:

Sad to see it go, but as long as adheres to change of use policy and LBC officer ok with it – no objection.

ENP Policy: EB2, EB1, EE3

Decision: Proposed: DC Seconded: MR
No objection subject to Conservation Officer's comments.

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

Comments Statutory Consultees: None

View of representations:
4 x Rep

- **Harm to Historic Fabric and Layout**: Subdivision of the principal Assembly Room with partitions would destroy its historic spatial integrity and character.
- **Loss of Commercial Use**: Marketing evidence is inadequate, falling short of the 12-month requirement to prove non-viability.
- **Visual Impact of Solar Panels**: Panels on a prominent Grade II listed building would harm its appearance and the Exmouth Conservation Area.
- **Inadequate Heritage Assessment**: Heritage Statement was not prepared by a qualified Heritage Consultant, raising concerns about its robustness

ENP Policy: EB1

Decision: Proposed: Seconded
No objection subjection Conservation Officer's comments.

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

Comments Statutory Consultees:

Contaminated Land Officer – 02.12.25 - If contamination of soil, ground, or surface water is found during site excavation or development, work must stop immediately, and the Local Planning Authority must be notified.
SWW – 26.11.25 – applicant to contact if unable to comply with requirements for surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: TD
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: DC
No objection

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

Comments Statutory Consultees:
DCC Historic Environment Officer – 08.12.25 – The Historic Environment Officer advises that the application should not be determined until the results of the archaeological field evaluation, as outlined in the submitted Written Scheme of Investigation, are reviewed.

Police Architectural Liaison – gives feedback on outline plans
Natural England – 01.12.25 - The application could have potential significant effects on Pebblebed Heaths Special Area of Conservation, Exe Estuary Special Protection Area, East Devon Special Protection Area and require a habitat regulations assessment in order to determine the significance of these impacts and the scope for mitigation.
National Gas – 27.11.25 – there are no national gas transmission assets in the area.

View of representations:
28 x Rep – objection on the grounds of:
Flood Risk & Drainage, Access & Road Safety, Infrastructure & Services, Planning Policy Conflicts, Ecology & Landscape, Sustainability Concerns & Community Impact.
Campaign to Protect Rural England – 02.12.25 - The proposal is unsustainable, speculative, and contrary to adopted and emerging Local Plan strategies. It lacks agricultural land classification, heritage impact and CPA assessment, faces unresolved access constraints due to loss of trees and hedgerows, and fails to address design quality standards, including density, the omission of bespoke responses to site topography and the carbon impacts of levelling and reprofiling. With significant brownfield opportunities available in Exmouth, this countryside site should be refused in favour of more sustainable, plan-led alternatives.
Exmouth Civic Society – 01.12.25 – Object, the site is not allocated in the Local Plan, lies in a Coastal Protection Zone, risks coalescence with Lympstone, lacks sustainable transport and adequate traffic management, harms the natural environment, and is unnecessary given the current housing supply.

Cllr D Poor had forwarded his comments which were shared as follows:
Objection, development is excessive and against the spirit of the emerging local plan.

ENP Policy: EN1 (outside BUAB), GA3, H2,

Decision: Proposed: AW Seconded: MR
Objection. Members were unanimous in their objection to this application. The site is not included in the site selections for the emerging Local Plan, which has now reached the second full Regulation 19 consultation stage before submission to the Planning Inspector.
The applicant asserts that the *tilted balance* applies due to an alleged lack of a five-year housing land supply. However, the tilted balance only applies when local development plans are deemed out of date. The emerging Local Plan is now at an advanced stage, and a five-year housing supply **can** be demonstrated. In applying the planning balance, any benefits of the development must be weighed against its potential harm.
Hulham Road is a busy route on the fringe of Exmouth, but within the parish of Lympstone. The site is accessible only by road, rendering it an unsustainable location. The recent Water Cycle Study indicates that the Exmouth sewage network is already over capacity. Hulham Road also experiences existing flooding issues, which would be exacerbated by further development.

For these reasons, the remote location and infrastructure constraints make the site unsuitable for development and the reason why the site was excluded from the emerging Local Plan.

P25/187. 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

Consideration was given to the above premises licence, details of the application could be viewed on EDCC's website.

Date limit for comments: 30.12.25

Members did not wish to comment.

ADDENDUM

ii. **Notification of New Time limited Premises Licence applications received – Gate to Plate**
Ref No. 061159
Premises: Strand, EX8 1BR
Ward: Town
Name of Applicant: Mrs Sarah Milner Simonds

TIME LIMITED Premises Licence Application for 19/04/2026 ONLY - Gate to Plate Spring

Ref No. 061160
Premises: Strand, EX8 1BR
Ward: Town
Name of Applicant: Mrs Sarah Milner Simonds

TIME LIMITED Premises Licence Application for 25/10/2026 ONLY - Gate to Plate Spring

Date limit for comments: 31.12.25
The above premises licence had been submitted by Exmouth Town Council, so members did not wish to comment.

P25/188. Items for information

None

P25/189. 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**

The meeting concluded at 19:42

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