Exmouth Town Council

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

tel: 01395 276167
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www.exmouth.gov.uk

This meeting is open to the Public and Press

11 February 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 16 February 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 2 February 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: 26/0127/FUL

Location: 3 Oakwood Rise, EX8 4PU
Applicant: Mr Andy Rives-Roberts
Proposal: Weeping Willow - pollard to previous pruning points.

Target date: 20.03.26

Tree Officer's report attached for information.

LITTLEHAM

Planning Application No: 26/0010/TRE

Location: 69A Salterton Road, EX8 2EN
Applicant: Mr Michael Anderson
Proposal: T1: Poplar – pollard; current height 19m, cut 6m of regrowth back to previous cut sites at 13m. Cyclical management every 2-5 years.

Target date: 02.03.26

Planning Application No: 26/0129/TRE

Location: 69A Salterton Road, EX8 2EN
Applicant: Mr Michael Anderson
Proposal: Poplar - sever and remove roots up to 50mm diameter within a 1m section of the root protection area (RPA) at a depth of 0.5m. Root mitigation will be by pruning done using hand tools followed by installation of protective soil covers. Rebuilding of the retaining boundary wall.

Target date: 20.03.26

Tree Officer's report attached for information.

WITHYCOMBE RALEIGH

Planning Application No: 26/0064/TRE

Location: Street Record, Bradham Court
Applicant: Remus Property Management
Proposal: G5: Elm, Sycamore - fell and stack dead tree at the base of bank as a habitat pile. Coppice squirrel damages to Sycamore.
T6: Ash - crown reduce in overall height to around17-19m (25-30% live crown). Retain all adventitious shoots and secondary branching proximal to reduction cuts. Target cuts approx. 200mm in diameter.
G8: Oak x 4 & Field Maple - clear around the base, sever and remove 1m section of Ivy from the four Oak trees.

Target date: 30.03.26

Tree Officer's report attached for information.

6. Planning applications.

BRIXINGTON

Planning Application No: 26/0119/FUL

Location: 49 Ivydale, EX8 4TA
Applicant: Mr Daniel White
Proposal: Proposed partial garage conversion and installation of Solar PV Panels and Cladding.

Date limit for comments: 20.02.26

HALSDON

Planning Application No: 26/0130/FUL

Location: 29 Springfield Road
Applicant: Mr Keith Luff
Proposal: Single storey rear extension.

Date limit for comments: 20.02.26

Planning Application No: 26/0040/FUL

Location: 52 Bapton Close, EX8 3LQ
Applicant: Mr Gary Wakley
Proposal: Single storey timber construction rear extension with a flat roof, including roof light windows. Removal of existing conservatory.

Date limit for comments: 03.03.26

LITTLEHAM

Planning Application No: 25/0227/FDO

Location: Devon Cliffs Holiday Centre Sandy Bay, EX8 5BT
Applicant: Haven Leisure Limited
Proposal: Diversion of stretch of footpath further northwards within the holiday park.

Date limit for comments: 01.03.26

TOWN

Planning Application No: 26/0056/FUL

Location: 30/32 Parade, EX8 1RW
Applicant: Mr John Broomfield
Proposal: Creation of a new dwelling house through upwards extension including external staircase access.

Date limit for comments: 04.03.26

WITHYCOMBE RALEIGH

None

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7. Other items

i. Premises Licence application received
Ref No. 061384
Premises: Exmouth Beach Rugby event, Exmouth Beach to the East of Lifeboat Station, EX8 2AY
Ward: Littleham
Name of Applicant: Concierge UK Limited

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

Date limit for comments: 06.03.26

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

ii. Certificate of existing lawfulness use application
Ward: Halsdon
Application No: 26/0116/CPE
Location: 155 Hulham Road, EX8 4QZ
Applicant: Sherian and Wayne Morgan
Proposal: Certificate of lawfulness to confirm the existing decking to the rear has been in situ for a period in excess of 4 years prior to 25 April 2024

Date limit for comments: 23.02.26

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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*
25/2554/FUL 44 Hulham Road	No objection	Approval
25/2131/FUL 1B Elm Road	Objection	Withdrawn
25/2128/FUL Devon Cliffs Holiday Centre	No objection	Approval
25/1880/FUL 1 Engineers Way	No objection	Approval

DELEGATED REPORT

Application No: **26/0127/TRE**

Location: **3 Oakwood Rise Exmouth**
EX8 4PU

Proposal: **Weeping Willow - pollard to previous pruning points.**

Development Type: **TPO**

Consultation Period End Date: 20.02.2026

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The tree is visible from Oakwood Rise and contributes positively to the amenity of the local area. It is a willow that has historically been pollarded on a cyclical basis, with the last permission issued in 2021 (21/3359/TRE). This application represents a continuation of that established management regime, which is considered appropriate.

CONCLUSION

No objection 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.)

3. The work hereby approved shall be limited to:

   T1, Poplar: Final pruning cuts shall be made distal to previous pruning points, with the developing pollard heads retained intact.

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

DELEGATED REPORT

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. British Standard BS 3998:2010 Tree Work - Recommendations came into effect on 31 December 2010 and supersedes BS 3998:1989 which is withdrawn. Before carrying out the works to which this notice applies, any person involved with the works should ensure they are fully aware of the contents of the new standard. A copy of the standard is available for inspection at the Council Offices, Blackdown House, Border Road, Honiton or can be purchased from the BSI Shop on the website www.bsigroup.com/shop.



Statement on Human Rights and Equality Issues

Human Rights Act:

DELEGATED REPORT

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: **26/0129/TRE**

Location: **69A Salterton Road Exmouth**
EX8 2EN

Proposal: **Poplar - sever and remove roots up to 50mm diameter within a 1m section of the root protection area (RPA) at a depth of 0.5m. Root mitigation will be by pruning done using hand tools followed by installation of protective soil covers. Rebuilding of the retaining boundary wall.**

Development Type: **TPO**

Consultation Period End Date: 20.02.2026

CONSULTATIONS

None received.

CONTRIBUTORS

Allison
28/01/26 - Dear Sirs,

Application 26/0129/TRE

We are the next door neighbours of 69A Salterton Road, and have been since 1990. In that time there have been only three occupiers, the most recent being Mr Anderson in, or around September 2025.

I have raised my concerns regarding the safety of the Poplar tree since June 2025, firstly with a gentleman from the Arboricultural team at East Devon who dismissed my concerns surrounding the fact that the tree was causing damage to the street light, electrical box, and pavement as the roots were coming through the pavement and into the road. Due to its size it is pushing not only the wall of 69A, but also starting to push our wall outward toward the pavement.

He simply pointed me in the direction of Devon Highways!

I reported my findings to Devon Highways and stated that I had photos and video and received an automated email [REPORT - ENQ251871496] dated 27th June 2025 stating an assessment would be carried out and completed by 18th July 2025.

After the July date had passed and not being contacted, I called Highways again and was informed that the person dealing with the call and my concerns had inputted it, in the wrong place! A further email of apology was received on 13th August 2025 stating an assessment of the tree and wall will be carried out on 14th August 2025.

To date I have not received any outcome to my genuine concerns regarding the danger of this tree especially being so close to the second busiest road in Exmouth.

Although your portal only allows for 'support' or 'object'. I believe in this case it is both. Naturally I SUPPORT the fact that Mr Anderson has inherited a huge problem not only of

safety, (as he is the legal owner of the wall and tree should it collapse on a pedestrian), but also the huge financial cost of making the tree safe and rebuilding the wall.

Equally so I OBJECT that common sense has not prevailed between to Devon Departments prior to Mr Anderson buying the property, especially Highways who should have allowed the tree to be removed completely on safety grounds. I see on the latest photos that the curb stone has now been pushed upwards by the roots beneath causing a tripping hazard! Over the years during the winter months that tree moves with the wind and it would be too late when, or if, it fell into the road potentially killing a motorist or pedestrian, or worse still falling into our garden and demolishing our garage or killing us!

I would strongly urge the planners to reconsider this proposal with a view to completely remove the tree due to the ongoing damage and health and safety and not simply prune it.

Yours faithfully

Mr & Mrs Allison

Other Representations

OFFICER REPORT

The tree is a mature poplar located on the front boundary of the applicant's property. It is in good health and free from significant defects. The tree is visible from Salterton Road and makes an important contribution to the amenity of the local area.

I note the concerns raised in correspondence from the neighbouring property regarding the safety of the tree, damage to the highway and surrounding infrastructure, and the condition of the tree owner's wall.

The application is accompanied by an arboricultural report which has not identified any significant defects. The report states that the risk of harm from the tree is tolerable and is likely to decrease following re-pollarding, which has been recommended for approval under application 26/0010/TRE.

Issues relating to damage to the public highway and footpath fall under the responsibility of Devon County Highways, there are aware of the situation and, as with the rest of the highway network, repairs will be carried out as required.

Damage to the low retaining wall is being actively addressed by the tree owner. This application seeks permission for root pruning to enable the repair of the leaning wall that forms the property boundary with Salterton Road. Although the cause of the wall's lean has not been demonstrated, it may be associated with direct contact from tree roots acting on the inner face of the wall. The removal and rebuilding of the wall is considered appropriate and part of normal property management.

However, to facilitate the repair, it will be necessary to excavate soil behind the wall and potentially stabilise its foundation. This process will inevitably require the severance of some tree roots, and this application seeks consent for such works.

The severance of roots up to 25mm in diameter along the face of the wall is likely to be tolerable, particularly in light of the tree's proposed re-pollarding. However, the severance of roots exceeding 50mm in diameter has the potential to cause both physiological and structural impacts on the tree. Therefor a split decision should be issued to control the extent of root pruning.

DELEGATED REPORT

CONCLUSION

The principle of allowing root pruning to facilitate the repair of the boundary wall is considered acceptable. However, the extent of root pruning and the size of roots to be severed must be appropriately monitored and assessed during the works. A split decision should therefore be issued, as outlined above.

RECOMMENDATION

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

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

Poplar: Root pruning to facilitate the demolition and construction of a new front boundary wall. Root pruning and severance shall be restricted to roots located within 300 mm of the rear face of the wall. The depth of excavation shall be limited to the minimum necessary to enable works at the base of the wall. Root pruning shall be limited to the cutting of roots up to 25 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.)

3. The following tree protection measures shall be adhered to at all times during the works to demolish and replace the wall:

   a) Access for Works
   Where possible, works shall be undertaken from Salterton Road. Where this is not possible, ground protection shall be installed beneath the crown of the tree. Ground protection shall consist of a layer of non-woven geotextile membrane, overlaid with a 100 mm deep layer of woodchip mulch to act as a compressible layer. TuffTrak boards shall then be placed over the mulch to provide a stable working surface.

   b) Protection of Grass Area Under the Crown
   There shall be no encroachment into the grassed area beneath the crown spread of the tree by any building activities, machinery, materials storage, or the mixing of mortar.

   c) Removal of Existing Wall
   The existing wall shall be removed by hand.

   d) Excavation Restrictions
   Any excavation shall be confined to an area of soil extending no more than 300 mm back from the inner face of the wall and down only to the base of the wall.
   All excavation on the inner face of the wall shall be carried out using hand tools only,

or by an air-spade or equivalent low-impact method to expose roots without causing damage.

e) Protection of Exposed Roots
Any tree roots exposed during the works shall be wrapped immediately in damp hessian to prevent desiccation and shall not be left exposed for more than 24 hours.

f) Construction of the New Wall
The new wall shall be constructed on the existing foundations, with no additional excavations, unless otherwise agreed in writing by the Local Authority Tree Officer.

g) Use of Concrete
Where concrete is required, it shall be sleeved with an impermeable material to prevent chemical damage to any retained roots.

h) Backfilling
Where back-filling is required, the loose material shall not be compacted, but shall be left mounded to settle naturally.

i) Ground Levels
No changes shall occur to the existing ground level within the crown spread of the tree.

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

4. Root pruning shall be undertaken in accordance with the following:

a) All root pruning shall be carried out under the direct supervision of a qualified arboriculturalist.

b) Only roots up to 25mm diameter may be pruned without further approval.

c) Roots exceeding 25mm diameter shall not be cut unless written approval is first obtained from the Local Planning Authority Tree Officer following on-site assessment.

d) All root pruning shall follow the principles of BS3998:2010: Tree Work - Recommendations using sharp, clean tools to make smooth cuts back to sound tissue.

(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:

Poplar - sever and remove roots up to 50mm diameter within a 1m section of the root protection area (RPA) at a depth of 0.5m. Root mitigation will be by pruning done using hand tools followed by installation of protective soil covers. Rebuilding of the retaining boundary wall.

DELEGATED REPORT

1. The tree makes an important contribution to the amenity and character of the local area. The proposed removal of roots up to 50 mm in diameter would be harmful to both the physiological health and structural stability of the tree. Lesser root-pruning works have been approved to enable the replacement of the property's roadside boundary wall, and these provide an appropriate level of intervention without resulting in unacceptable harm.

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



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: **26/0064/TRE**

Location: **Street Record Bradham Court**
Exmouth

Proposal: **G5: Elm, Sycamore - fell and stack dead tree at the base of bank as a habitat pile. Coppice squirrel damages to Sycamore.**
T6: Ash - crown reduce in overall height to around 17-19m (25-30% live crown). Retain all adventitious shoots and secondary branching proximal to reduction cuts. Target cuts approx. 200mm in diameter.
G8: Oak x 4 & Field Maple - clear around the base, sever and remove 1m section of Ivy from the four Oak trees.

Development Type: **TPO**

Date of Site Visit: **05.02.2026**

Consultation Period End Date: 06.03.2026

CONSULTATIONS

None received.

CONTRIBUTORS

None received.

OFFICER REPORT

The trees grow along the southern boundary of the Bradham Court open space, to the south of the south-eastern apartment block. Collectively, they contribute positively to the setting and character of the local area. The Oaks (G8) and the Ash (T6) are the most significant trees within the group, whereas the trees within G5 are smaller in stature and hold limited public amenity value.

The proposed works follow an arboricultural assessment of the site, detailed within the supporting Arboricultural Report, which provides recommendations for the management of the tree stock.

The removal of ivy from the Oaks in G8 does not require permission under the Tree Preservation Order. The Ash (T6) is severely affected by ash dieback disease and is assessed as being within Ash Health Class 3. The proposed reduction, although substantial, is considered appropriate and represents the minimum level of intervention necessary to retain the tree.

The proposed works to the Elm and Sycamore within G5 are also considered appropriate and proportionate.

CONCLUSION

No objection is raised to the proposed works.

DELEGATED REPORT

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).



Image 1. T6 Ash, Line of proposed crown reduction.

Statement on Human Rights and Equality Issues

Human Rights Act:

DELEGATED REPORT

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