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

25 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 2 March 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 16 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**

HALSDON

Planning Application No: 26/0082/TRE

Location: 172 Exeter Road, EX8 3DZ
Applicant: Mrs Eileen Jeffs
Proposal: T1: Liquidambar – fell (subsidence)

Target date: 12.03.26

LITTLEHAM

Planning Application No: 26/0121/TRE

Location: 40 Cyprus Gardens, EX8 2DP
Applicant: Mr Jessica Martin
Proposal: T001, Narrow leaved Ash: Remove

Target date: 06.03.26

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6. **Planning applications.**

BRIXINGTON

Planning Application No: 26/0299/FUL

Location: 93 Langstone Drive, EX8 4JB
Applicant: Michael Sinclair Munro
Proposal: Ground floor kitchen extension to the southeast elevation.

Date limit for comments: 13.03.26

HALSDON

Planning Application No: 26/0037/FUL

Location: Exmouth Community College, Gipsy Lane, EX8 3AF
Applicant: Mrs Victoria Strickson (Ted Wragg Trust)
Proposal: Demolition of reinforced autoclaved aerated concrete (RAAC) containing science laboratory building, to be replaced with open area, new standing canopy and boundary fence.

Date limit for comments: 12.03.26

LITTLEHAM

None

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. 061441
Premises: Hangtime café – Unit 6 & & Sideshore, Queens Drive, EX8 2GD
Ward: Littleham
Name of Applicant: Hangtime Limited

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

Date limit for comments: 23.03.26

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. Premises Licence application received
Ref No. 061401

Premises: Withycombe Raleigh RFC – The field, Raleigh Park, Hulham Road
Ward: Halsdon
Name of Applicant: Withycombe Rugby Football Club Ltd
TIME LIMITED premises licence application for Withystock event 18.07.26 ONLY

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

Date limit for comments: 13.03.26

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

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8. Items for information

i. Notification of Tree Preservation Orders

Land at the site of the former Oil Petroleum and Gas Refinery, Albion Hill – 26/0008/TPO
Confirmation of the above TPO, details attached.

ii. Appeal Notification

Appeal ref: 6004829
Appeal by: Leonard Taylor
Application Ref: 25/1794/VAR
Location: 7 Woodlands Drive, EX8 4QP
Proposal: Variation of condition 2 (approved plans) of planning permission Ref: 22/1375/FUL (Single storey side extension, removal of chimney stack, conversion of roof space to habitable use to include a front and rear dormer, 2 roof lights, extension to vehicular hardstanding to front, installation of vehicular hardstanding to side, installation of boundary wall to rear, porch to front with alteration to fenestration) to allow for ridge height and pitch alterations and changes to fenestration.

An appeal has been made to the Secretary of State against the decision of East Devon District Council to refuse to grant consent for the proposed works. Copy letter attached for information.

iii. Appeal decision

Appeal ref: 6001016
Appeal by: Miss Julie Rhodes
Application Ref: 23/1277/FUL
Location: Bystock Court, Old Bystock Drive, EX8 5EQ
Proposal: 4 no cottages.

The above appeal was dismissed; the decision notice is attached for information.

iv. Notification of Tree Works considered an exemption to TPO 00/0001/TPO
St Hilarian, 23 Portland Avenue, Exmouth, EX8 2BS

Copy letter attached for information.

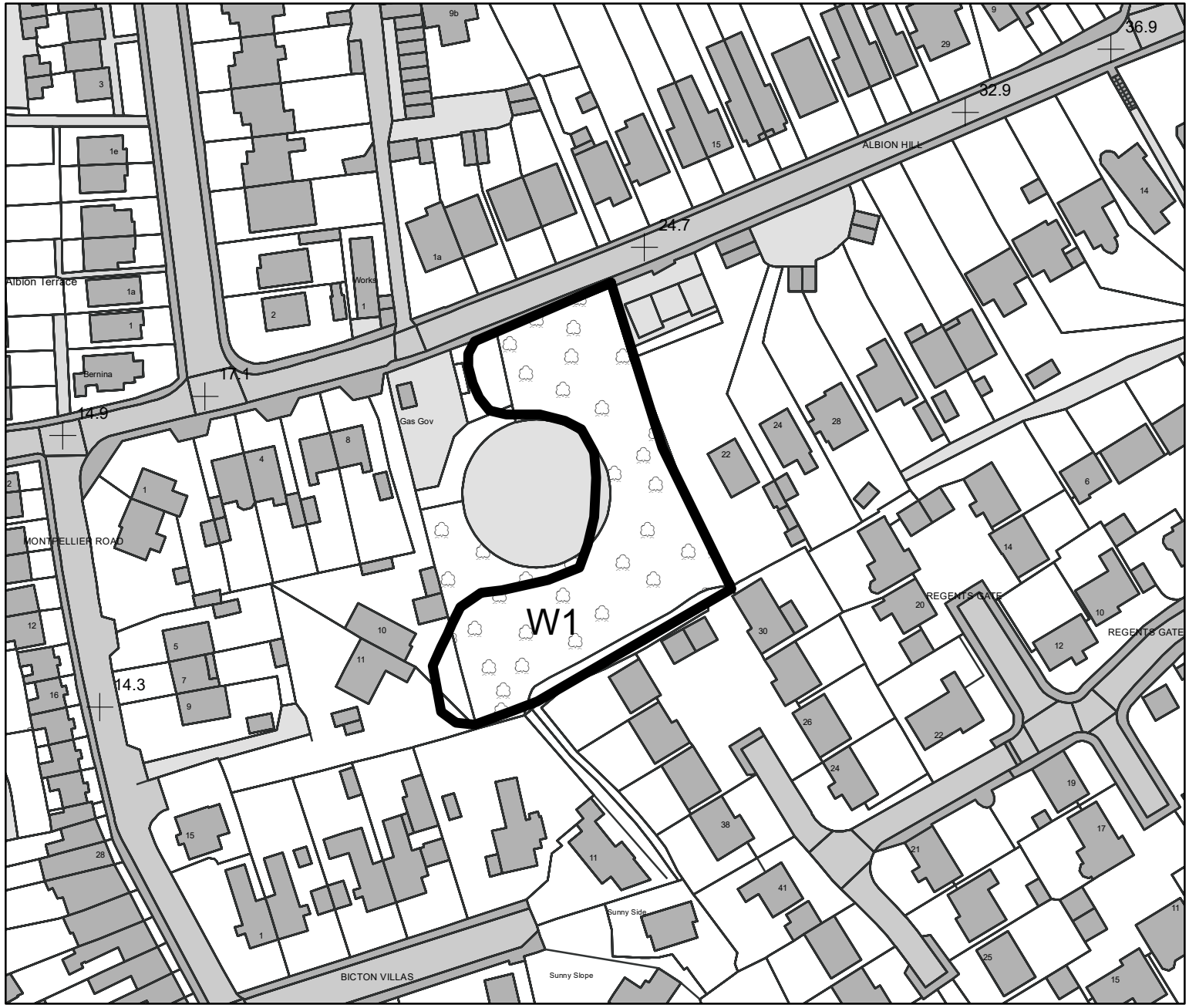
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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0130/FUL 29 Springfield Road	No objection	Approval
25/1149/FUL Police Station, North Street	Objection	Refusal
25/2176/FUL Seven Acre Corner St Johns Road	No objection	Approval
26/0039/FUL 268 Exeter Road	No objection	Approval
25/2645/FUL 128 Rosebery Road	No objection	Approval
25/2560/FUL 26 Camperdown Terrace	No objection	Approval
25/2547/FUL 28 Camperdown Terrace	No objection	Approval
25/2416/FUL Flat 7, West Checkstone 2 Douglas Avenue	No objection	Approval
25/2200/FUL Land At Anson Road	Objection	Refusal

East Devon District Council Tree Preservation Order 26/0008/TPO

Land at the site of the former Oil Petroleum and Gas Refinery, Albion Hill, Exmouth



1:1,250 0 12.5 25 50 Metres

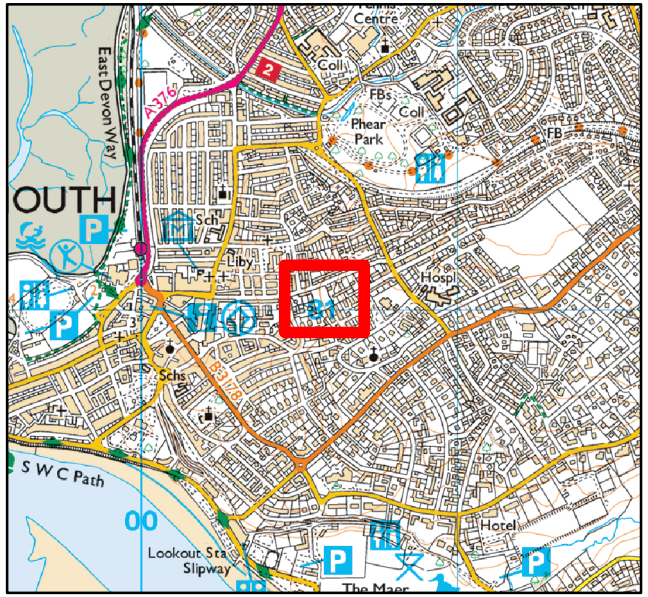
East Devon District Council

Key

- Tree
- Area
- Group
- Wood

Authorised Signature

12 February 2026



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

Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 26/0008/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. 26/0008/TPO, "Land at the site of the former Oil Petroleum and Gas Refinery, Albion Hill, Exmouth", 12th February 2026.

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 12th February 2026.

(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 12 February 2026

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 ..... day of

....

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. 26/0008/TPO

LAND AT THE SITE OF THE FORMER OIL PETROLEUM AND GAS REFINERY, ALBION HILL, EXMOUTH

REF. ON MAP	DESCRIPTION	SITUATION		

TREES SPECIFIED INDIVIDUALLY
(None)

TREES SPECIFIED BY REFERENCE TO AN AREA
(None)

GROUP OF TREES
(None)

WOODLAND
(Shown within a continuous black line on map)

W1	W1: Mixed species secondary woodland, excluding any Bay, Laurel or Rhododendron	Centred on grid ref:	(E) 300592	(N) 081032

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.

Date: 13 February 2026
Please contact: Mr R Capon (01395 517521)
E-mail: Planningappeals@eastdevon.gov.uk
Our Reference: **25/1794/VAR**

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ

DX48808 Honiton

Tel: 01395 516551

www.eastdevon.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

APPEAL BY:	**Leonard Taylor**
APPEAL REF:	**6004829**
PROPOSAL:	**Variation of condition 2 (approved plans) of planning permission Ref: 22/1375/FUL (Single storey side extension, removal of chimney stack, conversion of roof space to habitable use to include a front and rear dormer, 2 roof lights, extension to vehicular hardstanding to front, installation of vehicular hardstanding to side, installation of boundary wall to rear, porch to front with alteration to fenestration) to allow for ridge height and pitch alterations and changes to fenestration.**
LOCATION:	**7 Woodlands Drive Exmouth Devon EX8 4QP**
STARTING DATE:	**10 February 2026**

I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **10 March 2026.** You can do this by either contacting their customer service team on 0303 444 5000 or by completing their online customer contact form

You can view the appeal documents for this application on our website: www.eastdevon.gov.uk.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference.

Yours faithfully

R Capon

Senior Technical Officer
Development Management

Planning Inspectorate

Appeal Decision

Site visit made on 7 January 2026

by Kieran Reeves BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 February 2026

Appeal Ref: 6001016
Bystock Court, Old Bystock Drive, Exmouth, Devon EX8 5EQ

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Miss Julie Rhodes against the decision of East Devon District Council.
- The application Ref is 23/1277/FUL.
- The development proposed is 4 no Cottages.

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:

    - the effect of the proposal on the setting and significance of Bystock Court, a Grade II listed building, having regard to the contribution made by the existing tree belts; and

    - whether the proposed dwellings would provide acceptable living conditions for future occupiers, having regard to the proximity of retained trees.

Reasons

Setting of Grade II listed building

3. Bystock Court is an Edwardian country house of architectural and historic interest. Its significance derives from its architectural composition, its internal plan form and its relationship with the surviving elements of the former estate landscape. The historic approach to the house, originally a long, wooded carriage drive, was deliberately designed to create a sense of progression, enclosure and anticipation before the house is revealed. Although the estate has been reduced by later development, the remaining tree-lined section of the drive still performs this function and remains a legible and meaningful component of the asset's setting.

4. The woodland belts flanking the drive are therefore not incidental vegetation. They are the last surviving structural element of the designed approach and contribute materially to the ability to appreciate the listed building in its intended landscape context. Their collective presence, scale and enclosure effect are integral to the significance of the asset.

5. The appellant's Arboricultural Impact Assessment (AIA) identifies that a high proportion of the ash within areas A2, A4 and A5 exhibit symptoms consistent with

ash dieback. The AIA categorises many of these stems as Category U and recommends their removal, stating that selective felling would leave remaining stems vulnerable to windthrow and sequential failure. The AIA therefore concludes that large-scale clearance is necessary and that the proposed development layout represents a sustainable arboricultural solution.

6. I acknowledge the presence of ash dieback and the need for ongoing management. However, the AIA does not provide a long-term management strategy demonstrating that wholesale clearance is the only viable option, nor does it explore alternative approaches such as phased removal, coppicing, pollarding or reinforcement planting. The Council's Tree Officer highlights that ash dieback does not automatically justify the removal of entire belts, and that appropriate management can retain the woodland character while addressing safety concerns.

7. Moreover, the AIA treats the belts largely as collections of individual stems assessed for physiological condition. It does not fully address their group value, their historic function or their contribution to the significance of the listed building. Even if some ash require removal over time, the AIA does not demonstrate that the belts as a whole cannot be retained, restructured or replanted in a way that preserves their contribution to the setting of Bystock Court.

8. The proposal would introduce four new dwellings, two on each side of the driveway, requiring the removal of substantial areas of the woodland belts. This would fundamentally alter the character of the approach. The sense of enclosure, the filtered views and the gradual reveal of the house, all key components of the designed experience, would be eroded.

9. The appellant argues that the approach has already been compromised by 1990s housing and that the existing trees are of poor quality. While the approach has undoubtedly been shortened, the remaining section still performs an important role in screening the house, creating a sense of anticipation and preserving the legibility of the historic estate. The fact that the setting has been eroded in the past does not justify further erosion.

10. The proposed dwellings would introduce built form, domestic activity, parking areas and lighting into a location that is currently characterised by woodland enclosure. The resulting change would be immediate, permanent and visually prominent. It would diminish the ability to appreciate the house in its intended landscape context.

11. The proposal would cause harm to the setting of the Grade II listed building and thereby the significance of the designated heritage asset. In terms of the National Planning Policy Framework (the Framework), the harm identified to the heritage asset in question would be less than substantial. The Framework requires development proposals which lead to less than substantial harm to the significance of a designated heritage asset to be weighed against the public benefits of the proposal.

12. The appellant identifies the provision of four dwellings and the potential for staff accommodation as benefits. The Council accepts that it cannot demonstrate a five-year supply of deliverable housing sites, and the delivery of additional housing therefore attracts weight as a public benefit. However, the scale of the contribution would be modest, and sufficient evidence has not been provided to demonstrate that staff accommodation must be located on this specific part of the estate, that

alternative locations were considered or that the functioning of the site depends on on-site residential provision. The benefit therefore attracts only moderate weight.

13. The proposal would also generate short-term economic benefits during construction and longer-term economic and social benefits through the occupiers' contribution to the local economy and community life. Nevertheless, given the limited scale of the scheme, these benefits carry only limited weight in the overall heritage balance. Additionally, the proposed replacement planting is mitigation rather than a public benefit.

14. Weighing against these benefits is the less than substantial harm to the setting and historic significance of Bystock Court. I acknowledge that the appeal site is not widely visible from the public realm and that the scale of the proposed development is modest. Whilst this means that the extent of harm to the designated heritage asset's setting is moderate, the Framework establishes that great weight should be given to the conservation of heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. This great weight is reinforced by the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires considerable importance and weight to be given to the desirability of preserving the setting of listed buildings.

15. When weighing the great weight to be given to the conservation of the designated heritage asset against the collective moderate weight to be attributed to the benefits that would arise from the scheme, including the modest contribution to housing supply in a district with a recognised shortfall, the overall benefit would not be sufficient to outweigh the identified harm to the setting of the designated heritage asset.

16. For these reasons, the proposal would cause unacceptable harm to the setting and significance of Bystock Court, a Grade II listed building, having regard to the contribution made by the existing tree belts. Consequently, it conflicts with Policy EN9 of the East Devon Local Plan 2013 – 2031 (LP), which requires development to preserve or enhance the setting of listed buildings. It also conflicts with Policy EB2 of the Exmouth Neighbourhood Plan 2018 – 2031, insofar as that policy seeks to safeguard the heritage qualities of the area.

Living conditions

17. The Council is concerned that the proximity of retained trees to the proposed dwellings would result in poor levels of daylight and outlook, particularly to ground-floor living spaces and private amenity areas. The evidence before me indicates that several retained trees would stand very close to the proposed buildings, with canopies extending over roofs and gardens.

18. Ash dieback is a progressive disease. Trees may decline unpredictably, shed limbs or require intervention at short notice. The appellant has not demonstrated that the retained trees would remain structurally sound or that their long-term management has been fully considered. This uncertainty would exacerbate the sense of enclosure and overshadowing experienced by future occupiers.

19. The Council also raises concerns that the proximity of the dwellings to retained trees would lead to future pressure for unnecessary pruning or felling. Based on the submitted plans and my site observations, I consider this concern

well-founded. The juxtaposition between the proposed dwellings and the retained trees, particularly those affected by ash dieback, would be uncomfortable and likely unsustainable in the long term.

20. The appellant suggests that tree management could be controlled through conditions. However, conditions cannot reasonably prevent future occupiers from seeking works to trees that they perceive as overbearing, unsafe or inconvenient. The likely outcome would be incremental erosion of the remaining tree belts, further diminishing the setting of the listed building.

21. For these reasons, the proposal would not provide acceptable living conditions for future occupiers, having regard to the proximity of retained trees. Consequently, it conflicts with Policy D1 of the LP, which requires development to provide a good standard of amenity.

Planning Balance

22. It has been established that the Council cannot demonstrate a five-year housing land supply. In these circumstances, Paragraph 11(d)(i) of the Framework states that permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed. Designated heritage assets are an example of such areas/assets.

23. The proposal would cause unacceptable harm to the setting of the Grade II listed building. As set out in my heritage balance, I have found that the collective public benefits associated with the proposed development would not be sufficient to outweigh the harm identified to the designated heritage asset. The harm to the significance of the heritage asset, which is not outweighed by the public benefits, means that the heritage policies in the Framework provide a strong reason for refusing the development proposed.

24. As such, the proposal does not benefit from the presumption in favour of sustainable development set out at Paragraph 11 and the policies of the Framework do not indicate that a decision should be taken otherwise than in accordance with the development plan.

Conclusion

25. For the reasons given above, the proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. Accordingly, the appeal should be dismissed.

K Reeves

INSPECTOR

Date: 18 February 2026
Contact number: 01404 515616
Extension number:
E-mail: trees@eastdevon.gov.uk
Our Reference: **26/0334/PRETDD**

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
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EX14 1EJ

DX48808 Honiton
Tel: 01395 516551
www.eastdevon.gov.uk

St Hilarian
23 Portland Avenue
Exmouth
EX8 2BS

Dear [redacted]

Notification of Tree works considered an exemption to TPO 00/0001/TPO

Location: St Hilarian, 23 Portland Avenue, Exmouth, EX8 2BS

Thank you for advising the Council that you would like to carry out works to which you consider to be an exemption to the usual requirements of the tree protection legislation.

The works are: **Removal of hazardous deadwood**

The works in question are considered to be an exception from the normal requirement to seek the consent of this Council under Regulation 14 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012. This regulation of the Act provides for works to be carried out on dead and dangerous trees (or parts of trees) in the interests of safety.

Yours sincerely

Arboricultural Team
Countryside Service

Copy to: The Clerk to Exmouth Town Council
Councillor Nick Hookway
Councillor Brian Bailey
Councillor Anne Hall
Tree Warden - Helen Bennett
Land Charges (if TPO)

Informatives:

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)