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 5 January 2026 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Tim Dumper
Councillor Graham Deasy
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Andrew Colman
Councillor Dianne Conduit
Councillor Cherry Nicholas
Councillor David Poor

Public Speaking Time

None

P26/001. 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 8 December 2025.

P25/002. To receive any declarations of interests from members:

Minute P26/005. Application 25/2397/MFUL and 25/2398/LBC The Royal Beacon, The Beacon, EX8 2AF
Councillor A Woodward, declared a non-registrable interest as he is a resident of The Beacon.

Minute P26/005. Application 25/2547/FUL 28 Camperdown Terrace
Councillor J Whibley, declared a non-registrable interest as he knows the applicant.

Minute P26/005. Application 25/2403/FUL 32 Port Mer Close
All members declared a non-registrable interest as they know the owner of the property.

Minute P26/006. Licensing
Councillors T Dumper and J Whibley, declared a Other Registerable interest as a member of East Devon District Council's Licencing and Enforcement Committee.

P26/003. Urgent business.
None

P26/004. Tree and advertising consent applications

BRIXINGTON

Planning Application No: 25/2403/TRE

Location: 32 Port Mer Close, EX8 5RF
Applicant: c/o Agent Mr Giles Shaw – RSK Hi-Line Ltd
Proposal: G1, Ash: prune lateral branches back to boundary line (primary or secondary unions) – no finishing cuts to be bigger than 700mm.

Target date: 16.01.26

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

Cllr A Colman had forwarded his comments which were shared as follows:
Support Tree Officer's recommendation.

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

LITTLEHAM

Planning Application No: 25/2297/TRE – **APPLICATION WITHDRAWN**

Location: 7 Isca Road, EX8 2EZ
Applicant: Mr Horn
Proposal: T1 – Horse Chestnut – reduce by approximately 3m and re-shape to leave a natural form. T2 – Leyland Cypress – dismantle and fell to as near ground level as possible. Reason: poor form. R1 – Row of Elms near footpath – fell to as near ground level as possible. Reason: dead.

Planning Application No: 25/2445/TRE

Location: Montpelier Court, Montpelier Road, EX8 1JP
Applicant: Mrs Jill Lees
Proposal: T2, Yew: raise the canopy around the entire circumference of the tree to 2.5m above ground level, maximum diameter of cuts 25mm.

Target date: 08.01.26

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

Cllr D Poor had forwarded his comments which were shared as follows:
Agrees with Tree Officer's report.

Decision: Proposed: JW Seconded: GD
Approval in accordance with Tree Officer's recommendation.

P26/005. Planning applications.

BRIXINGTON

Planning Application No: 25/2325/FUL

Location: 1 Spencer Close, EX8 4LP
Applicant: Mr Denny and Ms Grail
Proposal: The construction of a new, three-bedroom, private dwelling on the side/rear garden of the existing property.

Date limit for comments: 05.01.26

Comments Statutory Consultees:
Environmental Health – 22.12.25 - Recommend that construction hours are restricted and no burning on site.
EDDC Trees – 17.12.25 - No trees merit protection, but an established hedgerow will be partly lost. If approved, conditions should require tree/hedge protection details and compliance with restrictions on burning, trenching, and ground level changes to safeguard remaining vegetation.

View of representations:
1 x Rep - Neighbour concerned that the sewage network terminates at their property, adding another dwelling would increase strain on the system. Currently, the sewer blocks about twice a year, causing issues for the property owner since the entire street's sewage flows through their network. South West Water must then clear and clean the blockage on their property.

ENP Policy: EB2, EN5

Cllr A Colman had forwarded his comments which were shared as follows:
I find this over filling a small green space and out of character for the area. Some concerns have also been raised about the impact on sewage disposal. Hence, I am minded to object.

Decision: Proposed: GD Seconded: TD
Objection: The proposal was considered to constitute overdevelopment. It would result in the loss of openness at the entrance to Spencer Close, adversely impacting the streetscene. The proposal was deemed out of character with the existing open

pattern of development. Consequently, the application was considered contrary to Exmouth Neighbourhood Policy EB2, which requires development to respect existing character, and it did not meet the East Devon Local Plan Policy requirements of D1.3b.

Members also expressed concern regarding the potential impact of sewage disposal on neighbouring properties and recommended that South West Water be consulted.

HALSDON

Planning Application No: 25/2200/FUL

Location: Land at Anson Road, EX8
Applicant: Mr L Windley
Proposal: Erect two detached bungalow dwellings, provision of parking and vehicular crossovers and all associated works.

Date limit for comments: 06.01.26

Comments Statutory Consultees:
Environmental Health – 22.12.25 – Recommend conditional approval in protect amenity of residents.
South West Water – 18.12.25 - no building can occur within 3 m of the public sewer on site, any diversion would be at the applicant's expense, and a full surface water drainage strategy following the Run-off Destination Hierarchy is required.

View of representations:
15 x Rep – Revised application does not resolve previous reasons for refusal.
Loss of valued green space:
- Contributes to open character and visual amenity.

Wildlife & biodiversity impact:
- Current habitat supports wildflowers, insects, hedgehogs, and foxes.
- Bat/bird boxes cannot compensate for habitat loss.

Flooding & drainage risks:
- Site prone to waterlogging; development would worsen flooding.
- Removal of grass and soil increases runoff to neighbouring gardens.

Underground infrastructure issues:
- Sewage pipe under Plot 2 and water meter under Plot 1
- Disruption to local water supply.

Traffic & safety concerns:
- Increased congestion on narrow road and bus route.
- Vision splays at junctions compromised, hazard for pedestrians and schoolchildren.

Design incompatibility:
- Plots too small and cramped compared to surrounding properties.
- High fences and buildings would be visually intrusive and overbearing.

Neighbouring Amenity:
- Parking spaces close to neighbouring bedroom windows.

ENP Policy: EB2, EN5, EN6

Decision: Proposed: TD Seconded: JW
Objection: This revised proposal did not overcome the previous reason for refusal. The loss of green amenity space remains harmful and was out of keeping with the open character of the street scene. Excavating the site so that the dwellings sit lower did not mitigate the loss of valued open space, which contributes significantly to residential visual amenity.
Furthermore, the revised proposal does not address the issue of the plot being subdivided to accommodate the existing driveway for 1 Anson Road, resulting in development that would be out of character with the established open pattern and fails to respect the key characteristics of the area.
The proposal was therefore considered contrary to Policy EB2 of the Exmouth Neighbourhood Plan, which requires development to be mindful of surrounding context and to ensure a high standard of design.
In addition, lowering the dwellings did not mitigate the significant adverse impact on the residential amenities of surrounding properties, particularly 121 The Marles, 1 Partridge Road and 1 Anson Road.

Planning Application No: 25/2554/FUL

Location: 44 Hulham Road, EX8 3HT
Applicant: Mr & Mrs Lamburne
Proposal: Proposed single storey extensions, part garage conversion, garage loft conversion, fencing and external covered area.

Date limit for comments: 09.01.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AW
No objection

Planning Application No: 25/2509/FUL

Location: 34 Anson Road, EX8 4NY
Applicant: Mr Christopher Ellis
Proposal: Demolition of existing bungalow and detached garage to be replaced by a new building on the site with associated external works.

Date limit for comments: 12.01.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2, H1 (Accessible and adaptable housing), EN5, EN6

Decision: Proposed: TD Seconded: MR
Objection: Members did not support the demolition of the existing bungalow due to concerns about embodied carbon. They also felt that the proposed design was out of keeping with the character of properties in Anson Road. It was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EB2, which states that development should be mindful of surrounding building styles. However, it was noted that the proposal was for an accessible and adaptable house, which members supported.

LITTLEHAM

Planning Application No: 25/2131/FUL

Location: 1B Elm Road, EX8 2LG
Applicant: Harry Cartwright
Proposal: Proposed new dwelling with associated works on part of the existing property 1A Elm Road.

Amended plans for consultation.
Revised drawings.

Date limit for comments: 09.01.26

Comments Statutory Consultees:
Cllrs A Hall and N Hookway object.
Town Council – 08.12.25 - 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.

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

ENP Policy: EB2, EN6

Decision: Proposed: GD Seconded: MR
Objection sustained, amended plans did not address previous concerns raised.

Planning Application No: 24/2057/VAR

Location: Chestnuts 65 Salterton Road, EX8 2EJ
Applicant: Mr David Crocker
Proposal: Variation of condition 2 (approved plans) of planning permission 23/0538/FUL (Construction of ground floor and first floor extensions to create an additional 10 additional HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front

of the site) and condition 10 (parking layout) to allow the removal of east elevation chimney and alteration to approved windows on eastern elevation, the addition of ensuites at 1st floor, change to material finishes, re-positioning of bike and bin store, change to parking layout and retention of disability ramp, retention of front West wing roof and inclusion of 2no roof lights.

Amended plans for consultation
Amended plans to show revised landscaping scheme, window screening, additional cycle parking and bin store screening.

Date limit for comments: 05.01.26

Comments Statutory Consultees:

View of representations:
1 x Rep in respect of amended plans. It is unclear from the amended drawings whether this design will restore privacy, as the proposed wooden slats overlooking our patio and garden may still allow views through.

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection subject to neighbours' privacy concerns being respected.

TOWN

Planning Application No: 25/2397/MFUL

Location: The Royal Beacon, The Beacon, EX8 2AF
Applicant: Mr Keith Richardson (Richardson Hotels Ltd)
Proposal: Change of use, associated demolitions and proposed conversion of grade II listed hotel, to 20no, 1,2 and 3 bed apartments with basement storage, associated parking and infrastructure; demolition of rear modern block to provide 2 new build semi detached mews houses including integrated garages.

Date limit for comments: 08.01.26

Comments Statutory Consultees:
DCC Historic Environment Officer – 05.01.26 – require a Written Scheme of Investigation detailing historic building recording and archaeological work, secured by pre-commencement and post-investigation conditions in line with national and local policy.
Natural England – 24.012.25 - Advise that the proposed development could impact European Sites and terrestrial Sites of Special Scientific Interest due to increased recreational pressure. Mitigation measures should be sought through an appropriate Habitats Regulations assessment, and consideration given to impacts within the East Devon National Landscape using national and local policies.

Environmental Health – 23.12.25- A CEMP must be submitted. Construction hours restricted, no burning on site and no high frequency reversing alarms on site to protect residential amenity.
Historic England – 19.12.25 – Recommend consulting Conservation and Archaeological advisers.

View of representations:
6 x Rep – object on the grounds of insufficient parking provisions, poor visibility/ access and anticipated disruption during construction in an already congested residential area.

Cllr D Conduit had forwarded her comments which were shared as follows:
Over development of the site, additional traffic movements in local constrained roads and streets, insufficient parking. If it keeps the building in use, I have no objection to change of use but needs to be on a manageable scale that enables the community to flourish and reduces any risk to pupils at Beacon School, local residents and visitors.

ENP Policy: EB1 (Listed), EB2, EE3

Decision: Proposed: JW Seconded: TD
Objection: Members believed the number of proposed apartments constitutes overdevelopment of the site. Furthermore, there was concern regarding the absence of a thorough historic investigation, which risked erasing or damaging heritage assets without proper consideration.

Planning Application No: 25/2398/LBC

Location: The Royal Beacon, The Beacon, EX8 2AF
Applicant: Mr Keith Richardson (Richardson Hotels Ltd)
Proposal: change of use, associated demolitions and proposed conversion of grade II listed hotel, to 20no. 1,2 and 3 bed apartments with basement storage, associated parking and infrastructure; demolition of rear modern block to provide 2 new build semi-detached mews houses including integrated garages.

Date limit for comments: 08.01.26

Comments Statutory Consultees:

View of representations:
11 x Rep - objects on the grounds of insufficient parking provisions and anticipated disruption during construction in an already congested residential area.

ENP Policy: EB1 (Limited), EB2

Decision: Proposed: Seconded
Objection: Members believed the number of proposed apartments constitutes overdevelopment of the site. Furthermore, there was concern regarding the absence of a thorough historic investigation, which risked erasing or damaging heritage assets without proper consideration.

Planning Application No: 25/2533/FUL

Location: Wilsons, (The Old Firehouse), Church Road, EX8 1RZ
Applicant: Mr David Freer
Proposal: Change of use of building from Class E to Sui Generis for snooker club, fenestration change to front elevation and new covered courtyard.

Date limit for comments: 07.01.26

Comments Statutory Consultees:
Environmental Health – 24.12.25 – Restricted construction hours and no burning on site to protect residential amenity.

View of representations: None

ENP Policy: EB2

Decision: Proposed:JW Seconded: AW
No objection

Planning Application No: 25/2560/FUL

Location: 26 Camperdown Terrace, EX8 1EH
Applicant: Mr Wayne Singleton
Proposal: Proposed loft conversion with extension and balcony.

Date limit for comments: 13.01.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: GD
No objection

Planning Application No: 25/2547/FUL

Location: 28 Camperdown Terrace, EX8 1EH
Applicant: Mr Mark Williams
Proposal: Loft conversion with extension and balcony.

Date limit for comments: 13.01.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AW
No objection

WITHYCOMBE RALEIGH

Planning Application No: 25/2542/DEM

Location: Jewson Ltd Withycombe Village Road
Exmouth EX8 3BE
Applicant: Stark Building Materials UK Ltd
Proposal: Proposed demolition of an outbuilding

Date limit for comments: 08.01.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy:

Decision: Proposed: AW Seconded: JW
No objection

P26/006. Other items

i. **Notification of New time limited premises licence application received - Exmouth Pride 2026 – Manor Gardens**
Ref No. 061165
Premises: Manor Gardens – Manor Gardens, EX8 1NZ
Ward: Exmouth Town
Name of Applicant: Exmouth Pride

TIME LIMITED Premises Licence Application for 20/06/2026 ONLY - Exmouth Pride Event

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

Date limit for comments: 07.01.26

Members did not wish to comment.

P26/007. Items for information

i. Notification of Tree Preservation Orders

Land at Exeter Royal Academy for Deaf Education, 1 Douglas Avenue, EX8 – 25/0025/TPO

The above TPO was noted, details previously circulated.

P26/008. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/2272/FUL 58A Salterton Road	No objection	Approval
25/2250/FUL 45 Featherbed Lane	No objection	Approval
25/1178/OUT 31 Churchill Road	No objection	Approval
25/2261/FUL 54 Douglas Avenue	No objection	Approval
25/0187/OUT Longstones, 17 Foxholes Hill	No objection	Approval
25/2210/FUL Exmouth Cricket Club	No objection	Approval
25/2081/FUL 26 Old Bystock Drive	No objection	Approval
25/1543/RES 65 Moorfield Road	No objection	Approval
25/2302/FUL 33 Brixington Avenue	No objection	Approval
25/2306/FUL 25 Halsdon Avenue	No objection	Approval
25/2119/VAR Toilets, Foxholes Car Park, Queens Drive	No objection	Approval

The meeting concluded at 19.26

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