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 2 February 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

David Roach spoke regarding planning application 26/0034/FUL, Verge at Bradham Lane, EX8 2NB, construction and operation of a micro energy storage project.

P26/017. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor J Whibley, seconded by Councillor G Deasy, and agreed that the minutes of the previous meeting held on 19 January 2026.

P25/018. To receive any declarations of interests from members:

Minute P26/0022. Planning Applications: 26/068/FUL -90 Foxholes Hill, EX8 2DH
Councillor T Dumper, declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minute P26/023. Other items - 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.

P26/019. Urgent business.

None

P26/020. Tree and advertising consent applications.

WITHYCOMBE RALEIGH

Planning Application No: 25/2633/TRE

Location: Homeleigh, St John's Road, EX8 5EF
Applicant: Thomas Shillitoe
Proposal: T1, Birch: fell; the tree has visible signs of the fruiting body Birch Polypore (Fomitopsis betulina) at approximately 5m, the tree has dead wood throughout the crown which is an indication of structural weakening.

Target date: 16.02.26

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: **APPROVAL** subject to replacement tree.

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

P26/022. Planning applications.

BRIXINGTON

Planning Application No: 26/0060/FUL

Location: 65 Winston Road, EX8 4LR
Applicant: Mrs Kay Long
Proposal: Rear extension to property

Date limit for comments: 10.02.26

Comments Statutory Consultees:
SWW – advised to contact if unable to comply with requirements for surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

HALSDON

Planning Application No: 26/0039/FUL

Location: 268 Exeter Road, EX8 3NL

Applicant; Mrs Paula McBride
Proposal: Single storey rear extension

Date limit for comment: 09.02.26

Comments Statutory Consultees:
SWW – 29.01.26 - advised to contact if unable to comply with requirements for surface water services.

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

Planning Application No: 26/0035/FUL

Location: 1 Hulham Vale, EX8 4QB
Applicant: Mrs. Claire Robson
Proposal: Proposed single storey extension to existing converted garage, remaining ancillary to the main dwelling

Date limit for comments: 05.02.26

Comments Statutory Consultees:

View of representations:
1 x Rep – Concerned about access and parking.
1 x letter of support

ENP Policy: EB2

Decision: Proposed: TD Seconded: GD
No objection subject to any approval conditioned that the annexe remained ancillary accommodation and not occupied or sold as an independent dwelling.

LITTLEHAM

Planning Application No: 25/2303/MFUL

Location: Site of former oil petroleum and gas refinery, Albion Hill, EX8
Applicant: Ms Helena Chivers (Heritage Homes (Southwest) Ltd)
Proposal: Erection of 2 no. apartment blocks comprising 26 no. apartments (Class C3) with associated access, car parking, landscaping, open space and associated works on previously developed land at the former gas works.

Date limit for comments: 06.02.26

Comments Statutory Consultees:
Environment Agency – 30.01.26 – No objection subject to planning condition regarding unexpected land contamination.
Environmental Health – 23.01.26 – A CEMP and a lighting scheme must be submitted
Contaminated Land Officer - 23.01.26 - Further information is required.
Natural England – 23.01.26 – Further information and appropriate assessment required because of the potential increase pressure on protected European sites but impact could be managed if suitable mitigation is secured.
DCC Climate Change/Environment & Transport – 22.01.26 – require a waste audit statement prior to commencement of development.
LPAE Housing – 30.01.26 – Request S106 contribution.
Police Architectural Liaison Officer – 21.01.26 - advises that crime-prevention measures are missing from the proposal and recommends clearer boundary demarcation, removing trades-button access, securing mail and utility access, adding defensible space, improving lighting, considering vehicle-pedestrian safety, and installing CCTV to reduce crime and anti-social behaviour risks.
DCC Highways, SWW, EDDC Landscape Architect, EDDC Trees, EDDC Ecologist, Conservation, DCC Flood Risk Management, Housing Strategy/Enabling Officer, Urban Designer, have not commented yet.

View of representations:
6 x Rep – objection on the grounds of:
Overdevelopment & scale - Proposed 3–4 storey blocks are out of keeping with surrounding Edwardian/Victorian houses. Density considered excessive for the size and character of the site.
Design & character - Architecture modern, box-like, lacking character, and not integrated with the area. Visually intrusive and not complementing existing streetscape.
Neighbour impact - Concerns over loss of privacy, overshadowing, and increased sense of enclosure.
Traffic & highway safety- Albion Hill narrow, steep, congested, and difficult for two-way traffic. Increase in vehicle movements unsafe, especially near school access points.
Parking provision - One space per two-bed flat unrealistic; likely overspill parking onto already full streets. Concern regarding blocked driveways and restricted access for emergency and refuse vehicles.
Noise & disturbance - increase noise levels and general disruption.
Strain on local services - GP and dental services full; no clear mitigation for added population.
Environmental impacts - Loss of natural habitat and insufficient green screening/planting. Harmful to local flora and fauna.

Cllr D Poor had forwarded his comments which were shared as follows:
Objection, the development is out of keeping with the rest of the surrounding area and have concerns about the possible traffic coming from out
of the site, it is hidden from view and also a possible hazard to pedestrians.

ENP Policy: H2, EB2,

Decision: Proposed: MR Seconded: GD
Objection, members felt that the scale and design of the proposal are out of keeping with its setting. While Members had no objection in principle to the redevelopment of the brownfield site, it was considered that the modern, box-like appearance lacks character and fails to integrate with the existing streetscape or the nearby Conservation Area. The development was regarded as visually intrusive and not complementary to its surroundings.
It was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EB2, which requires new development to respect surrounding building styles and demonstrate a high standard of design.

Planning Application No: 26/0068/FUL

Location: 90 Foxholes Hill, EX8 2DH
Applicant: Mrs Karen Clayden
Proposal: Demolition of rear conservatory; construction of single storey front extensions; first floor extension over garage; roof alterations; installation of first floor front balcony, solar PV panels, and alterations to fenestration and external materials.

Date limit for comments: 11.02.26

Comments Statutory Consultees:
SWW – 29.01.26 - advised to contact if unable to comply with requirements for surface water services.

View of representations: None

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

ENP Policy: EN1 (National Landscape), EB2

Decision: Proposed: GD Seconded: MR
No objection

ADDENDUM

Planning Application No: 24/2057/VAR

Location: Chestnuts 65 Salterton Road, EX8 2EJ
Applicant: Mr David Crocker Agent: ARA Architecture
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.
Details of proposed window screening and updated bin store details.

Comments Statutory Consultees:
EDDC Landscape Architect

- 27.02.26 - This section of Salterton Road is defined by large, set-back houses with a strong green frontage of trees and shrubs. In the revised scheme—compared to the previously approved application (23/0538/FUL)—the car park is now positioned only 750 mm from the highway boundary. This narrow space cannot sustain healthy tree or shrub growth, meaning the car park would lack effective screening from the road and negatively affect local character and amenity. To address this, the planting strip at the frontage should be widened to at least 1.5 m to allow trees and hedgerows to establish properly.
- 21.01.26 - amended details submitted in December do not satisfactorily address previous comments and therefore maintains objection to the scheme.
- No further updated comments regarding amended plans dated January 2026.

Town Council – 05.01.26 – No objection subject to neighbours' privacy concerns being respected.
Highways – 23.09.25 - repositioned bin store will still allow smooth bin collection without obstructing traffic, and the parking layout enables vehicles to enter and exit in a forward-facing direction. Relocating the bushes will maintain good visibility between neighbouring accesses. Amended parking layout with a grasscrete surface is acceptable and will not cause mud or debris on the road.

View of representations:
1 x Rep – in respect of the original application. No further comments received regarding amended plans dated January 2026.

Policy: EB2

Decision: Proposed: MR Seconded: GD
Objection: Members felt that the proposed window surround/screening intended to protect neighbours' privacy was out of keeping. They considered that no changes to the originally approved window design should be permitted.

Planning Application No: 25/2598/LBC

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

Amended plans for consultation.
Amended section drawing

Comments Statutory Consultees:

Town Council – 19.01.26 – No objection subject to Conservation Officer's report.
Cllr A Hall – 21.01.26 – Objects, removing original lath and plaster to form new opening would cause "less than substantial harm" to the heritage asset without providing any public benefit.

View of representations:
1 x Rep – in respect of the original application.
1 x letter of support

ENP Policy: EB1 (Listed Building - Conserve heritage assets)

Decision: Proposed: MR Seconded: GD
No objection to amended plans subject to Conservation officer's approval.

TOWN

None

WITHYCOMBE RALEIGH

Planning Application No: 26/0034/FUL

Location: Verge at Bradham Lane, EX8 2NB
Applicant: Ms Ashleigh Boyce (AMP Clean Energy)
Proposal: Construction and operation of a micro energy storage project

Date limit for comment: 06.02.26

Comments Statutory Consultees:
Contaminated Land Officer – 28.01.26 – Applicant to contact LPA should any contamination be discovered.
Environmental Health – 28.01.26 – concerned raised about potential noise impacts from the proposed development, recommend that, before any work begins, a BS4142:2019-compliant noise impact assessment be carried out to quantify effects on nearby homes, including their outdoor amenity areas, and to specify any necessary acoustic design or mitigation to ensure noise does not exceed existing background levels. Given the proximity to residents, they also set restrictions on construction working hours.
SWW – 23.01.26 - advises that a 500 mm public combined sewer runs near the site, any building works planned over or within 3.5 metres of this sewer or a lateral drain must be reported. Applicant will need South West Water's permission before proceeding and to identify the best way to address any related issues. Advised also to contact if unable to comply with requirements for surface water services.
EDDC Trees - - 21.01.26 – Applicant required to submit, a tree survey, Arboricultural Impact Assessment, Tree Constraints Plan, Arboricultural Method Statement and a Tree Protection Plan.
Cllr M Hall – 19.01.26 - objects on the grounds that the submitted noise assessment is a generic, desk-based report that fails to address site-specific issues such as whether the system uses fans, whether they would operate at night, and the resulting impact on nearby homes. Notes absence of a fire safety report, which is essential

given the nearby Pebblebeds, stream, and sloping ground, as any fire or firefighting runoff could affect groundwater. The site is within a wider wildlife corridor; a full biodiversity impact assessment is needed to understand effects on bats and tawny owls known to use the area. Given these omissions, and that the land is owned by EDDC, if officers are minded to approve the proposal it should be referred to the planning committee.
Devon & Somerset Fire & Rescue Service, DC Footpath Officer, EDDC Property Services/Estates, DCC Highways have been consulted but not commented yet.

View of representations:
6 x Rep – object on the grounds of significant unassessed impacts on safety, noise, amenity, ecology, traffic, and crime. Concern raised about the safety of lithium battery storage in a residential area without a site-specific fire risk assessment, the submitted noise report is technically insufficient, misrepresents distances to sensitive receptors, and fails to meet BS 4142 or Local Plan policy EN14, as confirmed by an independent acoustic engineer. The proposed structure would be visually intrusive, create a blind spot encouraging anti-social behaviour, and potentially facilitate crime by reducing natural surveillance. The land is not level, meaning construction would increase the height and potentially damage drainage and tree roots, including those of a mature ash tree. Impact on wildlife that has not been assessed.

ENP Policy: EB2

Decision: Proposed: AW Seconded: GD
Objection, concern was expressed regarding the potential risks associated with the proposal in a residential area, and the omissions within the application failed to allay members' concerns. These omissions included the absence of a site-specific noise assessment, a fire safety statement, an ecological impact assessment, and an evaluation of the proposal's impact on existing trees.

Planning Application No: 25/2607/LBC

Location: Travershes, Pound Lane, EX8 4NP
Applicant: Amy Palmer
Proposal: 4no. replacement windows: 1no. ground floor east elevation; 2no. ground floor south elevation and 1no. first floor west elevation

Date limit for comments: 05.02.26

Comments Statutory Consultees:
Cllr M Hall – 19.01.26 – supports application.

View of representations: None

ENP Policy: EB1 (Listed Building- Conserve heritage assets)

Decision: Proposed: AW Seconded: JW
No objection subject to Conservation Officer's report.

P26/023. Other items

i. **Notification of a Street Trading Application Received – Sam's Coffee Trike**
The applicant is: Mr Sam Birkinshaw - Sam's Coffee Trike
Location: Sheltered area in front of the Stagecoach office, Imperial Road, EX8 1BZ
Dates: Monday - Sunday
Times: 06:30 - 18:00.

Consideration was given to the above Street Trading Application.

Members did not wish to comment.

ADDENDUM

ii. **Notification of a street trading application received - Exmouth Wellness Festival**

The applicant is: Mrs Nicole Robinson - Exmouth Wellness Festival
Location: On the paved area and grassy area at Sideshore, Queen's Drive Space, Exmouth, EX8 2GD
Dates: Sunday 14th June 2026
Times: 08:00 - 20:30
The application is for: A maximum of 24 trading stalls for Exmouth Wellness Festival. Some stalls will be food vendors, others will be selling wellness items.

Date limit for comments: 12.02.26

Consideration was given to the above Street Trading Application.

Members did not wish to comment.

P26/024. Items for information

i. **Notification of Tree Preservation Orders**
Land at Rolle Gardens, EX8 – 25/0026/TPO
The above TPO was noted, details previously circulated.

ii. **Appeal decision**
Appeal ref: 6001345
Appeal by: Mr Stephen Drinkall
Application Ref: 24/0785/FUL
Location: The York Inn, Imperial Road, EX8 1BY
Proposal: Two one-bedroom apartments over an existing public house.

It was noted that the above appeal was dismissed; the decision notice was previously circulated for information.

P26/025. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/2542/DEM Jewson Ltd	No objection	Allowed

The meeting concluded at: 19:26

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