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

11 March 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 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 2 March 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**

   None

6. **Planning applications.**

BRIXINGTON

None

HALSDON

Planning Application No: 26/0368/FUL

Location: 7 Marcom Close, EX8 5PW
Applicant: Mr Crellin
Proposal: Proposed single storey extension to the northeast elevation and porch to the southeast elevation.

Date limit for comments: 24.03.26

LITTLEHAM

Planning Application No: 26/0286/HRN

Location: Field Boundary Hedgerow (East of Quentance Farm)
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.10) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0288/HRN

Location: Field Boundary Hedgerow (South East of Quentance Farm)
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.11) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0289/HRN

Location: Field Boundary Hedge, Exmouth to Budleigh Cycle Path, South of Quentance Farm
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.12) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0290/HRN

Location: Field Boundary Hedgerow (South of Quentance Farm)
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.13) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0291/HRN

Location: Field Boundary Hedgerow (South West of Quentance Farm)
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.14) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0292/HRN

Location: Field Boundary Hedge, Exmouth to Budleigh Cycle Path, South of Quentance Farm
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.15) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0293/HRN

Location: Field Boundary Hedgerow, Castle Lane
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.16) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0326/FUL

Location: 40 Foxholes Hill, EX8 2DQ

Applicant: Mr & Mrs McGywne
Proposal: Removal of the existing first floor balustrade and replacement with glazed panels, installation of composite cladding and photovoltaic (PV) panels to the south elevation, and enlargement.

Date limit for comments: 20.03.26

Planning Application No: 26/0350/FUL

Location: 68 Foxholes Hill, EX8 2DH
Applicant: Mr Keval Sejpar
Proposal: Demolition of existing garage and sunroom, two storey front extension, single storey side extension, alteration to patio/terrace and associated works.

Date limit for comments: 24.03.26

TOWN

Planning Application No: 26/0336/FUL

Location: 23 Belvedere Road, EX8 1QN
Applicant: Ms Rebecca Ramsden
Proposal: Removal of conservatory to accommodate a single storey extension with 2 plateau rooflights and GRP roofing to the north elevation. Internal and external alterations associate with the proposed works.

Date limit for comments: 17.03.26

Planning Application No: 25/2628/LBC

Location: 19 North Street, EX8 1LF
Applicant: Mr J Martin
Proposal: Replace missing entrance canopy and part glazed door on front (south) elevation; change ground floor fire place in ground floor study; convert external store into utility room; remove Gyroc cove in study ground floor and lounge first floor; install coving to lounge, remove T&G ceiling in bathroom at first floor; create shelve storage on 2nd floor landing; instal 2no. rooflights on side (east) elevation & 2no. rooflights on rear (north) elevation; replace 1no. window on side (west) elevation; replace ground floor bow window with French doors on rear (north) elevation; remove canopy, door & side window and replace with 1no. window on rear (north) elevation; remove kitchen ceiling; replace missing door into dining room; upgrade existing concrete floor in utility room; raise floor level to line with kitchen; install 2no. extractor vent on side (west) elevation and replace 1no. external door on single storey rear projection into store on rear (north) elevation.

Date limit for comments: 17.03.26

Planning Application No: 26/0374/FUL

Location: 49 Belvedere Road, EX8 1QN

Applicant: Mrs Sarah Sinclair
Proposal: Proposed single storey replacement extension to the north elevation.

Date limit for comments: 24.03.26

Planning Application No: 26/0305/FUL

Location: 10 The Strand, EX8 1AB
Applicant: Tandoori Nights
Proposal: Replacement shop front.

Date limit for comments: 24.03.26

Planning Application No: 26/0373/FUL

Location: The Famous Ship, High Street, EX8 1NP
Applicant: Howard Properties Lettings Ltd
Proposal: Proposed subdivision of first floor flat to create two flats.

Date limit for comments: 26.03.26

WITHYCOMBE RALEIGH

Planning Application No: 26/0285/HRN

Location: Field Boundary Hedgerow, South of Knowle Hill Recycling Centre, Salterton Road
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.9) to allow rising main replacement.

Date limit for comments: 17.03.26

Planning Application No: 26/0008/FUL

Location: 20 St Johns Road, EX8 4BY
Applicant: Mr and Mrs Atkinson
Proposal: Rear single storey extension, dormer extensions and front hardstanding (with a new drop kerb). Addition of cement fibre cladding.

Date limit for comments: 19.03.26

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7. Other items

i. Premises Licence application received
Ref No. 061408
Premises: Lympstone Manor Hotel, Courtlands Lane, EX8 3NZ
Ward: Halsdon

Name of Applicant: Lympstone Manor Ltd

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

Date limit for comments: 30.03.26

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. Notification of a Street Trading Application Received – Sit.Stay.Sideshore resubmission from 2025

The applicant is: Mrs Bernadette Rhodes
Location: Sideshore, Queens Drive, EX8 2GD
Dates: One off event Saturday 25th April 2026
Times: 10:00 - 16:00.

The application is for: 12 traders for the Sit.Stay.Sideshore event, a not-for-profit day for dog owners and their dogs. The event will include marker stalls selling dog related products, a light hearted just for fun dog show (not an official competition) and children's games and activities.

The applicant has confirmed that existing businesses in the Sideshore area are supportive of the event and are satisfied that the items being sold will not conflict with or impact their trade.

This is a resubmission of the October 2025 application. Mrs Rhodes applied to run the dog show last year, and the application went through the full consultation process at that time. However, the event had to be cancelled at the last minute when Storm Amy hit the UK, making it unsafe to proceed.

As a gesture of goodwill due to the severe weather and safety concerns the Licensing Team has allowed the applicant to postpone the event to this spring. Please note that this is a one-off allowance. If the event is cancelled again, a completely new application will be required.

Because we are using the previously approved 2025 application, all details must remain the same as last year (which they have), including event times and the number of traders. The only amendment is the updated event date.

The applicant has noted the following on their application: Waste will be removed from site by all traders. Sideshore will discourage single use plastics and sustainable practices, encouraging any traders to think about their practices.

Please find attached the following documents that accompanied the application:

- A map of the trading site

8. Items for information

i. Notification of Tree Preservation Orders
Land at, or Adjacent, to Sandy Bay and Orchard Close – 25/0040/TPO
Confirmation of the above TPO, details attached.

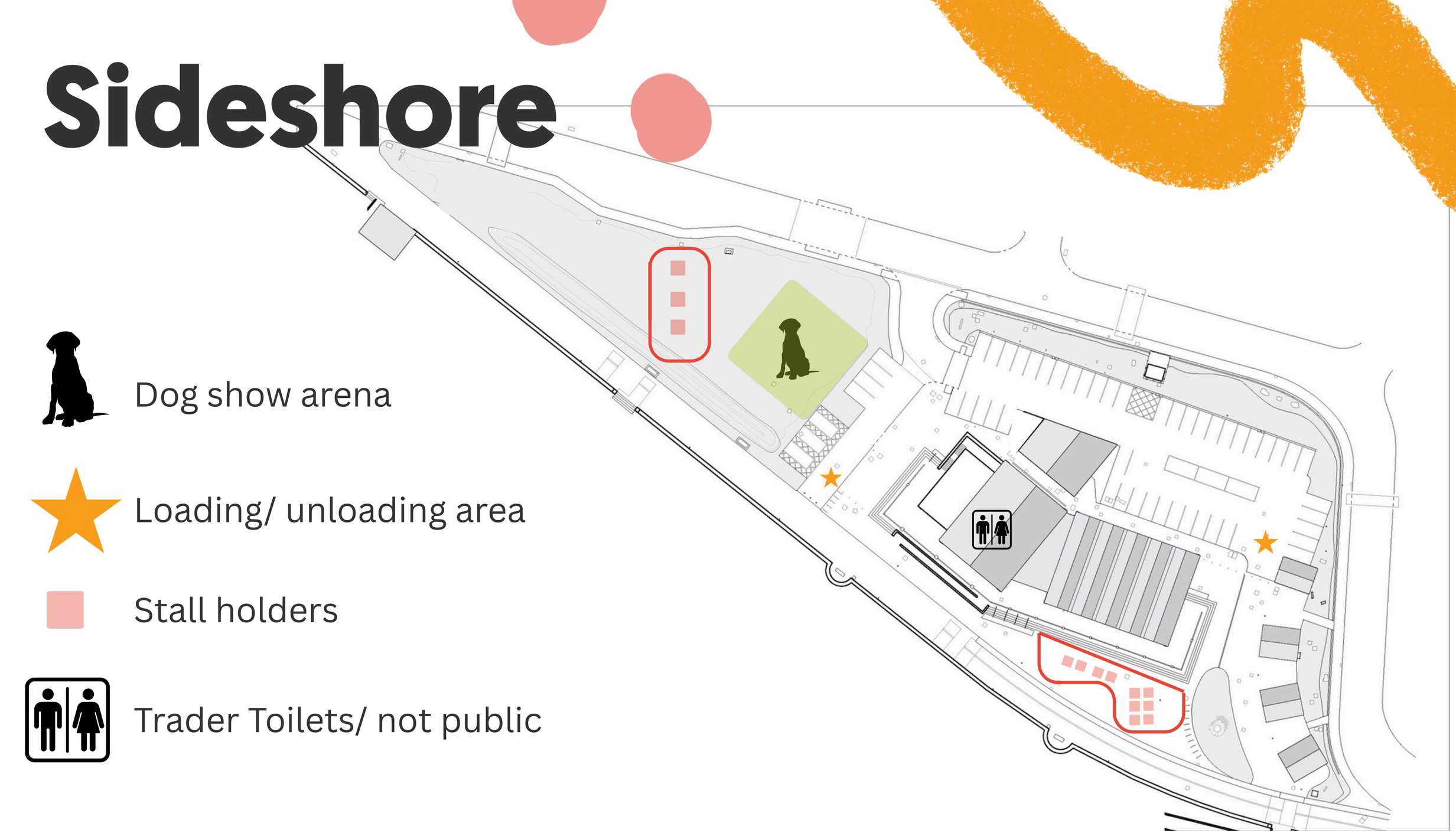
ii. Notification of Tree Works considered an exemption to TPO 17/0150/TPO
7 Valley Way, Exmouth, EX8 4PD

Copy letter attached for information.

9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
25/2607/LBC Traversheș, Pound Lane	No objection	Approval
26/0034/FUL Verge at Bradham Lane	Objection	Withdrawn
25/1952/FL **4 Littleham Road**	**Objection**	**Approval**

Sideshore



Dog show arena

Loading/ unloading area

Stall holders

Trader Toilets/ not public

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

Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 25/0040/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. 25/0040/TPO, "Land at, or Adjacent, to Sandy Bay and Orchard Close, Sandy Bay, Exmouth", 19th September 2025.

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 19th September 2025.

(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 19 September 2025

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 ...4th... day of

...March... ...2026...

~~*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. 25/0040/TPO

LAND AT, OR ADJACENT, TO SANDY BAY AND ORCHARD CLOSE, SANDY BAY, EXMOUTH

REF. ON MAP	DESCRIPTION	SITUATION		
TREES SPECIFIED INDIVIDUALLY *(Encircled in a solid black line on map)*				
T1	Eucalyptus	Centred on grid ref:	(E) 303457	(N) 080738

TREES SPECIFIED BY REFERENCE TO AN AREA
(None)

GROUP OF TREES
(None)

WOODLAND
(None)

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).

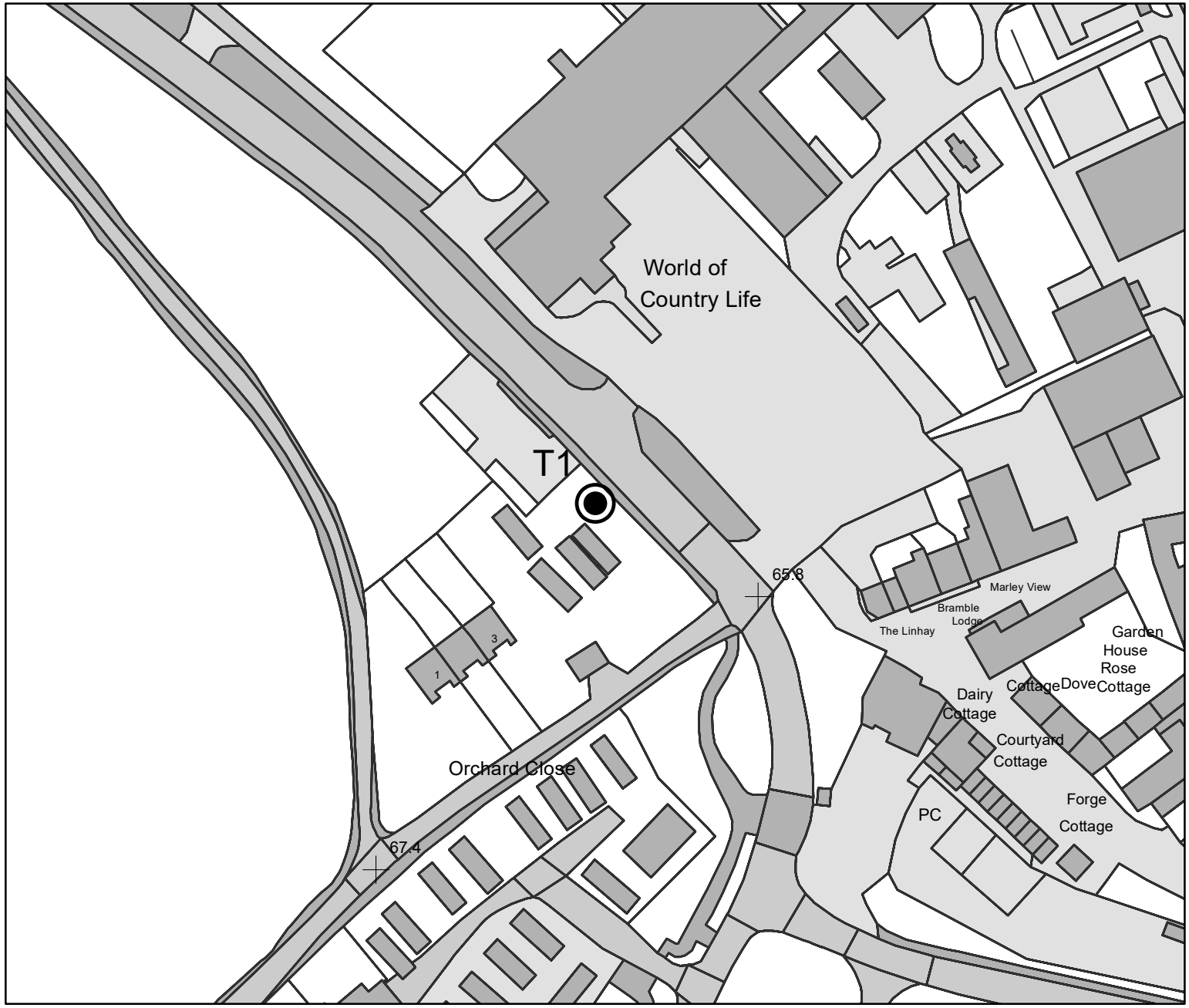
Regulation 26 revokes the Town and Country Planning (Trees) Regulations 1999, the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No.2) (England) Regulations 2008, subject to transitional, transitory and saving provisions in 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.

East Devon District Council Tree Preservation Order 25/0040/TPO

Land at, or Adjacent, to Sandy Bay and Orchard Close, Sandy Bay, Exmouth



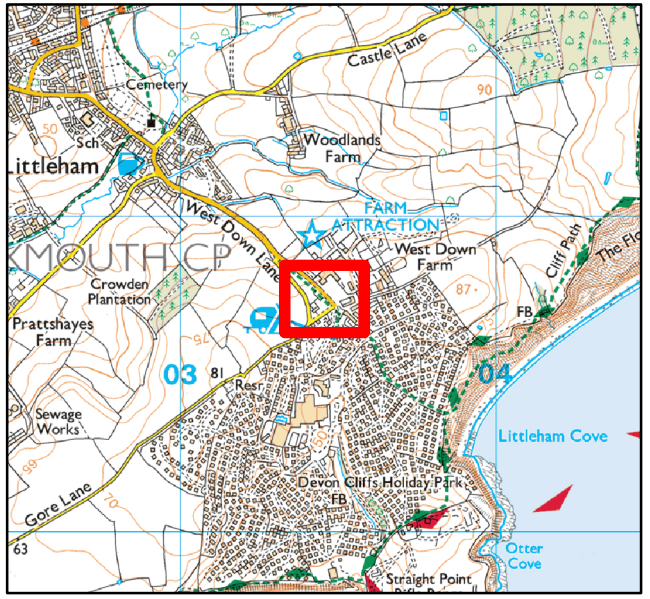
East Devon District Council

Key

- Tree
- Area
- Group
- Wood

Authorised Signature

04 March 2026



1:1,250

0 12.5 25 50 Metres

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Date: 10 March 2026
Contact number: 01404 515616
Extension number:
E-mail: trees@eastdevon.gov.uk
Our Reference: **26/0475/PRETDD**

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

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

[redacted]
7 Valley Way
Exmouth
EX8 4PD

Dear [redacted]

Notification of Tree works considered an exemption to 17/0150/TPO

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:

Oak: reduce to standing dead-wood monolith of 7m.

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.

There is a duty under the Act to plant replacement trees when trees are removed under this exception. In this instance, replanting will be required in the first planting season following removal (November to March). The tree should be an **Oak** with a minimum girth of 8-10cms. This replacement tree will be covered by the existing Tree Preservation Order. The tree species, size and planting location should be agreed in writing with East Devon District Council prior to planting.

Please can you notify the council when the replanting has been carried out, and if possible submit a photograph of the new tree and its location.

Yours sincerely

Arboricultural Team
Countryside Service

Copy to: The Clerk to Exmouth Town Council
Councillor Maddy Chapman
Councillor Cherry Nicholas
Tree Warden – Jan Gannaway
Land Charges

pc/ TPDD2