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

22 April 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 27 April 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 13 April 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: 26/0703/TRE

Location: 8 Hulham Vale, EX8 4QB
Applicant: Mr Ian Marshall
Proposal: Ash - reduce the overall crown by approximately 3m (circa 15-20%) from 18m to approximately 15m, pruning to suitable secondary growth points (maximum diameter of cuts (MDC) 75mm) with a proportionate lateral spread reduction of 2-3m, MDC 75mm.

Date limit for comments: 05.05.26

6. **Planning applications.**

BRIXINGTON

None

HALSDON

None

LITTLEHAM

Planning Application No: 26/0592/FUL

Location: 2A Littleham Road, EX8 2QG
Applicant: Mr & Mrs Daniel & Bryony Hewson
Proposal: Loft conversion including new front and rear rooflights.

Date limit for comments: 28.04.26

Planning Application No: 26/0591/FUL

Location: 14 Portland Avenue, EX8 2BS

Applicant: Andrea and Richard Veale
Proposal: Single-storey rear extension and front elevation alterations including new Window

Date limit for comments: 21.03.26

Planning Application No: 26/0604/MOUT

Location: Land At Littleham Fields Littleham Road
Applicant: Littleham 2011 LTD
Proposal: Outline application for the construction of up to 40 dwellings including Open space and affordable housing; all matters reserved except for access.

Date limit for comments: 01.05.26

Planning Application No: 26/0736/FUL

Location: 20 Cyprus Gardens, EX8 2DP
Applicant: Mr & Mrs Stewart
Proposal: Single storey extension with rooflights to the east elevation.

Date limit for comments: 11.05.26

Planning Application No: 26/0717/FUL

Location: 38 Lipscomb Avenue, EX8 2FL
Applicant: Mr & Ms Lusuardi & O'Connor
Proposal: Full replacement of all existing external timber windows and doors with aluminium units finished in graphite black; the proposal includes the widening of the existing rear garden French doors to accommodate new bi-folding doors, and the installation of a new access door from the garden into the garage. The existing window proportions and glazing pattern to the front and side elevations will be retained to preserve the current appearance of the property; to the rear elevation, windows will be replaced with units incorporating reduced glazing bars to increase natural light ingress.

Date limit for comments: 12.05.26

TOWN

Planning Application No: 26/0689/FUL

Location: 129 Victoria Road, EX8 1DR
Applicant: Mr. Harris
Proposal: Construction of an additional storey over an existing garage to form an annexe

Date limit for comments: 06.05.26

WITHYCOMBE RALEIGH

None

7. Other items

i. Notification of New Premises licence application received.
Ref No. 061741
Premises: The Loft Bar and Grill, 11A Church Street, Exmouth, EX8 1PE
Ward: Exmouth Town
Name of Applicant: Miss Kerry Alison Roach

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

Date limit for comments: 14.05.26

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 New Time Limited premises licence application received.
Ref No. 061692
Premises: Orcombe Point pop up bar - Orcombe Point, EXMOUTH, Devon
Ward: Exmouth Littleham ward
Name of Applicant: Can Do Pub Company Ltd

TIME LIMITED Premises Licence Application for a Pop Up Bar at Orcombe Point, Exmouth - The Pop-Up Bar will operate for a maximum of 60 days during the 5 month period between 18th May and 5th October 2026.

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

Date limit for comments: 18.05.26

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

iii. Certificate of existing lawfulness use application
Ward: Brixington
Application No: 26/0670/CPE
Location: St Johns Lodge, St Johns Road, EX8 5EG
Applicant: John & Becky Wright

Proposal: Certificate of lawfulness for continued use of a caravan as an independent residential dwelling (Class C3)

Date limit for comments: 07.05.26

Copy letter attached.

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8. Items for information

i. New Tree Preservation Order
26/0014/TPO – Land North & West of Footpath from Trelivan Close to Dinan Way

Confirmation of the above new TPO, details attached.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0460/FUL 16 Featherbed Lane	No objection	Approval
24/2057/VAR Chestnuts, 65 Salterton Road	**Objection**	**Approval**
26/0336/FUL 23 Belvedere Road	No objection	Approval
26/0326/FUL 40 Foxholes Hill	No objection	Approval
25/2628/LBC 19 North Street	No objection	Approval
26/0368/FUL 7 Marcom Close	No objection	Approval
26/0374/FUL 49 Belvedere	No objection	Approval
26/0350/FUL 68 Foxholes Hill	**Objection**	**Approval**
26/0037/FUL Exmouth Community College	No objection	Approval
26/0008/FUL 20 St Johns Road	No objection	Approval

Date: 16 April 2026
Contact: West Team
Tel number: 01395 571595
E-mail: planningwest@eastdevon.gov.uk
Our Reference: **26/0670/CPE**

Lisa Bowman
First Floor
Exmouth Town Hall
St Andrews Road
Exmouth
EX8 1AW

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

Certificate of Lawfulness (Existing) Application

Proposal: Certificate of existing lawfulness for the continued use of a caravan as an independent residential dwelling (use class C3).

Location: St Johns Lodge St Johns Road Exmouth Devon EX8 5EG

We have received a Certificate of Lawfulness application for a use or development as described in the title above.

A Certificate of Lawfulness can be issued provided that evidence is produced that proves that the claimed use has existed uninterrupted for more than 10 years (or 4 years if used as a house), or the development took place more than 4 years ago and has not been altered since that time - whichever is relevant.

Such applications are not judged on whether the use or development is acceptable in planning terms, but on the conclusiveness of the evidence submitted, which may take the form of dated photographs, sworn statements, historic data or other information that can be verified.

We would be interested in hearing from you if you have any information that either supports or contradicts the evidence that the applicant has submitted. Please submit any information within 23 days of this letter, but be aware that any documentation, etc. you submit will be placed on a public file and may be later used in any appeal, should the Council refuse to issue a Certificate.

Yours faithfully

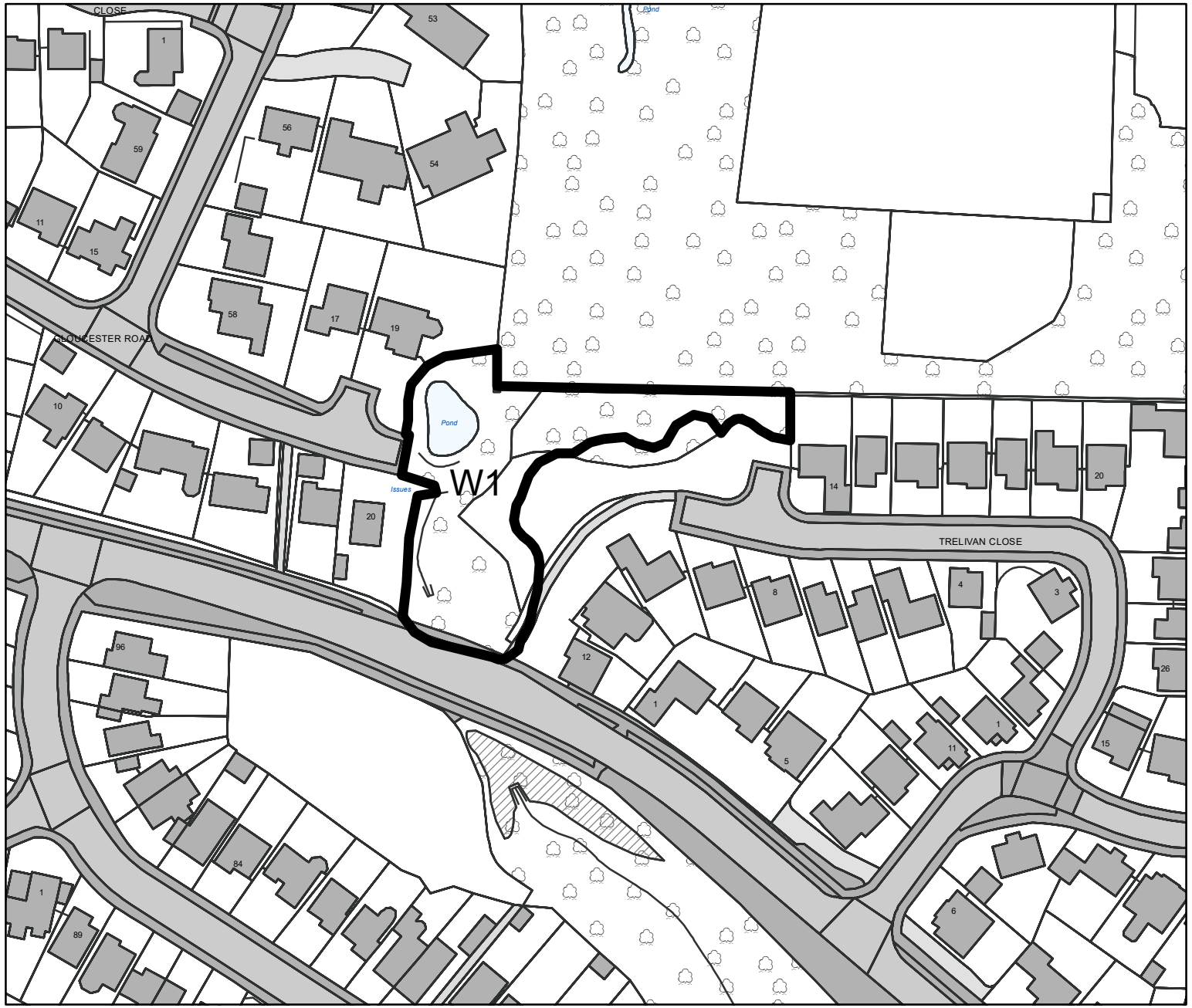
West Team

Data Protection

Any personal information which you provide will be held and used by East Devon District Council for the purpose of processing your planning representation. Your information may be provided to a third party consultees acting on our behalf as part of the statutory function of processing your planning representation or request. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice which can be accessed on our website: www.eastdevon.gov.uk/privacy

East Devon District Council Tree Preservation Order 26/0014/TPO

Land North and West of Footpath From Trelivan Close To Dinan Way, Exmouth



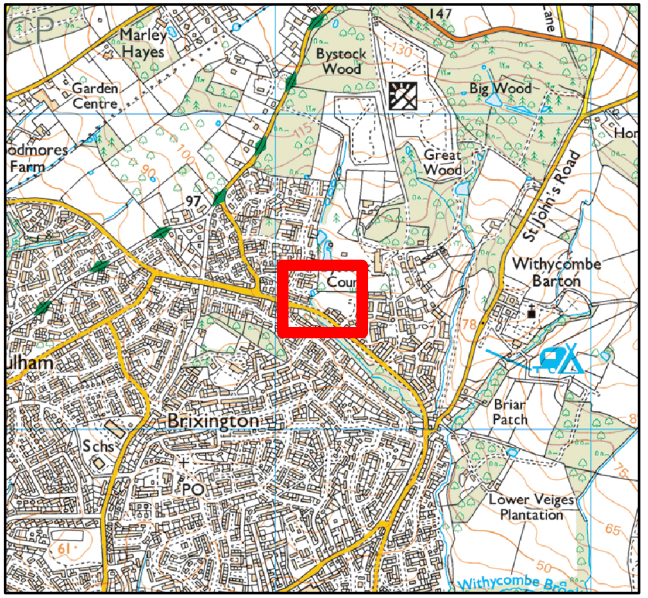
East Devon District Council

Key

- Tree
- Area
- Group
- Wood

Authorised Signature

20 April 2026



1:1,250

0 12.5 25 50 Metres

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

Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 26/0014/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. 26/0014/TPO, "Land North and West of Footpath From Trelivan Close To Dinan Way, Exmouth", 20th April 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 20th April 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 20 April 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. 26/0014/TPO

LAND NORTH AND WEST OF FOOTPATH FROM TRELIVAN CLOSE TO DINAN WAY, 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	Except for Rhododendron and Laurel	Centred on grid ref:	(E) 302133	(N) 083429

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.