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 30 March 2026 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Tim Dumper
Councillor Cherry Nicholas
Councillor David Poor

Public Speaking Time

None

P26/050. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor A Woodward, seconded by Councillor G Deasy, and agreed that the minutes of the previous meeting held on 16 March 2026.

P26/051. To receive any declarations of interests from members:

Councillor Whibley declared a Non-Registerable Interest as a member of the District Council's Licensing Committee.

P26/052. Urgent business.

None

P26/053. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 26/0412/TRE

Location: 88 Valley Way, EX8 4RL
Applicant: Mr Ray Mcdonald
Proposal: T1, Silver Birch: crown reduce the height and/or lateral spread by approximately 1-1.5m, pruning branch tips back to suitable secondary growth points to retain a natural crown outline; crown lift by removing the lowest branches to give a clearance of approximately 2.5 metres above public footpath. Cuts to be made back to the main stem or appropriate laterals, maintaining a balanced form; tree is starting to encroach onto highway/ footpath and building.

Target date: 27.04.26

Comments Statutory Consultees:
Tree Officers report previously circulated for information.
Recommendation: APPROVAL

Decision: Proposed: JW Seconded: AW
Approval in line with tree officer.

HALSDON

Planning Application No: 26/0402/TRE

Location: Riverside Cottage Mudbank Lane, EX8 3EG
Applicant: Mr Deverill
Proposal: T1, Oak : reduce all over all over by no more than 3m, maximum diameter of cut (MDC) 120mm. T2, Oak : reduce all over all over by no more than 3m, MDC 120mm.

Target date: 27.04.26

Comments Statutory Consultees:
Tree Officers report previously circulated for information.
Recommendation: REFUSAL

Decision: Proposed: JW Seconded: AW
Refusal in line with tree officer.

LITTLEHAM

Planning Application No: 26/0205/ADV

Location: Unit 6 and 7 Sideshore, Queens Drive, EX8 2GD
Applicant: Mr Oliver Bridge
Proposal: 2 no non-illuminated circular signs. One on the west elevation and one on the east elevation.

Target date: 22.04.26

Comments Statutory Consultees: None

View of representations:

Decision: Proposed: MR Seconded: GD
Split Decision
APPROVAL of the proposed sign on Western elevation.
REFUSAL of proposed sign on Eastern elevation on the grounds that the colour should complement and blend with the wood huts and not be painted a different colour.

TOWN

Planning Application No: 26/0434/TCA

Location: 6 Rolle Villas, EX8 2AE
Applicant: Mrs Smart
Proposal: T1, pseudo acacia: reduce by 2m back to previous cuts.
T2, Walnut: carry out a one in three crown thin, not removing a branch with a greater diameter than 100mm.
T3: reduce the heightened spread by 2m.
T4: reduce by 2.5m back to previous cuts.

Target date: 14.04.26

Comments Statutory Consultees: Tree Officers report previously circulated for information.

Decision: Proposed: DC Seconded: JW
Approval in line with tree officer.

WITHYCOMBE RALEIGH

Planning Application No: 26/0214/TRE

Location: 20 Avondale Road, EX8 2NQ
Applicant: Darley
Proposal: T1: Oak – reduce via thinning, lateral crown spread growing to west by approximately 1.5-2m, making cuts no greater than approximately 50mm in diameter. Reduce crown's western aspect from approximately 6m-4.5m. T2: Oak – reduce, via thinning, overall crown dimensions by approximately 1.5-2m making cuts no greater than approximately 50mm in diameter; the trees height will be reduced from approximately 18m-16.5m and the lateral crown spread will be reduced from approximately 22m – 20.5m.

Target date: 08.04.26

Comments Statutory Consultees: Tree Officers report previously circulated for information.
Recommendation: APPROVAL subject to pruning works carried out in accordance with annotated photos.

Decision: Proposed: AW Seconded: JW
Approval in line with tree officer.

P26/054. Planning applications.

BRIXINGTON

Planning Application No: 26/0248/FUL

Location: 3 Greenpark Road, EX8 4JL
Applicant: Mr Chris Martin
Proposal: Proposed new dwelling and associated amenity and off-road parking.

Date limit for comments: 07.04.26

Comments Statutory Consultees:
EDDC Trees: No arb concerns.

View of representations:
1 x Rep: objects on the grounds of unsuitable access**,** the proposed route is a private road not designed for increased traffic or construction vehicles. Amenity impact on neighbour**,** including loss of privacy, disturbance, and restricted access to retaining wall. Potential intensification of use if operated as short-term holiday accommodation, increasing noise and traffic. Concern raised regarding stability of land, impact on trees, noise and disturbance**.**

ENP Policy:

Notes: Previous application withdrawn – 25/1488/FUL - Town Council Comments regarding previous application:
Meeting 18.08.25
Objection. Members acknowledged that land ownership is not a planning consideration but a civil matter. However, they considered the proposal to represent overdevelopment of the site. The introduction of a dwelling in this location, accessed via a road intended for garages, was deemed inappropriate and inconsistent with the existing development pattern. The proposal was considered not to comply with Policy EB2 of the Exmouth Neighbourhood Plan.

Decision: Proposed: JW Seconded: AW
Objection, the proposed building is still overbearing in both mass and size and represents overdevelopment of the plot.

Planning Application No: 25/0078/MOUT

Location: Land at Higher Marley Road, EX8
Applicant: Tracy Ford
Proposal: Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development

comprising of up to 119 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Higher Marley Road.

Amended plans for consultation
Amended concept master plan and proposal description amended (previously 130 dwellings).

Date limit for comments: 03.04.2026

Comments Statutory Consultees:
No updated comments from consultees regarding the amended plans.

Town Council – 02.10.25 : Objection Sustained: The concerns previously raised remain unresolved. Notably, the comments from the EDDC Landscape Architect regarding access via the neighbouring Goodmores site have not been addressed. This alternative access would allow the existing Marley Road entrance to be reserved for pedestrians and cyclists, in alignment with Policy GA3 of the Exmouth Neighbourhood Plan. This policy states that all new housing and employment developments should seek to connect with the existing footway and cycle network or create opportunities to enhance connectivity. Proposals should also support the strategic vision for cycle routes in Exmouth. Issues of tree loss has not been adequately considered. Furthermore, the proposed development of 130 dwellings significantly exceeds the allocation in the emerging Regulation 19 Local Plan. The site lies outside the built-up area boundary, encroaching into open countryside, within the Pebblebed Heaths exclusion zone, and adjacent to two County Wildlife Sites at the proposed site entrance. It was noted in the flood risk assessment report that there was a possible sinkhole on site.

View of representations:
104 x Rep in respect of the original application
3 x Rep in respect of the amended plans.

- Overdevelopment & loss of rural character
- Ecological impacts – threat to protected species, wildlife corridors, veteran and TPO trees, and proximity to the Woodbury Common SSSI.
- Unsafe road access – Higher Marley Road is narrow, has no footpath, poor visibility, existing speeding issues, and cannot safely accommodate more traffic.
- Flooding, drainage & sewage problems – the area already floods, lacks mains drainage, and sewage systems in Exmouth are over capacity.
- Lack of infrastructure – concern that local healthcare, schools, roads, and public transport cannot support further housing.

ENP Policy: GA3, EN5, EN6

Decision: Proposed: GD Seconded: MR
Objection sustained. Concerns raised previously have not been satisfactorily mitigated. i.e. in terms of impact on Marley Road, flooding and land drainage concerns and detrimental ecological impact. Members also expressed

disappointment that DCC Highways has not commented on the proposed road access.

HALSDON

Planning Application No: 26/0460/FUL

Location: 16 Featherbed Lane, EX8 3NE
Applicant: Mrs Marsha Dawson
Proposal: Proposed loft extension to include Cedral Clad dormer with Juliet balcony to the south elevation.

Date limit for comments: 01.04.26
Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection

Planning Application No: 25/2194/FUL

Location: 27 Garratt Close, EX8 5PJ
Applicant: Mr and Mrs Stevie Hill
Proposal: Change of use of an existing timber shed and adjacent private garden area located at 6 Manchester Road from ancillary domestic use to a tiny commercial dog daycare facility. The facility will provide daytime care for dogs, operating on weekdays between the hours of 8:00am to 6:00pm with no overnight boarding.

Date limit for comments: 09.04.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: AW
Objection – Application is confusing. Not a suitable site for the proposed use. No comment from EH.

LITTLEHAM

Planning Application No: 26/0480/FUL

Location: 2A Carlton Hill, EX8 2AH
Applicant: Mr Olly Bridge

Proposal: Proposed first floor and roof extension with associated external alterations including new and replacement windows and doors, installation of weatherboarding and PV Panels.

Date limit for comments: 03.04.26

Comments Statutory Consultees:
SWW – 24.03.26 - The applicant must show how runoff will be managed following the drainage hierarchy, with infiltration preferred. If preferred options aren't feasible, clear evidence must be provided explaining why.

View of representations:
2 x Rep – objecting on the grounds that the proposed height, scale, and design would harm neighbouring amenity, cause loss of light, worsen parking pressures, and damage the character and views within the conservation area. The proposal constitutes overdevelopment and could be improved through sensitive renovation without increasing the building's height.

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: GD Seconded: AW
Objection: the height and mass of the proposed development is out of keeping with the immediate vicinity in a conservation area.

TOWN

Planning Application No: 26/0508/VAR

Location: 60 Camperdown Terrace, EX8 1EQ
Applicant: Mr and Mrs Turnbull
Proposal: Variation of Condition Numbers: 2 (Approved Plans), 5 (Construction and Environment Management Plan) & 6 (Ecological Enhancement) on Planning Permission 25/1232/FUL (Demolition of part of the existing ground floor extension and the creation of a two storey extension with roof terrace, extended ground floor, infilling of existing windows to the front lean to extension, replacement of existing windows and landscaping). Changes to extension design due to site constraints. Conditions 5 & 6 have been discharged, therefore new wording proposed.

Date limit for comments: 10.04.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection

WITHYCOMBE RALEIGH

Planning Application No: 26/0471/FUL

Location; 6 Holland Road, EX8 4AT
Applicant: Mr Thomas Badham
Proposal: Removal of existing steps to the dwelling and retaining wall to allow construction of a new front vehicular driveway.
The works comprise of: excavation of the existing grass verge (approx. 535mm) and removal of the concrete pad and steps (cut and fill exercise); installation of a 4.4m wide permeable concrete block paving driveway with full surface water infiltration through the paving and open graded sub base (no discharge to sewer or highway); new dropped kerb access onto Holland Road; new blockwork retaining wall (maximum 1000mm high or less) founded on a concrete strip foundation with weep holes at 450 mm centres and 150mm granular drainage layer behind; new external steps or ramp to the front door threshold; and associated level changes to maintain 150mm below DPC at the house end and match existing pavement level at the kerb. All works are shown on the submitted site layout plans.

Date limit for comments: 01.04.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: MR
No objection

P26/055. Other items

i. **Notification of New time premises licence application received – Exmouth Beach Rugby/Netball Festival 2026**
Ref No. 061503
Premises: Exmouth Beach – 260m x 40m area East of Lifeboat Station, Opposite Foxholes Car Park, EX8 2AY
Ward: Littleham
Name of Applicant: ConciergeUK Limited

TIME LIMITED Premises Licence Application from 23rd May 2026 – 24th May 2026 ONLY

PLEASE NOTE: The previous premises licence application for this event was withdrawn, and this is now the re-submitted application with amended timings and conditions

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

Date limit for comments: 10.04.26

Members did not wish to comment

ii. **Notification of New premises licence application received – Cue Station**
Ref No: 061545
Premises: 1 Church Road, EX8 1RZ
Ward: Exmouth Town
Name of Applicant: Mr David Freer

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

Date limit for comments: 10.04.26

Members did not wish to comment.

iii. **Notification of a Street Trading Application Received – Morris Minor Classic Car Show**
The applicant is: Mrs Nicola Tilley
Location: Imperial Recreation Ground, EX8 1DG
Dates: Saturday 9th August 2026
Times: 09:00 – 16:30.

The application is for: 4x traders for the annual Morris Minor Classic Car Show. Selling a range of hot and cold food items, a selection of hot and cold non-alcoholic drinks, ice creams and a bric-a-brac stall.

The applicant has noted the following on their application:
The Imperial Recreation Ground is open to the public, which means that we are unable to control all those who walk through. However, each trader will have their own bins/means of removing waste. We always encourage people to take their own waste home with them. We always litter pick at the end of the event and rarely have more than have a black bin liner of waste, which we recycle where possible. With regards to classic vehicles, they are static whilst on site so do not cause any air or noise pollution during the event.

A map of the trading site was attached for information.

Date limit for comments: 02.04.26

Member did not wish comment.

iv. **Notification of a Street Trading Application Received – Gems Delights**
Applicant: Miss Gemma Alford - Gems Delights
Location: Driveway at the front of her house, 58 Moorfield Road, EX8 3QW
Dates: ANNUAL Trader - Every Friday afternoon, weather dependent.
Times: 14:30 - 16:00

The application is for: Gems Delights is a new independent cake baker who wishes to sell individually wrapped cakes from her driveway once a week.
The applicant has noted the following on their application: As Miss Alford wishes to set up her business from her driveway she has not provided an environment impact statement. She does mention that family will eat any leftover cakes and the cakes she is selling are to take away.

Please find attached the following documents that accompanied the application:

- A map of the trading site

Date limit for comments: 02.04.26

No comment

P26/056. Items for information

i. **Notification of Tree Preservation Orders**
Land at, and to the north of, Brickfield Cottage, Mudbank Lane, EX8 – 25/0048/TPO
Confirmation of the above TPO had been received, details previously circulated for information.

ii. **Appeal decision**
Appeal ref: 6000802
Appeal by: Adrian Clarke
Application Ref: 24/1372/FUL
Location: Land North of Dennesdene Close, EX8 4SJ
Proposal: Construction of detached bungalow.

The above appeal was allowed; the decision notice was previously circulated for information.

P26/057. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0119/FUL 49 Ivydale	No objection	Approval
25/2598/LBC Flat 4, 5 Salterton Road	No objection	Approval
25/2220/LBC & 25/2219/FUL The Golden Dragon 1A The Beacon, EX8 2AG	No objection	Approval
26/0068/FUL 90 Foxholes Hill	No objection	Approval

The meeting concluded at:

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