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

6 May 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 11 May 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

2. **Minutes of meeting held on 27 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**

LITTLEHAM

Planning Application No: 26/0451/TRE

Location: Pegasus Court 88 Salterton Road, EX8 2NN
Applicant: Mrs Julie Chapman
Proposal: 5 x Hornbeam - Reduce side crown spread of each by 30-40cm, maximum diameter of cut (MDC) 15mm. Crown raise lower limbs to 1.5m above ground level, MDC 25mm.

Tree Officer's report attached for information.

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6. **Planning applications.**

BRIXINGTON

None

HALSDON

None

LITTLEHAM

Planning Application No: 26/0761/VAR

Location: 12 Greenhill Avenue, EX8 2LQ
Applicant: Joanne Gibson - Tapper
Proposal: Variation of condition 1 (Plans) of planning permission 25/1865/FUL (Proposed single storey rear extension) to revise the rooflight type from a flat rooflight to a lantern rooflight.

Date limit for comments: 18.05.26

Planning application No: 26/0779/VAR

Location: 16 Raddenstile Lane, EX8 2JH
Applicant: Mr Wayne Grounsell
Proposal: Variation of Condition 2 (approved Plans) on planning permission 25/0551/FUL (Proposed detached garage with ancillary accommodation to the loft space) design change allowing for external staircase and privacy screen to the south west elevation

Date limit for comments: 20.05.26

TOWN

Planning Application No: 26/0519/LBC

Location: 2 Montpellier Road, EX8 1JN
Applicant: Gary Nash
Proposal: Whole roof replacement: Remove existing tiles; replace battens, ridge and hip tiles (cemented back on or replace with dry hip and ridge system); replace lead flashing around chimney; replace lead valley with new lead; replace roof with new felt, battens and slates; existing velux window to be replaced like for like. New tiles will be fibre cement slate tiles.

Date limit for comments: 19.05.26

Planning application No: 26/0812/FUL

Location: Strand Gardens, The Strand
Applicant: Naomi Harnett
Proposal: Temporary change of use of areas of land for the placement of tables and chairs on the Strand, Exmouth until 30.09.28 on a seasonal basis from the 1st April to the end of September each year

Date limit for comments: 19.05.26

WITHYCOMBE RALEIGH

None

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7. Other items

i. 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.

Deferred item from previous meeting.

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

ii. Notification of a pavement licence application received

The applicant is: Jodie Cockman of Palm
Location requested: Outside of Palm, 2 Rolle St, Exmouth
Times and days requested:
Period of licence requested: 08/05/26 - 08/05/2028
The application is for: 10 tables, 40 chairs

A map of the proposed site is attached.

Date limit for comments: 11.05.26

iii. Notification of New Premises Licence Application Received

Ref No. 061808
Premises: Cue Station - 1 Church Road, Exmouth, EX8 1RZ
Ward: Town
Name of Applicant: Mr David Freer

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

Date limit for comments: 27.05.26

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

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8. Items for information

None

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0571/FUL 25 Springfield Road	No objection	Approval
26/0572/FUL 42 Bapton Close	No objection	Approval
26/0542/FUL 46 Capel Lane	No objection	Approval
26/0471/FUL 6 Holland Road	No objection	Approval
26/0375/FUL 8 Maer Vale	No objection	Approval
26/0056/FUL 30/32 Parade	Objection	Refusal

DELEGATED REPORT

Application No:	**26/0451/TRE**
Location:	**Pegasus Court 88 Salterton Road Exmouth EX8 2NN**
Proposal:	**x5 Hornbeam - Reduce side crown spread of each by 30-40cm, maximum diameter of cut (MDC) 15mm. Crown raise lower limbs to 1.5m above ground level, MDC 25mm.**
Development Type:	**TPO**
Date of Site Visit:	**17.03.2026**

Consultation Period End Date: 10.04.2026

CONSULTATIONS

CONTRIBUTORS

Other Representations

OFFICER REPORT

The proposed work is a repeat of an application granted consent in Jan 2022. This followed a meeting with a manager of the site to discuss long-term management of 5 established Hornbeams which were planted at the time of the development as part of the landscaping scheme. The trees were TPO'd in 2020 following a site meeting with the previous manager where it was apparent that there was a strong desire to fell the trees due to pressure from a small number of residents.

Historically it is considered that none of the trees appear to have been managed appropriately from when planted which has exacerbated some of the perceived problems with the trees. Furthermore, unauthorised works had taken place to at least one tree which had resulted in a tree of poor form and limited amenity. However, the tree has since responded well and formed a new crown.

The proposed work is a repeat of previous application aimed at maintaining the trees at an appropriate size and form (tight, narrow fastigiate form) for the location. The works are modest in scale but require a skilled arborist to ensure that the trees are pruned appropriately. It should be noted that the works proposed will involve a long-term focus and that further works will be necessary in the future.

CONCLUSION

The works are appropriate management for the species of trees and for the specific location of the trees.

RECOMMENDATION

APPROVE

DELEGATED REPORT

1. The work hereby approved shall be limited to:

   5 x Hornbeam - Reduce side crown spread of each by 30-40cm, maximum diameter of cut (MDC) 15mm as per the annotated photograph. Crown raise lower limbs to 1.5m above ground level, MDC 25mm.

   Please note, that the trees are not to be reduced in height. Consent is granted only for the reduction in width of the trees and a minor crown lift.

   Reason: to limit the extent of works in the interest of amenity and sound arboricultural works.

2. The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice.
   (Reason - To ensure that the works are carried out within a reasonable period of time.)

3. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
   (Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

NOTE FOR APPLICANT

1. **Wildlife** - Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).

2. The works are modest in scale but require a skilled arborist to ensure that the trees are appropriately pruned.

	Service Lead Planning Strategy and Development Management	**Development Manager**	**Principal Planning Officer**
Authorised By			
Date			

Statement on Human Rights and Equality Issues

Human Rights Act:

DELEGATED REPORT

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:
In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Annotated photograph showing the approximate pruning points of one of the Hornbeams subject to this application.




Plan 1
N
STRAND
Savoy
Cinema
TCBs
Shelters
MARKET STREET
War Memorial
Palm
Strand
0 0.0075 0.015 0.03
km
1:500
Map Tile: SY0080NW Full Reference: SY00090 80959