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

20 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 **Tuesday 26 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 11 May 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**

---

**TOWN**

Planning Application No: 26/0306/ADV

Location: 10 The Strand, EX8 1AB
Applicant: Tandoori Nights
Proposal: 1no. illuminated fascia sign and 4no illuminated projecting vintage lanterns.

Amended plans for consultation
These amendments relate to amended plans received 08/05/26.

6. **Planning applications.**

---

**BRIXINGTON**

None

---

**HALSDON**

Planning Application No: 26/0819/FUL

Location: 2 Swiss Close, EX8 4QF
Applicant: Mr & Mrs Jill & Roy Bailey
Proposal: Construction of a raised decked area to the South elevation. It will be 22mm thick solid composite decking with a 12mm thick clear toughened glass semi-framed balustrade. The proposed decked area will be 7500mm wide and have a projection from the front elevation of the property of 2400mm. The maximum height from floor level to the decking is 480mm. The balustrade will be 900mm high with two steps from the gravel garden onto the decking. The subframe will be constructed from suitable 100x100mm treated timber support posts and battens bolted to anchors on paving slabs. A new paving slab path will also be laid from the new steps to the property driveway.
There are no manholes or drains that will be affected and the leading edge of the proposed decking will be 4350mm from the property front boundary wall.
Several other properties in the immediate vicinity have already constructed similar things.

Date limit for comments: 29.05.26

Planning Application No: 26/0619/OUT

Location: Land West of Hulham Road, EX8
Applicant: Mr James Fowler (3WestGroup)
Proposal: Outline application for residential development (up to 8 dwellings) with associated roads and landscaping. All matters reserved with the exception of the proposed vehicular access point onto Hulham Road.

Date limit for comments: 01.06.26

Planning Application No: 26/0912/FUL

Location: 41 Hulham Road, EX8 3LB
Applicant: Christopher Wood
Proposal: New timber pedestrian gate in garden wall, opening onto public road.

Date limit for comments: 02.06.26

---

**LITTLEHAM**

Planning Application No: 26/0891/FUL

Location: 32 St Margarets View, EX8 5BJ
Applicant: Mr and Mrs Bartlett
Proposal: Single storey rear extension

Date limit for comments: 29.05.26

Planning Application No: 26/0830/FUL

Location: Maer Bank, Douglas Avenue, EX8 2BZ
Applicant: Mr Phil Culver Evans
Proposal: Removal of an existing conservatory and construction of a south facing timber clad extension, installation of solar OV panels and terrace with covered canopy.

Date limit for comments: 02.06.26

---

**TOWN**

Planning Application No: 25/2397/MFUL

Location: The Royal Beacon, The Beacon, EX8 2AF
Applicant: Mr Keith Richardson (Richardson Hotels Ltd)
Proposal: Change of use, associated demolitions and proposed conversion of grade II listed hotel, to 19 no. 1, 2 and 3 bed apartments with basement storage, associated parking and infrastructure; demolition of rear modern block to provide 2 newbuild semi-detached mews houses including integrated garages.

Amended plans for consultation.
These amendments relate to revised first floor plan and street view elevations showing a reduction in the glazing facing Beacon Place. Dated 08/05/2026.

Date limit for comments: 01.06.26

Planning Application No: 25/2398/LBC

Location: The Royal Beacon, The Beacon, EX8 2AF
Applicant: Mr Keith Richardson
Proposal: Change of use, associated demolitions and proposed conversion of grade II listed hotel, to 19 no. 1, 2 and 3 bed apartments with basement storage, associated parking and infrastructure; demolition of rear modern block to provide 2 newbuild semi-detached mews houses including integrated garages.

Amended plans for consultation.
These amendments relate to revised first floor plan and street view elevations showing a reduction in the glazing facing Beacon Place. Dated 08/05/2026.

Date limit for comments: 01.06.26

Planning Application No: 26/0370/FUL

Location: 3 The Strand, EX8 1AB
Applicant: Mr Mehmet Kilinc
Proposal: Retrospective relocation and upgrade of existing extraction and ventilation system.

Date limit for comments: 03.06.26

Planning Application No: 26/0305/FUL

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

Amended plans for consultation.
These amendments relate to amended plans received 08/05/26.

Date limit for comments: 29.05.26

---

**WITHYCOMBE RALEIGH**

Planning Application No: 26/0694/FUL

Location: 35 Marpool Crescent, EX8 3QJ
Applicant: Miss Bethany Davey
Proposal: Adding a granny annexe to the end of the back garden.

Date limit for comments: 02.06.26

Planning Application No: 26/0867/FUL

Location: 27 Chichester Close, EX8 2JU
Applicant: Ms Hannah Jane Butland
Proposal: Demolition of existing conservatory and erection of a single-storey rear Extension

Date limit for comments: 27.05.26

Planning Application No: 26/0630/FUL

Location: Jewson Ltd Withycombe Village Road, EX8 3BE
Applicant: STARK Building Materials UK Limited
Proposal: Refurbishment and reconfiguration of existing builders' merchant (sui generis) including external works to the existing warehouse, new yard layout including revised external storage arrangements including storage racking and covered cantilever storage racking, revised car parking and servicing arrangements and associated works

Date limit for comments: 26.05.26

---

**7. Other items**

**Notification of a Street Trading Application Received – Sideshore Vegan Market**

Applicant: Mr Jack Birkby – Vegan Fairs CIC
Location: Sideshore (Mallow) green space West of Sideshore, Queens Drive, EX8 2GD
Dates: Sunday 7th June 2026
Times: 08:00 - 17:00

The application is for: Maximum of 25 x stalls for the Vegan Market. A market showcasing local and national food and artisan traders.

The applicant has noted the following on their application: All trader waste will be taken home by us and traders as standard. We only allow eco friendly packaging at our events, and the fact it is fully vegan makes it extra environmentally friendly.

Please find attached the following documents that accompanied the application:
- A map of the trading site

Date limit for comments: 28.05.26

---

**8. Items for information**

**Notification of New Premises Licence Application Received – Exmouth Festival**
Ref No. 061867
Premises: Manor Gardens, EX8 1NZ

Ward: Town
Name of Applicant: Exmouth Town Council
TIME LIMITED Premises Licence Application for 10th July 2026 - 12th July ONLY - for the Exmouth Festival event.

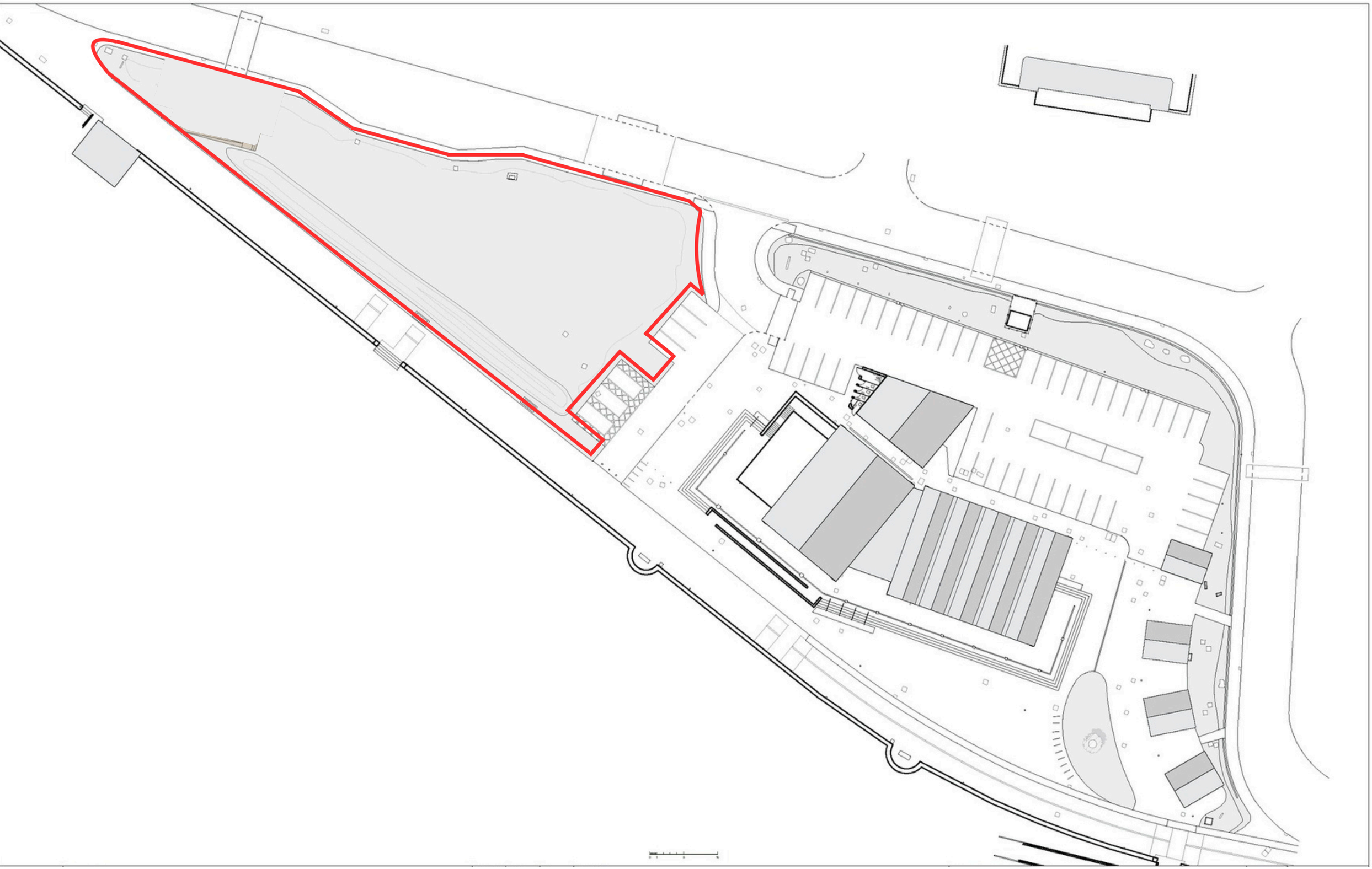
Ref No. 061864
Premises: Strand (The), EX8 1BR
Ward: Town
Name of Applicant: Exmouth Town Council
TIME LIMITED Premises Licence Application for 10th July 2026 - 12th July ONLY - for the Exmouth Festival event.

The above applications have been submitted by the Town Council. Details of the applications can be viewed on EDCC's website.

---

## 9. East Devon District Council – Planning Decisions

| *Application* | *Exmouth Town Council View* | *EDDC Decision* |
|---|---|---|
| 26/0736/FUL<br>20 Cyprus Gardens | No objection | Approval |
| 26/0360/FUL<br>2 The Red Lodge | No objection | Approval |
| 25/2194/FUL<br>27 Garratt Close | Objection | Refused |
| 26/0248/FUL<br>3 Greenpark | Objection | Refused |
| 26/0689/FUL<br>129 Victoria Road | No objection | Approval |
| 26/0591/FUL<br>14 Portland Avenue | No objection | Approval |



# Sideshore Site Plan

## Area outlined in red is the Mallow