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 13 April 2026 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Andrew Colman
Councillor Graham Deasy
Councillor Mike Rosser
Councillor Andrew Woodward

Observing:
Councillor Brian Bailey

Apologies:
Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Cherry Nicholas
Councillor David Poor

Public Speaking Time

Jill Anderson, Olly Swayne and Malcolm Gigg spoke in support of planning application 26/0478/FUL Cranford Club, 42 Salterton Road, EX8 2EQ, construction of a new exercise studio and wet changing facilities, construction of new tennis court with floodlights, refurbishment of tennis courts with additional floodlights.

P26/054. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor A Woodward, seconded by Councillor M Rosser, and agreed that the minutes of the previous meeting held on 30 March 2026.

P26/055. To receive any declarations of interests from members:

Minute P26/058. Planning Applications: 26/0542/FUL 46 Capel Lane, EX8 2PW
Councillor T Dumper, declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minute P26/058. Planning Applications: 25/2397/MFUL and 25/2398/MFUL The Royal Beacon The Beacon, EX8 2AF
Councillor A Woodward declared a non-registrable interest as he is a resident of The Beacon.

Minute P26/059. Other items - Licensing

Councillor T Dumper declared a Non-Registerable Interest as a member of the District Council's Licensing Committee.

P26/056. Urgent business.

None

P26/057. Tree and advertising consent applications.

HALSDON

Planning Application No: 26/0579/TRE

Location: Street Record, Mudbank Lane, EX8 3EG
Applicant: Bradleys Estate and Block Management
Proposal: T3, Silver Birch: prune southern aspect back to inline with wooden fence below, maximum diameter of cut 25mm.

Target Date: 17.04.26

Comments Statutory Consultees:
Tree Officer's report previously circulated for information.
Recommendation: APPROVAL subject to the following condition:
Pruning hereby permitted to the south side of the birch tree shall be carried out to suitable growth points to maintain the natural flowing lines of the branch structure.
Reason: in the interests of amenity and to preserve the natural beauty of the tree.

Decision: Proposed: TD Seconded: AC
Approval in accordance with the Tree Officer's report.

TOWN

Planning Application No: 26/0306/ADV

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

Target Date: 27.04.26

Comments Statutory Consultees: None

View of representations: None

Cllr J Whibley had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: TD Seconded: GD
Approval

P26/058. Planning applications.

BRIXINGTON

Planning Application No: 22/1597/FUL

Location: Bystock Court, Old Bystock Drive, EX8 5EQ
Applicant: Miss J Rhodes
Proposal: Proposed change of use of existing agricultural pig house and office/store to dog kennel and associated management office along with associated new hard surface gravelled area and installation of up to 5 storage containers.

Amended plans for consultation.
Proposal description amended, previously:
"Proposed change of use of existing agricultural pig house and office/store to dog kennel and associated management office along with associate new hard surface gravelled area." and amended site plan

Date limit for comments: 21.04.26

Comments Statutory Consultees:
No updated comments from consultees on amended plans yet.

EDDC Trees – 17.09.24 – Support proposed suggestions within the advanced Arboricultural letter dated 25.07.24 as reasonable amelioration and compensation measures.

Conservation - 20.9.22 - The Conservation Officer raises no objection to the change of use of the former pig house and store, noting minimal impact on the curtilage buildings themselves, but expresses concern that associated hardstanding, tree loss and new hedgebanks could adversely affect the historic landscaped setting of Bystock Court, resulting in less than substantial harm that should be weighed against public benefits.

Town Council
Meeting 15.08.22
Objection; members felt that the proposed development which was outside the BUAB would harm it's environmental qualities within which it is located. The Bystock House Estate was highlighted in the Exmouth Neighbourhood Plan (Policy EN1) as locally important and distinctive where only minor proposals associated with the existing residential or business premises will be supported. Members felt that an assessment should be done on the ecology and environmental impact.

Meeting 26.09.22
Objection; Members felt the additional information submitted did not mitigated previous concerns raised.

View of representations:
2 x Rep – objections to the amended plans.
47 x Rep – in respect of the original application.

Cllr D Poor had forwarded his comments which were shared as follows:
Maintains objection

ENP Policy: EN1 (outside BUAB) & EB2

Decision: Proposed: AC Seconded: GD
Objection sustained, the amended plans did not mitigate the concerns previously raised.

HALSDON

Planning Application No: 26/0572/FUL

Location: 42 Bapton Close, EX8 3LQ
Applicant: Mr Jason Coles
Proposal: First floor dormer extension to the southeast elevation and new window with obscured glass to the first-floor northeast elevation.

Date limit for comments: 20.04.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AW
No objection

Planning Application No: 26/0571/FUL

Location: 25 Springfield Road, EX8 3JY
Applicant: Mrs Janet Cuff
Proposal: Demolition of existing conservatory to create a single storey extension to the northwest elevation and additional window on the northeast elevation.

Date limit for comments: 20.04.26

Comments Statutory Consultees: None

View of representations:
1 x Rep - objects to the proposed single-storey extension forming part of or building onto their shared boundary with No. 25, requesting that the extension wall be set entirely within the applicant's boundary, as the current proposal would place the wall, soffits, guttering and related elements within their property.

ENP Policy: EB2

Decision: Proposed: TD Seconded: MR
No objection

LITTLEHAM

Planning Application No: 26/0360/FUL

Location: 2 The Red Lodge, 11 Elwyn Road, EX8 2EL
Applicant: Ms E Mckie
Proposal: Proposed single storey extensions on East & West elevation and pitched roofs to existing dormers.

Date limit for comment: 15.04.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

Decision: Proposed: GD Seconded: MR
No objection subject to the retention of existing soft landscaping and mature planting around the boundaries to preserve and enhance its ecological value.

Planning Application No: 26/0478/FUL

Location: Cranford Club, 42 Salterton Road, EX8 2EQ
Applicant: Cranford Sports Club, Ms Jill Anderson
Proposal: Construction of a new exercise studio and wet changing facilities, construction of new tennis court with floodlights, refurbishment of tennis courts with additional floodlights.

Date limit for comments: 15.04.26

Comments Statutory Consultees:
EDDC Trees – 27.03.26 - No arb concerns
Environmental Health – 07.04.26 – concerns that the application lacks sufficient information on potential noise and light impacts arising from the proposed exercise studio near noise-sensitive receptors, and requests a noise impact assessment and a compliant external lighting scheme to assess and mitigate impacts before a recommendation can be made.
South West Water - 10.04.26 - proposed method of surface water disposal by infiltration is acceptable.

Sports England - advises that the proposal is outside its statutory remit and raises no objection but provides general non-statutory guidance on considering impacts on existing or new sports facilities, compliance with NPPF and local strategies, and the use of Sport England design and Active Design guidance where relevant.

View of representations:
1 x Rep – concern application contains inaccuracies and omissions; including incorrect access descriptions, inconsistent site boundaries, failure to account for an existing tree, and incorrect statements about existing parking and cycle provision, which could lead to overspill parking and affect nearby roads. Further concerns relate to the lack of clarity over floodlighting restrictions and the potential for increased noise disturbance, with requests for enforceable limits and formal assessments.
1 x comment - There is an omission on South West Water Drainage search map. A pipe carrying surface water run-off from Cranford Close, runs from the garden of 5 Cranfield Close across the Cranford Sports Centre land to join the surface water pipe on Heathdale. It is understood that the pipe runs directly under the proposed site for the new exercise studio. The Cranford management team have been alerted to this.

Cllr. Mark Williamson
I support this application.
The Cranford Club is an important facility in our large town and active community. It has responded to changes in expectations by introducing new sports and recognising that some sports are losing their popularity. Their offer aims to serve our wide demographic and the new facility proposed will support the club's objectives. The club has been making every effort to work with their own local community as well as taking into account the wishes of their own members.
This stage in the development of the Club is an important one and will add considerably to the provision in the town of facilities that promote fitness, well-being and health.

Cllr D Poor – No objection

ENP Policy: EB2, EN5, EN6, CF3

Decision: Proposed: MR Seconded: GD
No objection subject to Environmental Health being satisfied following their request for additional information.

Planning Application No: 26/0498/FUL

Location: 22 Bicton Street, EX8 2RU
Applicant: Mrs Kate Fagelman
Proposal: To replace the existing wooden and lead clad guttering with black cast aluminium rounded guttering.

Date limit for comments: 15.04.26

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB1 (Conservation), EB2

Decision: Proposed: MR Seconded: GD
No objection subject to Conservation Officer's report.

Planning Application No: 26/0499/LBC

Location: 22 Bicton Street, EX8 2RU
Applicant: Mrs Kate Fagelman
Proposal: To replace the existing wooden and lead clad guttering with black cast aluminium rounded guttering.

Date limit for comments: 15.04.26

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor – No objection

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: MR Seconded: GD
No objection subject to Conservation Officer's report.

Planning Application No: 26/0542/FUL

Location: 46 Capel Lane, EX8 2PW
Applicant: Mr & Mrs Clack
Proposal: Proposed demolition of existing single storey structure, construction of new single storey rear extensions and extension to existing dormer, including the recladding of the dormer walls and installation of a new flat roof to the dormer.

Date limit for comments: 16.04.26

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

ENP Policy: EN1 (National Landscape) EB2

Decision: Proposed: GD Seconded: MR

No objection

Planning Application No: 26/0375/FUL

Location: 8 Maer Vale, EX8 2DX
Applicant: Mr Geoff Shea
Proposal: Proposed single-storey rear extension (to replace the existing conservatory)
and a new pitched roof to the existing front garage.

Datre limit for comments: 23.04.26

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
No objection

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection

TOWN

Planning Application No: 25/2398/LBC

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.

Architectural Updates

Interiors

• The existing ballroom is proposed to be converted to a 2 bed - 4 person apartment, accessed via the original formal ballroom entrance

• This updates the description to 19 apartments proposed, previously 20. This change is recorded within the package of resubmitted architectural information and noted for information, that this will affect the following reports already provided without their being resubmitted:

- 251031_P1482_BAR_EW_Biodiversity Assessment
- A3600 – Royal beacon Hotel Heritage Statement 14th Nov 2025
- ITB210514-001 Royal beacon Hotel Exmouth – Transport Statement
- Planning Statement_Royal Beacon Hotel 141125
- Royal beacon – Savills report Final October 2025 with Appendices 061125
- Royal Beacon Hotel – Savills Report (Viability)

• Lower Ground Floor plan: Amendments to new escape stair, lift and storage

• Ground Floor plan: Amendments to new escape stair, lift. New vehicle entry roller shutter. Revised entrance to Mews House 2. Updated schedules

• First Floor plan: Amendments to new escape stair, lift. Ballroom Proposals and Mezzanine configuration revised. Revised apartment layouts for accommodation facing, The Beacon

Date limit for comments: 15.01.26

Decision: Proposed: AW Seconded: AC
Objection sustained, the proposal was still considered to be overdevelopment of the site.

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.

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Date limit for comments: 15.01.26

Comments Statutory Consultees:
Comments regarding Amended Plans
Historic England – 13.04.26 – Do not wish to comment.
Environmental Health – 10.04.26 – A CEMP covering demolition and construction phases must be submitted and approved by LPA. Any fixed plant or equipment to operate at specified noise levels below background sound levels in order to protect the amenity of nearby residents.
Police Architectural Liaison Officer – 08.04.26 - recommend a series of planning conditions and design measures, including a security-rated automated car park roller shutter, comprehensive CCTV coverage, compliant external lighting, and secure doors for communal areas, alongside further advice on mail delivery, bike and bin store security, lighting, signage, and clear identification of parking spaces, all aimed at reducing crime and anti-social behaviour and improving resident safety.
EDDC Recycling & Waste Contract Manager - recommends a pre-commencement planning condition requiring the submission and approval of a Waste Audit Statement.

Town Council - 05.01.26 - Objection: Members believed the number of proposed apartments constitutes overdevelopment of the site. Furthermore, there was concern regarding the absence of a thorough historic investigation, which risked erasing or damaging heritage assets without proper consideration.

View of representations:
9 x Rep – in respect of original plans.
4 x Rep – in respect of amended plans

The amended plans do not address concerns raised, ongoing concerns about unsafe vehicle access from garages onto a narrow road with poor sight lines near Beacon Place and Louisa Place, unresolved parking shortfalls for the proposed apartments in an area with limited on-street and no nearby public parking, the proposal represents an overdevelopment of the site.

Cllr J Whibley had forwarded his comments which were shared as follows:
I am torn - I think significant steps have been made towards addressing previous concerns, such as reducing the number of flats and ensuring each one has a parking space with an electric car charger.

Some worries remain about the conservation of the building, and I'm not sure they've been fully addressed, though it's hard to see the whole picture from documents alone. I'd be happy to propose no objection, but with a strong emphasis on 'subject to the plans being deemed acceptable to the conservation officer's report' on the amended plans, which I couldn't see.
If the committee decides it has enough grounds to object, I can completely support that too.

Cllr D Poor had forwarded his comments which were shared as follows:
Maintains objection

ENP Policy: EB1 (Listed), EB2, EE3

Decision: Proposed: AW Seconded: AC
Objection sustained, the proposal was still considered to be overdevelopment of the site.

WITHYCOMBE RALEIGH

Planning Application No: 24/1250/FUL

Location: Land Adjacent 24 Dukes Crescent
Applicant: Highland Property Development (Exmouth) Ltd
Proposal: Proposed 4 dwellings with associated off-road parking spaces and rear amenity gardens

Amended plans for consultation.
Mitigation strategy for the Ancient Woodland and alterations to the Site layout.

Date limit for comments: 22.04.26

Comments Statutory Consultees:
Comments regarding amended plans:
Environmental Health – 10.04.26 - recommends restricting construction working hours (8am–6pm weekdays, 8am–1pm Saturdays, with no work on Sundays or Bank Holidays), prohibiting burning on site to minimise construction-related impacts on residential amenity.

Town Council – 04.11.24 No objection to the amended plans.
Cllr M Rosser maintained his objection to the application over the loss of the tree.

View of representations:
7 x Rep – in respect of the original application.
None in respect of the amended plans.

ENP Policy: EB2

Decision: Proposed: AW Seconded: MR
No objection subject to the adequate mitigation against the loss of poplar tree.

P26/059. Other items

i. Notification of New premises licence application received – Piers Motley Auctions Ltd
Ref No: 061645
Premises: Bicton Street Auction Rooms, Bicton Street, EX8 2RT
Ward: Town
Name of Applicant: Piers Motley Auctions Ltd

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

Date limit for comments: 27.04.26

Members did not wish to comment.

P26/060. Items for information

i. Appeal decision
Appeal ref: 6001291
Appeal by: Steve Richards
Application Ref: 25/1062/FUL
Location: 15 Halsdon Avenue, EX8 3DL
Proposal: Erect a single storey 1- bed detached dwelling with associated amenity space.

It was noted that the above appeal had been dismissed; the decision notice was previously circulated for information.

ii. Street trading application submitted by Exmouth Town Council – Art Festival Art Car Boot Market
The applicant is: Exmouth Town Council
Location: The Strand, Exmouth, EX8 1AF
Dates: Saturday 2nd May 2026
Times: 10:00 - 16:00
The application is for: Maximum of 50 x traders for the Exmouth Art Festival Art Car Boot Market on the Strand.
There will be a number of table and chairs next to the stalls but these will not block thoroughfares.
The applicant has noted the following on their application: There will be no single use plastics or diesel generated.

A map of the trading site is attached for information.

It was noted that the Town Council had submitted the above application.

P26/061. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0286/HRN Boundary Hedgerow (East Of Quentance Farm)	No objection	Approval
26/0293/HRN Boundary Hedgerow (Castle Lane)	No objection	Approval
26/0285/HRN Boundary Hedgerow (South of Knowle Hill Recycling Centre)	No objection	Approval
26/0290/HRN Boundary Hedgerow (South of Quentance Farm)	No objection	Approval
26/0289/HRN Boundary Hedgerow (Budleigh Cycle Path, South Of Quentance Farm)	No objection	Approval
26/0292/HRN Boundary Hedgerow (Budleigh Cycle Path, South Of Quentance Farm)	No objection	Approval
26/0288/HRN Boundary Hedgerow (South East Of Quentance Farm)	No objection	Approval
26/0291/HRN Boundary Hedgerow (South West Of Quentance Farm)	No objection	Approval
25/0970/LBC Point in View Church, Summer Lane	No objection	Approval
26/0040/FUL 52 Bapton Close	No objection	Approval
25/2235/FUL Queens Drive Seawall	No objection	Approval
25/2219/FUL & 25/2220/LBC The Golden Dragon 1A The Beacon	No objection	Approval

The meeting concluded at: 19:39

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