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 27 April 2026 at 6:15pm

Present:

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

Observing:
Councillor Brian Bailey

Apologies:
Councillor Andrew Colman
Councillor Cherry Nicholas
Councillor Tim Dumper
Councillor David Poor
Councillor Andrew Woodward

Public Speaking Time

Clare James spoke in support of planning application 26/0604/MOUT, Land At Littleham Fields Littleham Road, Outline application for the construction of up to 40 dwellings including Open space and affordable housing; all matters reserved except for access.

P26/062. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor J Whibley, seconded by Councillor D Conduit, and agreed that the minutes of the previous meeting held on 13 April 2026.

P26/063. To receive any declarations of interests from members:

Minute P26/067. Other items - Licensing
Councillor J Whibley declared a Non-Registerable Interest as a member of the District Council's Licensing Committee.

P26/064. Urgent business.

None

P26/065. 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

The above application was withdrawn.

P26/066. 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

Comments Statutory Consultees:
EDDC Trees – 16.04.26 - There is a protected Oak tree directly to the west of the proposal, the crown of which hangs to within approximately 2/ 3m of the roof of the proposal. No objection to the proposal is raised; the tree will require future management to ensure appropriate clearance from the building; however, it should be noted that works to reduce the impact of shading of the windows is highly likely to

be refused. A tree protection plan will be required to ensure the tree is protected during any works.
View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection subjection to Tree Officer's comments regarding oak tree.

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

Comments Statutory Consultees:
EDDC Trees – 13.04.26 – No arb concerns.

View of representations: None

ENP Policy: EB1(Conservation Area), EB2

Decision: Proposed: GD Seconded: MR
No objection subject to Conservation Officer's report. Cllr M Rosser commented that he thought a plan for one of the elevations was missing but did not object to the application.

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

Comments Statutory Consultees:
Contaminated Land Officer – 27.04.26 – Require a remediation strategy to be submitted.
Environmental Health – 27.04.26 – Require additional assessment before any recommendation can be made in order to protect future residents from noise and odour.
Historic England – 22.04.26 - advise that the development requires further assessment because it lies within the zone of influence for protected European sites and could increase recreational pressure on designated habitats, and while impacts may be mitigated through the council's strategic measures, these must be formally

tested through an appropriate assessment, with landscape impacts within the East Devon National Landscape to be determined locally under national and local policy.
Devon County Archaeologist – 21.04.26 - advise that the site is likely to contain Romano-British archaeological remains. Any development must be preceded by, and A Written Scheme of Investigation (WSI) is required to ensure archaeological evidence is properly recorded and made publicly accessible in line with national and local planning policy.
EDDC Trees – 21.04.26 - confirms there are minimal tree constraints on the site, with only one large tree in the north-eastern corner and raises no objection to the proposal overall.
Green Infrastructure Project Manager – 15.04.26

- The site lies close to the East Devon National Landscape and several heritage assets, with potential views from the NL. A Landscape and Visual Appraisal (LVIA) is requested to assess impacts and identify necessary mitigation or design changes. Further comments to follow once reviewed.

Initial Comments:

- The proposed pedestrian link to Littleham Road via Elm Lane should be upgraded to accommodate cycling, supporting connectivity to the east and NCN2.
- The scheme should consider Neighbourhood Plan policies on improving access within the Maer Valley, reflecting early engagement with the Town Council.
- As the site is a Community Access to Nature Opportunity Area (Devon LNRS), proposals could significantly improve access to nature from Littleham, especially if onward footpath improvements through the Maer Valley are included.

View of representations:
9 x Rep – object on the grounds that the development would exacerbate severe existing problems with sewage, drainage, flooding, traffic, highway safety and overstretched services, while causing unacceptable harm to residential amenity, landscape character, wildlife, and designated open space.
Exmouth Civic Society – 27.04.26 - object on the grounds that the land is not designated under the Local Plan for East Devon nor the Exmouth Neighbourhood Plan, for residential development and is outside the existing Built up Area Boundary in the current East Devon Local Plan and the Exmouth Neighbourhood Plan.

Additionally it is contrary to the Neighbourhood Plan in that the land involved is part of the Littleham Valley which the NP proposes for a future Valley Park under Policy EN3 on page 34. The application should be refused.

Cllr D Poor had forwarded his comments which were shared as follows:
Objection to Littleham fields as I consider it an overdevelopment in a loved green space. Maer lane is narrow and can get busy in the summer and the increased traffic will make it dangerous to pedestrians and cyclists. It floods badly and is regularly impassible during the winter months, the footpath is similarly impassible with flooding. The bus routes have recently been cutback and the 98 is now hourly, does not use Midway anymore and finishes earlier, the 98a service has been removed. Best of luck walking up the hill to use the 157 or 357, I also think the planning application is very premature, the council have not agreed the local plan, let

alone the planning inspector and the earliest it could be agreed is 2027, if not much later. I think it would be very unwise to accept this proposal at this time as it would be a hostage to fortune.

ETC Rights of Way WP - would like to make the planning committee members aware that this application is directly adjacent to right of Way no 6 which connects Littleham village to Douglas Avenue (at the junction with Maer Road). This is a very well used footpath enabling pedestrians to have a safe, off the road access to the seafront. The working party members wondered if the following points could be raised:

- Will FP6 remain open and usable during construction; if not, will temporary diversion arrangements be in place?
- Has increased foot traffic been considered, and will any improvements to the path surface, width, or accessibility be planned as a result?
- Will FP6 retain its current route? (It looks like it will)

ENP Policy: EN1, EN3, EN5, EN6, EB1 (Conserve heritage assets – a number nearby) EB2, H2, GA3.

Decision: Proposed: GD Seconded: MR
Objection: The proposed development lies outside the Built-Up Area Boundary (BUAB). Members considered the development to be overbearing in the context of the Maer Valley, and the application has failed to demonstrate that it would not cause harm to the area's distinctive landscape character, the wider National Landscape setting, residential amenity, and environmental qualities.

Concern was also raised regarding potential noise pollution, particularly given the acoustic effects associated with the shape and topography of the valley.
The proposal was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EN1. Furthermore, the site is identified as a potential Valley Park within the Exmouth Neighbourhood Plan. Policy EN3 seeks to conserve this area following the completion of the Plumb Park development so that it can function as a green corridor providing access to the seafront.

In addition, Policy GA3 emphasises the need to ensure connectivity with existing footway and cycle networks and requires new development to take opportunities to enhance and extend this network. The EDDC-endorsed Cycle Strategy identifies the application site as a missing link within the wider cycle network.

It was noted that Devon County Highways had not yet provided comments on the application. Members also expressed concern that Parlour Meadow is a narrow residential street that would be unable to safely accommodate additional traffic. There was further concern that the wider Littleham area already experiences significant congestion and that this proposal would contribute to cumulative transport impacts resulting from ongoing development.

Concerns were also raised regarding the impact of the proposal on wildlife, habitats, and the local ecology.

The comments that had been fed in by the Public Rights of Way Working Party were acknowledged:

- Will FP6 remain open and usable during construction; if not, will temporary diversion arrangements be in place?
- Has increased foot traffic been considered, and will any improvements to the path surface, width, or accessibility be planned as a result?
- Will FP6 retain its current route? (It looks like it will)

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: MR Seconded: GD
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: GD Seconded: MR
No objection

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

Comments Statutory Consultees: None

View of representations:
1 x Rep - neighbour concerned that the proposed garage conversion would introduce a bedroom window overlooking their bedroom, living room, and only outdoor courtyard, requests if permission is granted that window is fitted with obscured (frosted) glazing to protect their privacy.

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection, subject to any approval being conditioned to ensure that the annexe remains ancillary accommodation, is not occupied or sold as an independent dwelling, and that the proposed bedroom window is fitted with frosted glazing.

ADDENDUM

Planning Application No: 25/1289/FUL

Location: 2-4 Meeting Street, EX8 1LN
Applicant: Mrs Jacqueline Robinson
Proposal: Change of use and conversion of existing buildings to 6 no. residential apartments, with associated parking and boundary fencing

Amended plans for consultation.

Revised floor plans to ensure residential units meeting Nationally Described Space Standards with a reduction in the number of units proposed from 6 to 5 (note amended description of development). Additional changes to elevations to include new windows and additional marketing information.

Date limit for comments: 08.05.26

Comments Statutory Consultees:

No updated comments from consultees regarding amended plans.

Town Council – 14.07.25 – No objection subject to proposal meeting National

Space Standards.

View of representations:
1 x Rep – in respect of original application.
Cllr O Davey - 11.07.25 - While I support the principle of relatively affordable housing (due to its size and density) in a sustainable location, I have some concerns about the size of some of the accommodation, which seems to me to be below National space standards and would not provide very good amenity for residents. I also have concerns about the lack of any amenity space. I reserve my final view until I have the full information and officer view.

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: JW Seconded: DC
No objection to the amended plans.

WITHYCOMBE RALEIGH

None

P26/067. 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

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

Date limit for comments: 14.05.26

Members did not wish to comment.

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.

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

Date limit for comments: 18.05.26

Application was deferred to the next meeting.

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

Consideration was given to the above application. Members did not wish to comment.

P26/068. Items for information

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

The above new TPO was noted, details previously circulated.

P26/069. 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

The meeting concluded at: 19:35

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