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 Tuesday 26 May 2026 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Joe Whibley (Chair)
Councillor Andrew Colman
Councillor David Poor

P23/078. To elect the Chair and Deputy Chair of the Planning Committee.

Councillor T Dumper proposed and Councillor G Deasy seconded that Councillor J Whibley be re-elected as Chair of the Town Planning Committee for the ensuing year.

No further nominations were received.

Following the nomination, a vote was taken, and Councillor J Whibley was duly elected as Chair of the Town Planning Committee.

RESOLVED that Councillor J Whibley be elected as Chair of the Town Planning Committee.

Councillor M Rosser proposed and Councillor A Woodward seconded that Councillor T Dumper be re-elected as Deputy Chair of the Town Planning Committee for the ensuing year.

No further nominations were received.

Following the nomination, a vote was taken, and Councillor T Dumper was duly elected as Deputy Chair of the Town Planning Committee for the ensuring year.

RESOLVED that Councillor T Dumper be elected as Deputy Chair of the Town Planning Committee.

Public Speaking Time

None

P26/079. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor A Woodward, seconded by Councillor T Dumper, and agreed that the minutes of the previous meeting held on 11 May 2026.

P26/080. To receive any declarations of interests from members:

Minute P26/083. 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 P26/083. Planning Applications: 26/0891/FUL, 32 St Margarets View.
Councillor T Dumper, declared a registerable interest in his capacity as a board member of East Devon National Landscape.

P26/081. Urgent business.

None

P26/082. 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 due to concerns raised by Conservation Officer.

Comments Statutory Consultees:
Conservation - 17.04.26 - Objection raised to the internally illuminated fascia sign as considered to be contrary to Exmouth Shopfront Design Guidance and harmful to the character and appearance of the conservation area. The internal illumination is judged to fail to preserve the setting of the conservation area and results in less than substantial harm to nearby heritage assets.

The Officer advises that a more traditional solution—such as a timber or metal fascia with individually mounted lettering and external illumination—would be more appropriate and acceptable.

Overall, the proposal is not supported on heritage grounds due to the fascia design.

Conservation – 14.05.26 – Amended Plans – Amendments address previous concerns raised by replacing the internal illumination with external lit facia using a LED trough light and individually mounted letters. No objection

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

View of representations: None

East Devon Local Plan Policy
Policy D4 – Applications for Display of Advertisements
Policy EN8 – Significance of Heritage Assets
Policy EN9 – Development Affecting a Designated Heritage Asset
Policy EN10 – Conservation Areas

Supplementary Planning and other informal guidance

Exmouth Shop Front Guidance
Exmouth Neighbourhood Plan

Decision: Proposed: DC Seconded: GD
Approval

P26/083. 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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: GD
No objection

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

Comments Statutory Consultees:
Highways – 26.05.26 - no objection, stating the access meets visibility standards and the scale of 8 dwellings will not significantly impact traffic or require additional transport measures.
Environmental Health – 19.05.26 - recommends a noise impact assessment at full application stage plus submission of a CEMP with strict controls on pollution, working hours, and site practices to protect nearby and future residents.
EDDC Trees – 15.05.26 - no principle objection but expresses concern about the lack of arboricultural information, potential unnecessary loss of hedgerow and trees due to multiple access points, and the impact on the rural character and historically important boundary features.

View of representations:
5 x Rep - object on grounds of overdevelopment of a small site, increased traffic and highway safety risks, inadequate local infrastructure (roads, sewage, healthcare and schools), harm to the area's character, green space, and tranquillity.

ENP Policy: EB1 (Conserve Heritage assets – Point in View and The Manse), EB2, GA3

Decision: Proposed: TD Seconded: MR
Objection; Members considered that the provision of two vehicular access points onto a busy road was unnecessary. They emphasised the importance of retaining the existing hedgerow to preserve screening, together with the mature trees on the site.
Concerns were also raised regarding the potential impact of the development on nearby heritage assets, particularly the setting of Point in View Church and The Manse. Members highlighted that the proposal should have regard to Policy EB1 of

the Exmouth Neighbourhood Plan, which seeks to conserve heritage assets.They also noted that the proposed housing does not align with Exmouth's identified housing needs, particularly the need for affordable and social rented homes, and raised concerns that local public transport infrastructure - especially bus services - is currently inadequate.

Furthermore, members emphasised the need for the proposal to accord with Policy GA3 of the Exmouth Neighbourhood Plan, which requires all new housing and employment development, where feasible, to connect to existing footway and cycle networks or contribute to their enhancement. Proposals should also be mindful of the Strategy for Cycle Routes in Exmouth.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AW
No objection

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

Comments Statutory Consultees:
South West Water - applicant must provide a surface water drainage strategy demonstrating compliance with the run-off hierarchy - prioritising water reuse and infiltration - and supply evidence if preferred options are not feasible.

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: 26/0830/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

Comments Statutory Consultees:
South West Water - 21.05.26 - applicant must provide a surface water drainage strategy demonstrating compliance with the run-off hierarchy - prioritising water reuse and infiltration - and supply evidence if preferred options are not feasible.

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

ADDENDUM

Planning Application No: 25/2083/FUL

Location: Land South of Munday's Farm, Shapter Court, EX8
Applicant: Mr Alan Marriott
Proposal: Erection of 1no. self-build dwelling, with associated parking and landscaping.

EDDC requested clarification on certain aspects of the Town Council's comments; however, as the application had since been refused, the Committee did not consider the matter further.

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

Comments Statutory Consultees:
Town Council
Meeting 13.04.26 - Objection sustained, the proposal was still considered to be overdevelopment of the site.
Meeting 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

Conservation – No updated comments since 20.02.26 - object to the proposal in its current form, accepting the principle of conversion but raising concerns over excessive internal alterations the design of new rear buildings, advising a more sensitive approach and further detailed information to preserve the listed building's significance.
County Highways – 26.05.26 – Withdrawn objection following submission of additional information.
Economic Development Officer – 11.05.26 - the applicant's viability report and the Council's independent assessment both conclude the hotel is not currently viable without major investment and improved performance. Despite extended marketing, no suitable buyers have come forward. Therefore, no objection is raised to the application.
Historic England – 26.05.26 – Do not wish to comment
DCC Historic Environment – 14.05.26 raises no new objections but advises that the development should include a Written Scheme of Investigation to secure historic building recording and archaeological work, with appropriate conditions to ensure investigation, mitigation, and publication of findings.
Environment Agency – do not need to be consulted
EDDC Ecologist – 06.05.26 - The mitigation and enhancement measures are appropriate and should be secured by condition, with advisory notes on protecting bats and nesting birds during construction
DCC Flood Risk Management – 24.04.26 – No updated comments received. Previously objected stating that insufficient information has been provided to demonstrate an acceptable surface water drainage strategy and requesting further details and assessments to ensure compliance with Policy EN22.
Environmental Health – 10.04.26 – require a CEMP to control impacts such as noise, dust, and pollution during works, alongside restrictions on construction hours and a condition ensuring plant noise remains below specified background levels to protect residential amenity.
Police Architectural Liaison Officer – 08.04.26 - no objection but recommends conditions and design measures, including secure access, CCTV, lighting, and

layout considerations, to reduce crime and anti-social behaviour and improve safety within the development.
EDDC Recycling & Waste - no objection but recommends a condition requiring a pre-commencement Waste Audit Statement to ensure sustainable waste management in accordance with Policy W4.
SWW – 19.01.26 - no objection in principle but advises that surface water should not discharge to the combined sewer without clear justification, recommending alternative sustainable drainage methods and encouraging water efficiency measures.

View of representations:
2 x Rep in respect of the amended plans.
12 x rep in respect of the original application.

Cllr J Whibley had forwarded his comments which were shared as follows:
The number of dwellings remains the same, I can see no other logical conclusion but to maintain our objection. I remain interested to see the thoughts of the conservation / listed building officers (apols if they were there but I could get comments to expand)

ENP Policy: EB1 (Listed), EB2, EE3

Decision: Proposed: DC Seconded: AW
Objection sustained: Members remained concerned that the scale of the proposed development would result in increased traffic movements and on-street parking within a highly constrained area, in close proximity to The Beacon Primary School. It was also not evident that all heritage-related concerns had been fully addressed.

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

Decision: Proposed: DC Seconded: AW
Objection sustained: Members remained concerned that the scale of the proposed development would result in increased traffic movements and on-street parking within a highly constrained area, in close proximity to The Beacon Primary School. It was also not evident that all heritage-related concerns had been fully addressed.

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

Comments Statutory Consultees:
Environmental Health – 19.05.26 – Do not anticipate any concerns.

View of representations: None

Cllr J Whibley had forwarded his comments which were shared as follows:
Environmental Health see no issues, I'm happy with that assurance.

ENP Policy: EB1 (Adjacent Conservation Area) EB2

Decision: Proposed: DC Seconded: GD
No objection

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

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

Decision: Proposed: DC Seconded: TD
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: TD
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.

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

Comments Statutory Consultees:
South West Water – 15.05.26 – advise any building work within 3 metres of a public sewer requires their approval, and while the proposed surface water infiltration method is acceptable, the applicant must follow drainage hierarchy principles and contact them if requirements cannot be met.

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: DC
No objection

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

Comments Statutory Consultees:
Environmental Health – 12.05.26 – note site's proximity to residents therefore recommend restricted working hours, no on-site burning, and adherence to the council's Construction Sites Code of Practice to minimise construction impacts.

View of representations: None

ENP Policy: EB2, EE2

Decision: Proposed: AW Seconded: MR
No objection

P26/084. 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.

Date limit for comments: 28.05.26

Consideration was given to the above application.

Members did not wish to comment.

P26/085. 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.

It was noted that the above applications had been submitted by the Town Council. Details of the applications could be viewed on EDCC's website.

P26/086. East Devon District Council – Planning Decisions

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

The meeting concluded at: 19:11

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