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

1 July 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 6th July 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 other applications to be heard.

2. **Minutes of meeting held on 22 June 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: 26/1042/TRE

Location: Aldborough Court, 21 Douglas Avenue, EX8 2HA
Applicant: Anderson
Proposal: T1, Holm Oak : crown reduce by 2m, approximately to previous pruning points, maximum diameter of cut (MDC) 50mm, southern aspect up to 75mm. Thin canopy on northern aspect by 20%, MDC 50mm. T2, Pine : remove deadwood. T3, Pine : remove deadwood.

Target date: 17.07.26

TOWN

Planning Application No: 26/1052/ADV

Location: 26 Chapel Street, EX8 1HW
Applicant: BoyleSports (UK) Ltd
Proposal: One internally illuminated aluminium fascia sign on the front elevation, One advertisement on the shop front door and one non-illuminated fascia sign on rear elevation

Target date: 28.07.26

6. **Planning applications.**

HALSDON

Planning Application No: 26/1093/FUL

Location: 16 Bapton Close, EX8 3LG
Applicant: Mr Richard Day
Proposal: Proposed front and rear dormers.

Date limit for comments: 07.07.26

Planning Application No: 26/1185/FUL

Location: 32 Anson Road
Applicant: Mrs Sue Shepherd
Proposal: Single storey pitched roof rear/side extension.

Date limit for comments: 08.07.26

Planning Application No: 26/1272/FUL

Location: 1 Scott Drive, EX8 3LF
Applicant: Mrs Matthews
Proposal: Proposed loft conversion, Comprising dormers to the front and rear.

Date limit for comments: 17.07.26

LITTLEHAM

Planning Application No: 26/1056/MFUL

Location: Devoncourt Hotel,16 Douglas Avenue, EX8 2EX
Applicant: Mr Azim Lalani
Proposal: Demolition of the existing Devoncourt buildings and outbuildings and redevelopment of the site to provide a mixed-use development comprising 61 residential apartments, including 10 affordable units, and a new 65-bed hotel, together with associated access arrangements via Douglas Avenue and the Maer Road car park, car parking, landscaping, green infrastructure, drainage, and associated works

Date limit for comments: 17.07.26

TOWN

Planning Application No: 26/0996/FUL

Location: 83 Exeter Road, EX8 1QD
Applicant: Jeff King
Proposal: Reinstatement of former residential unit (C3) alongside existing commercial unit (Class E) including internal alterations to re-establish separate access and layout.

Date limit for comments: 07.07.26

Planning Application No: 26/1178/FUL

Location: 27 Bicton Street, EX8 2RU
Applicant: Mrs Graham
Proposal: Replacement single glazed timber windows to front dormer.

Date limit for comments: 07.07.26

Planning Application No: 26/1179/LBC

Location: 27 Bicton Street, EX8 2RU
Applicant: Mrs Graham
Proposal: Replacement single glazed timber windows to front dormer.

Date limit for comments: 07.07.26

Planning Application No: 26/0889/FUL

Location: 62 Camperdown Terrace, EX8 1EG
Applicant: Exeter City Council
Proposal: Installation of a single electric vehicle charge point.

Date limit for comments: 08.07.26

Planning Application No: 26/0890/LBC

Location: 62 Camperdown Terrace, EX8 1EG
Applicant: Exeter City Council
Proposal: Installation of a single electric vehicle charge point.

Date limit for comments: 08.07.26

Planning Application No: 26/0786/FUL

Location: Flat 5, 6 Alexandra Terrace, EX8 1BB
Applicant: Ms Ruth Amesbury
Proposal: Removal of chimney above ceiling to flat 5 (rear tenement).

Date limit for comments: 09.07.26

Planning Application No: 26/1084/FUL

Location: Global Street Hub, Land adjoining 19 Imperial Road, EX8
Applicant: Rana Jaswal
Proposal: Installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit.

Date limit for comment: 09.07.26

Planning Application No: 26/1086/FUL

Location: Land opposite 3 The Strand, EX8
Applicant: BT Group PLC
Proposal: Installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit.

Date limit for comments: 10.07.26

Planning Application No: 26/0985/FUL

Location: 45A Rolle Street, EX8 2RS
Applicant: Exe Properties
Proposal: Replacement of existing shopfront, change of use of the rear first-floor storeroom (Class E) to a self-contained residential unit (Class C3), and installation of an electric vehicle charging point to the rear of the property.

Date limit for comments: 13.07.26

Planning Application No: 26/1082/FUL

Location: Land At Chapel Street, EX8 1HR
Applicant: Rana-Jaswal
Proposal: Installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit

Date limit for comments: 09.07.26

Planning Application No: 26/1187/FUL

Location: 10 Mamhead View, EX8 1DS
Applicant: Ms Clare Wheeler
Proposal: Construction of second floor balcony and installation of velux window

Date limit for comments: 13.07.26

WITHYCOMBE RALEIGH

Planning Application No: 26/1210/FUL

Location: Traversheș, Pound Lane, EX8 4NP
Applicant: Ms Amy Manning
Proposal: Conversion of garage to ancillary accommodation with first floor extension above. New access point in boundary wall.

Date limit for comments: 10.07.26

Planning Application No: 26/1211/LBC

Location: Traversheș, Pound Lane, EX8 4NP
Applicant: Ms Amy Manning
Proposal: Conversion of garage to ancillary accommodation with first floor extension above. New access point in boundary wall.

Date limit for comments: 10.07.26

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 25/2631/FUL

Location: Kings Garden And Leisure, Hulham Road, EX8 5DZ
Applicant: Mr Richard King
Proposal: Proposed extension to the approved garden centre restaurant and retail unit (Class E) (ref. 23/1074/FUL) to provide additional retail and storage space and external customer seating.

Amended plans for consultation.
Amended proposal description and amended plans to show : Reduction in red line site boundary, and the proposal no longer includes the relocation of the restaurant, commercial kitchen facilities, or associated restaurant-related elements previously shown within the submitted scheme. The proposed extension would provide additional retail and storage space and external customer seating.

Date limit for comments: 20.07.26

---

7. Other items

i. Notification of a Pavement Licence application
The applicant is: Nero Holdings Limited
Location requested: Outside of Cafe Nero, Exmouth
Times and days requested: Monday to Saturday 06:30 - 19:00, Sunday 08:00 - 18:00
Period of licence requested: 07/07/2026 until 07/07/2027
The application is for: 5 tables, 20 chairs, 1 parasol

A map of the proposed site is attached for information.

Date limit for comments: 13.07.26

ii. Notification of a street trading application
Gems Delights (Bake Shed) at 58 Moorfield Road, Exmouth.
Currently selling homemade cakes from her driveway every Friday during term times, however, she has asked if she can now include Saturday and Sundays every week.

Her proposed timings are 09:00 - 17:00 on both Saturday and Sunday.
Date limit for comments: 14.07.26

iii. Notification of New Time Limited premises licence application received – Party on the Exe event – 01.08.26
Ref No. 062203
Premises: Exmouth Rugby Football Club - Royal Avenue, EX8 1DG
Ward: Town
Name of Applicant: Exmouth Rugby Football Club Ltd

TIME LIMITED Premises Licence Application for Saturday 1st August 2026 ONLY - for the Party on the Exe event

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

Date limit for comments: 27.07.26

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

---

8. Items for information

i. Appeal Decision
Appeal ref: 6004829
Appeal by: Leonard Taylor
Application Ref: 25/1794/VAR
Location: 7 Woodlands Drive, EX8 4QP

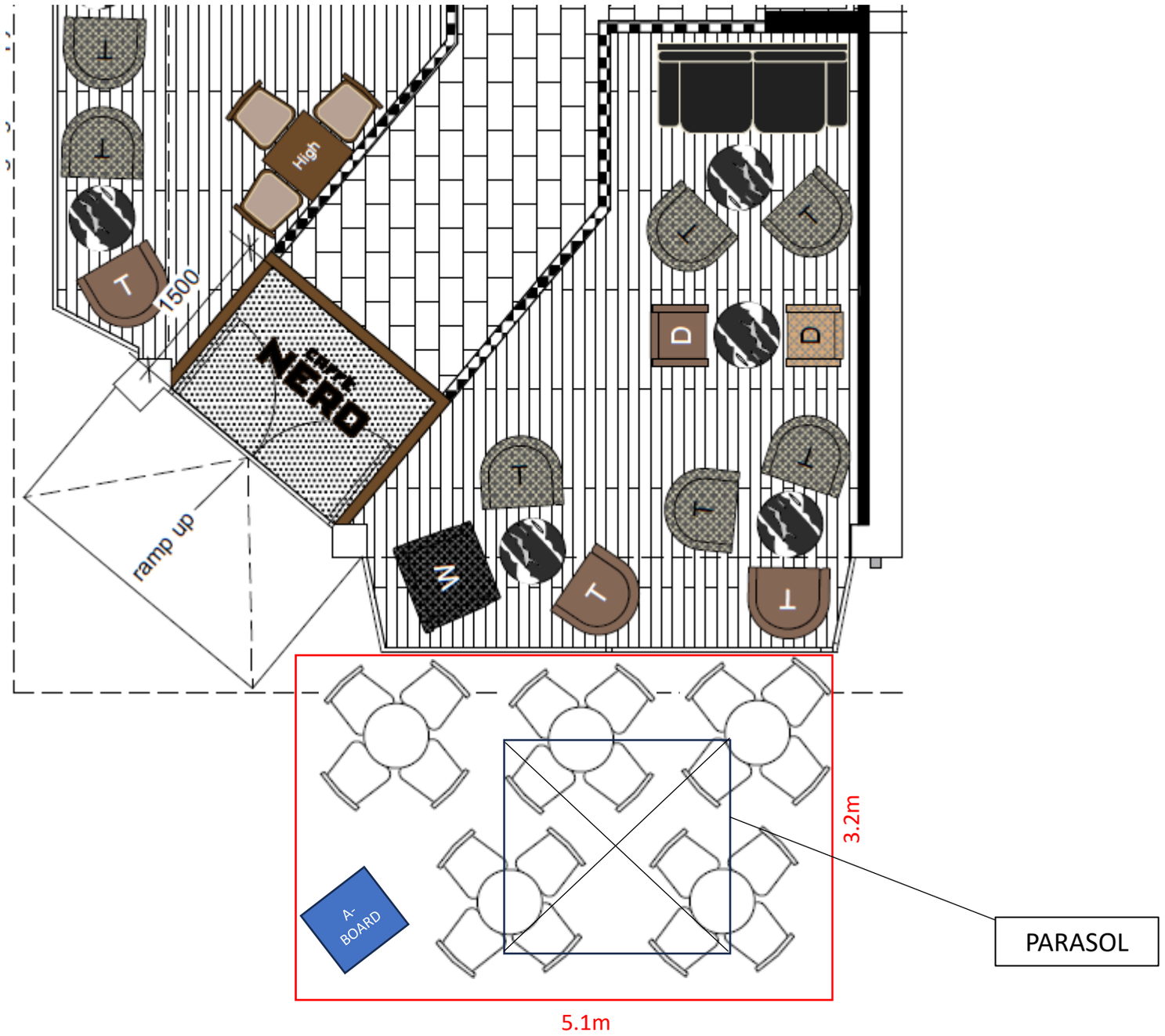
The above appeal is dismissed; the decision notice is attached for information.

---

9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/1089/FUL Cedar Cottage, Old Bystock Drive	No objection	Approval
26/0971/HRN Land South of Crowden Plantation, Off Maer Lane	No objection	Approval
26/0977/HRN Land South of Sewage Treatment Works off Maer Lane	No objection	Approval
26/0969/HRN Land Adjacent Woodlands Farm, Castle Lane	No objection	Approval
26/975/HRN Land East of Swage Treatment Works Off Maer Lane	No objection	Approval
26/970/HRN Land North West of Crowden Plantation Off Maer Lane	No objection	Approval

26/0974/HRN Land South of Crowden Plantation Off Maer Lane	No objection	Approval
26/0973/HRN Land South West of Crowden Plantation Off Maer Lane	No objection	Approval
26/0976/HRN Land South East Of Sewage Treatment Works Off Maer Lane	No objection	Approval
26/0972/HRN Land South of Crowden Plantation Off Maer Lane	No objection	Approval
26/0779/VAR 16 Raddenstile Lane	No objection	Approval
26/0480/FUL 2A Carlton Hill	Objection	Approval
26/0867/FUL 27 Chichester Close	No objection	Approval
26/0830/FUL Maer Bank, Douglas Avenue	No objection	Approval



CAFFÈ NERO

42-44 Chapel St,
Exmouth EX8 1HW

Planning Inspectorate

Appeal Decision

Site visit made on 8 June 2026

by D R Kay BA Dip.Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 19 June 2026

Appeal Ref: 6004829
7 Woodlands Drive, Exmouth, Devon EX8 4QP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Leonard Taylor against the decision of East Devon District Council.
- The application Ref is 25/1794/VAR.
- The application sought planning permission for single storey side extension, removal of chimney stack, conversion of roof space to habitable use to include a front and rear dormer, 2 roof lights, extension to vehicular hardstanding to front, installation of vehicular hardstanding to side, installation of boundary wall to rear, porch to front with alteration to fenestration, without complying with a condition attached to planning permission Ref: 22/1375/FUL dated 27 September 2022.
- The condition in dispute is No 2 which states that: The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
- The plans relating to this application are listed below:

	Location Plan	21.06.22
NWD.04 Rev.0	Proposed Elevation	29.06.22
NWD.03 Rev.0	Proposed roof plans	29.06.22
NWD.05 Rev.0	First Floor/Sections Proposed Combined Plans	29.06.22

- The reason given for the condition is: For the avoidance of doubt.

Decision

1. The appeal is allowed and planning permission is granted for the variation of condition 2 (approved plans) of planning permission Ref: 22/1375/FUL (Single storey side extension, removal of chimney stack, conversion of roof space to habitable use to include a front and rear dormer, 2 roof lights, extension to vehicular hardstanding to front, installation of vehicular hardstanding to side, installation of boundary wall to rear, porch to front with alteration to fenestration) to allow for ridge height and pitch alterations and changes to fenestration, at 7 Woodlands Drive, Exmouth, Devon EX8 4QP in accordance with the terms of the application, Ref 25/1794/VAR, subject to the conditions in the attached schedule.

Preliminary Matters

2. At my visit it was apparent that works to the property had already commenced and that the original planning permission was therefore extant.

Background and Main Issues

3. The appellant seeks to carry out alterations to the appeal property of a different design to that approved, specifically to increase the pitch of the roof, and to amend the fenestration within the east facing elevation.

4. The main issues are:

    - the effect of the revised design upon the character and appearance of the surrounding area; and
    - the effect of the revised design on the living conditions of occupiers of the neighbouring properties with particular regard to privacy

Reasons

Character and appearance

5. The appeal property is a detached single storey bungalow. It is constructed from red brick to its walls above a rendered plinth, and has a hipped pitched roof finished in grey-brown tiles. The property was constructed in the latter part of the 20th century and is situated to the eastern side of Woodlands Drive, which houses a number of similar properties.

6. Woodlands Drive is a short section of highway which connects the main road known as Hulham Road, with a substantial estate of bungalow properties, of similar design to the appeal property, which lie on sloping land to the south and west below the appeal property. At my visit it was apparent that a number of these properties had converted their roof spaces, either with roof dormers, with rooflights or by converting hipped roofs into full gables.

7. The properties which lie to the west side of Hulham Road occupy a raised position relative to the appeal property and its neighbours on Woodlands Drive and are in the main two-storey in height, either in the form of full two-storey accommodation, or mixed two-storey elements incorporating dormers to their upper floor. The area therefore has the character of an established, residential neighbourhood, where dormers and accommodation within roof spaces are common.

8. The appeal property received full planning approval[1] for the conversion of its roof space into additional accommodation in September 2022. This included the installation of roof dormers, sloping roof windows together with removal of the chimney stack, vehicular parking areas and fenestration changes. Subsequently, the appellant sought non-material amendments (NMA) to this approval, to increase the pitch of the roof angle from around 40 degrees to 43 degrees. All other elements of the proposal remained as previously approved. The Council approved the NMA application.

9. Having examined the evidence before me, and at my visit, I find that the drawings submitted with the variation of condition application give clear indication of the heights that would result from the change in the roof pitch from 40 degrees to 43 degrees. I note that this change has already been approved by the Council via approval of the NMA application on 8 November 2023. Further, whilst the Council may consider that there have been differences in the consistency of drawn information, the submitted drawings give definitive dimensions via a datum from top of wall plate, which would provide certainty in the height of the amended roof pitch being proposed, and which could be enforced if required.

[1] 22/1375/FUL

10. The visual effect of the change in the roof pitch would be small within the context of the street scene and would be acceptable due to the retention of the hipped roof to the principal street facing elevation. Whilst the roof dormers would be more prominent, they are a common feature within the area, including within Woodlands Drive, and would therefore be acceptable. The proposed changes to the fenestration within the east facing elevation are minor and would also be acceptable. I therefore find that neither the change in roof pitch or the roof dormers as proposed would harm the character or appearance of the surrounding area.

11. Accordingly, for the above reasons I conclude that the appeal proposal would not represent poor design or be unsympathetic to the character or appearance of the surrounding area. It follows, therefore, that I find it would not be contrary to Policy D1 of the East Devon Local Plan (2016) (the Local Plan) or with Policy EB2 of the Exmouth Neighbourhood Plan (the NP), which require, among other things, that development to provide a high quality of design which respects the design character and features of the surrounding area.

Effects on the privacy of occupiers of neighbouring properties

12. The appeal proposal generally follows the form of that approved within the original application 22/1375/FUL, with the exception of the roof pitch and amendment to the ground floor fenestration in the east facing elevation.

13. Having examined the evidence before me and at my visit, I find that neither the amendment to the roof pitch, or amendments to the ground floor fenestration in the east facing elevation, would have any harmful effects on the privacy of occupiers of neighbouring properties, either on Woodlands Drive or on Hulham Road, which is situated at a significantly higher ground level. The proposed dormers in the roof are of a similar design and position to those within the approved application, being adjusted to suit the amended roof pitch. I find the condition on the original approval, which restricts the extent and level of opening lights within the roof dormer windows, and which requires the inclusion of obscure glazing, would ensure the privacy of occupants of neighbouring properties is maintained.

14. Accordingly, for the above reasons I conclude that the appeal proposal would not represent poor design or be harmful to the privacy of occupiers of neighbouring properties within the surrounding area. It follows, therefore, that I find it would not be contrary to Policy D1 of the Local Plan or with Policy EB2 of the NP, which require, among other things, that development provides a high quality of design which respects the design character and features of the surrounding area, and which does not adversely affect the amenity of occupiers of adjoining residential properties.

Other Matters

15. I have had regard to the correspondence received at the consultation stage in my determination of the appeal. Whilst there were comments submitted at this stage in relation to the presence of a Juliet balcony within the upper floor of the east facing elevation, this element of the application was withdrawn, and is not part of this appeal. I have therefore disregarded comments made in relation to this element in my decision.

Conditions

16. By allowing this appeal a new planning permission is created. The Planning Practice Guidance (PPG) makes clear that decision notices for the grant of planning permission under section 73 of the Town and Country Planning Act 1990, should also restate the conditions imposed on the earlier permission that continue to have effect. I have, therefore, re-imposed all those conditions that I consider relevant and in accordance with the Framework and the PPG.

17. In addition to the standard time limit for implementation, in the interests of certainty, I have attached a condition specifying the approved plans.

18. A condition controlling the installation of obscure glazing and restricting the height of opening lights in the dormer windows is required, in the interest of protecting the amenity of neighbouring residents.

Conclusion

19. For the reasons set out above, I conclude that the appeal proposal would accord with the development plan, when read as a whole, and that there are no material considerations, that would justify determining other than in accordance with it. Therefore, the appeal should be allowed.

20. I will therefore allow the appeal and grant a new planning permission, restating those undisputed conditions that are still subsisting and capable of taking effect.

David Kay

INSPECTOR

Schedule of Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of permission 22/1375/FUL.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Description	Reference	Dated
Location Plan		29.08.2025
Elevation of Bungalow	250725-2 Rev 2	18.10.2025
Comparison Split Elevations	250725-3 Rev 1	30.07.2025
Floor Plan – First Floor	250725-4 Rev 1	18.10.2025

3 New window openings in the dormers to the first floor North and South elevations should be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable and any part below that level should be fitted with obscure glazing.

***** End of Schedule*****