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

29 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 3 August 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 20 July 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: 26/1225/TRE

Location: 60A Douglas Avenue, EX8 2HF
Applicant: Labuschagne
Proposal: Beech (row): crown lift to 8m (back to the boundary line), no branch to be removed greater than 85mm in diameter.

Target Date: 12.08.26

6. **Planning applications.**

BRIXINGTON

None

HALSDON

None

LITTLEHAM

Planning Application No: 26/1372/FUL

Location: 45 Cranford Avenue, EX8 2QD
Applicant: Mr Lawrence Field
Proposal: Proposed new driveway, entrance gates and access onto the highway.

Date limit for comments: 04.08.26

TOWN

Planning Application No: 26/1195/COU

Location: 34 Danby Terrace, EX8 1QS

Applicant: Mr Gautam Saraogi
Proposal: Change of use from class E to class C2 residential institution.

Date limit for comments: 05.08.26

Planning Application No: 26/1376/CPE

Location: 47A Rolle Street, EX8 2RS
Applicant: Mr Harry Cartright
Proposal: Certificate of Lawful Use for 3 existing apartments.

Date limit for comments: 13.08.26

WITHYCOMBE RALEIGH

None

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7. Other items

None

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8. Items for information

i. Appeal Notification
Appeal ref: 6012601
Appeal by: Mr L Windley
Application Ref: 25/2200/FUL
Location: Land at Anson Road, EX8
Proposal: Erect two detached bungalow dwellings, provision of parking and vehicular crossovers, and all associated works.

An appeal has been made to the Secretary of State against the decision of East Devon District Council to refuse to grant consent for the proposed works. Copy letter attached for information.

ii. Notification of Tree Works considered an exemption to 17/0099/TPO
4 Valley Way, Exmouth, EX8 4PD

Copy letter attached for information.

iii. Notification of New Betting Premises Licence Application received.
Premises: Boyle Sports (UK) Limited – 26 Chapel Street, EX8 1HW
Ward: Town
Name of Applicant: Boyle Sports (UK) Limited

Date limit for comments: 17.08.26

There are different rules for making representations on a Gambling Act 2005 application compared with those that apply to Licensing Act 2003 applications.

Under section 158 of the Gambling Act 2005, representations on a betting premises licence application may only be made by:

- A person who lives sufficiently close to the premises to be likely to be affected by the authorised activities.
- A person who has business interests that might be affected by the authorised activities.
- A person or body representing either of the above categories.

Exmouth Town Council does not have an automatic right to object simply by virtue of being the Town Council. However, it may make a representation where it is acting as a representative of persons or businesses that fall within the above categories.

Any representation must relate to one or more of the three licensing objectives under the Gambling Act 2005:

- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder, or being used to support crime.
- Ensuring that gambling is conducted in a fair and open way.
- Protecting children and other vulnerable persons from being harmed or exploited by gambling.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/1187/FUL 10 Mamhead View	No objection	Approval
26/1094/FUL 20 Springfield Road	No objection	Approval
26/1093/FUL 16 Bapton Close	No objection	Approval
26/1004/FUL Exmouth Community College	No objection	Approval
26/1006/FUL Exmouth Community College	No objection	Approval
26/0956/FUL Peninsula House, 23 Foxholes Hill	No objection	Approval

Date:	24 July 2026
Please contact:	Mr R Capon (01395 517521)
E-mail:	Planningappeals@eastdevon.gov.uk
Our Reference:	**25/2200/FUL**

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ

DX48808 Honiton

Tel: 01395 516551

www.eastdevon.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mr L Windley**

APPEAL REF: **6012601**

PROPOSAL: **Erect two detached bungalow dwellings, provision of parking and vehicular crossovers, and all associated works**

LOCATION: **Land at Anson Road Exmouth**

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the East Devon District Council to refuse to grant planning permission for the proposed development.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough SL1 4PN.

All representations must be received by 25 August 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.** Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can view the appeal documents for this application on our website: www.eastdevon.gov.uk.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal or from the Council on request.

When made, the decision will be published online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference.

Yours faithfully

R Capon

Senior Technical Officer
Development Management

Date: 13 July 2026
Contact number: 01404 515616
Extension number:
E-mail: trees@eastdevon.gov.uk
Our Reference: **26/1426/PRETDD**

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ
DX48808 Honiton

Tel: 01395 516551 **www.eastdevon.gov.uk**

[redacted]

4 Valley Way
Exmouth
EX8 4PD

Dear [redacted]

Notification of Tree works considered an exemption to 17/0099/TPO

Thank you for advising the Council that you would like to carry out works to which you consider to be an exemption to the usual requirements of the tree protection legislation.

The works are:

Removal of a split branch from a beech tree

The works in question are considered to be an exception from the normal requirement to seek the consent of this Council under Regulation 14 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012. This regulation of the Act provides for works to be carried out on dead and dangerous trees (or parts of trees) in the interests of safety.

Yours sincerely

Arboricultural Team
Countryside Service

Copy to: The Clerk to Exmouth Town Council
Councillor Maddy Chapman
Councillor Cherry Nicholas
Tree Warden – Jan Gannaway
Land Charges (if TPO)

Informatives:

1. **Wildlife :** Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in

the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works

should cease until the applicant has obtained further advice from Natural England on 0845 6003078 or 0300 0601110 (Exeter Office). Further advice on bats is available from The Bat Conservation Trust (0845 1300228).

2. **British Standard BS 3998:2010 Tree Work - Recommendations** came into effect on 31 December 2010 and supersedes BS 3998:1989 which is withdrawn. Before carrying out the works to which this notice applies, any person involved with the works should ensure they are fully aware of the contents of the new standard. A copy of the standard is available for inspection at the Council Offices, Blackdown House, Border Rd, Heathpark Ind Estate, Honiton EX14 1EJ or can be purchased from the BSI Shop on the website www.bsigroup.com/shop.