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 8 June 2026 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Tim Dumper
Councillor Dianne Conduit (arrived 18:24)
Councillor Graham Deasy
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Andrew Colman
Councillor David Poor

Public Speaking Time

Sam Burnett, Minster for The Wave spoke in support of planning application 26/0780/FUL, 3 Glebe Close, EX8 2QU, formation of a new pedestrian footpath from Glebe close through rear Garden land at 3 Glebe Close to provide pedestrian access to adjoining land associated with Littleham Church of England Primary School, including minor groundworks and associated boundary alterations if required.

P26/087. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor T Dumper, seconded by Councillor M Rosser, and agreed that the minutes of the previous meeting held on 26 May 2026.

P26/088. To receive any declarations of interests from members:

Minute P26/091. Planning Applications:
26/0962/FUL - 88 Foxholes Hill, EX8 2DH
26/0969/HRN - Land Adjacent Woodlands Farm Castle Lane, EX8 5BP
26/0970/HRN - Land North West Of Crowden Plantation Off Maer Lane
26/0971/HRN - Land South Of Crowden Plantation Off Maer Lane
26/0972/HRN - Land South Of Crowden Plantation Off Maer Lane
26/0973/HRN - Land South West Of Crowden Plantation Off Maer Lane
26/0974/HRN - Land South Of Crowden Plantation Off Maer Lane
26/0975/HRN - Land East Off Sewage Treatment Works Off Maer Lane
26/0976/HRN - Land South East Of Sewage Treatment Works Off Maer Lane
26/0977/HRN - Land South Of Sewage Treatment Works Off Maer Lane

Councillor T Dumper, declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minute P26/091. Planning Applications:
26/0780/FUL, 3 Glebe Close, EX8 2QU
Councillors G Deasy and M Rosser declared a non- registrable interests as they attended Littleham Together meetings where this application had been discussed.

Minute P26/091. Planning Applications:
26/0616/FUL, The Grove Esplanade, EX8 1BJ
Councillor J Whibley declared a non-registrable interests as he knows the landlord.

Minute P26/093. Other items - Licensing
Councillor J Whibley and Councillor T Dumper declared a Non-Registerable Interest as a members of the District Council's Licensing Committee.

P26/089. Urgent business.

None

P26/090. Tree and advertising consent applications.

None

P26/091. Planning applications.

BRIXINGTON

None

HALSDON

None

LITTLEHAM

Planning Application No: 26/0780/FUL

Location: 3 Glebe Close, EX8 2QU
Applicant: East Devon District Council
Proposal: Formation of a new pedestrian footpath from Glebe close through rear Garden land at 3 Glebe Close to provide pedestrian access to adjoining land associated with Littleham Church of England Primary School, including minor groundworks and associated boundary alterations if required.

Date limit for comments: 09.06.26

Comments Statutory Consultees: None

View of representations:
5 x Rep – Object to the increased highway safety risks and parking pressure from additional access onto Littleham Road, loss of residential amenity through noise, disturbance and reduced privacy, potential for anti-social behaviour, existing flood risk concerns, and lack of demonstrated need given alternative established accesses.

Cllr D Poor - Objection. I agree with the local residents. A footpath would be intrusive with a loss of privacy, with overlooking and security issues. Flooding is definitely a problem, the drains can't cope with water coming off the fields and has led to water getting into at least one house with a drain being blocked. Parking is also a problem, there already an issue with parents parking by the school.

ENP Policy: N/A

Decision: Proposed: GD Seconded: MR
No objection

Planning Application No: 26/0795/FUL

Location: 29 Richmond Road, EX8 2NA
Applicant: Mr Robert Lloyd
Proposal: Alter existing garage into a bedroom and utility room.

Date limit for comments: 11.06.26

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

Planning Application No: 26/0962/FUL

Location: 88 Foxholes Hill, EX8 2DH
Applicant: Mr and Mrs Charles
Proposal: Proposed demolition of the existing side garage, construction of a two-Storey side extension, installation of first-floor front balcony, solar PV panels, and alterations to fenestration and external materials.

Date limit for comments: 10.06.26

Comments Statutory Consultees:
National Grid – 21.05.26 – No assets in the area.
SWW – 29.05.26 - requires a surface water drainage strategy demonstrating compliance with the runoff hierarchy (with infiltration preferred), including justification for any alternative methods and coordination with relevant authorities.

View of representations: None

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

ENP Policy: EN1, EB2

Decision: Proposed: GD Seconded: JW
No objection

Planning Application No: 26/0969/HRN

Location: Land Adjacent Woodlands Farm Castle Lane, EX8 5BP
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.19) to allow Rising main replacement

Planning Application No: 26/0970/HRN

Location: Land North West Of Crowden Plantation Off Maer Lane
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.22) to allow Rising main replacement

Planning Application No: 26/0971/HRN

Location: Land South Of Crowden Plantation Off Maer Lane
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.23) to allow Rising main replacement

Planning Application No: 26/0972/HRN

Location: Land South Of Crowden Plantation Off Maer Lane
Applicant: South West Water
Proposal : Removal and reinstatement of 10m of hedgerow (hedge no.24) to allow Rising main replacement.

Planning Application No: 26/0973/HRN

Location: Land South West Of Crowden Plantation Off Maer Lane
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.25) to allow

Rising main replacement.

Planning Application No: 26/0974/HRN

Location: Land South Of Crowden Plantation Off Maer Lane
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.26) to allow Rising main replacement.

Planning Application No: 26/0975/HRN

Location: Land East Off Sewage Treatment Works Off Maer Lane
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.28) to allow Rising main replacement.

Planning Application No: 26/0976/HRN

Location: Land South East Of Sewage Treatment Works Off Maer Lane
Applicant: South West Water Agent: Aardvark EM Ltd
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.29) to allow Rising main replacement.

Planning Application No: 26/0977/HRN

Location: Land South Of Sewage Treatment Works Off Maer Lane
Applicant: South West Water
Proposal: Removal and reinstatement of 10m of hedgerow (hedge no.30) to allow Rising main replacement

Date limit for comments: 09.06.26

Comments Statutory Consultees: None

View of representations: None

Cllr D Poor had forwarded his comments which were shared as follows:
Hedges. We already had no objection to the previous set of applications and SWW and DCC seem to be aware of the issues and have a mitigation strategy in place, so no objection.

ENP Policy: EN1 (National Landscape)

Decision: Proposed: MR Seconded: GD
No objection but members asked for clarification regarding reference made in the preliminary ecological appraisal that the works are permitted development and therefore exempt? Members would like the applicant to consider possibility of increasing the biodiversity.

Planning Application No: 25/2303/MFUL

Location: Site Of Former Oil Petroleum And Gas Refinery Albion Hill
Applicant: Hertitage Homes (South West) Ltd
Proposal: Erection of 2 no. apartment blocks comprising 22 no. apartments (Class C3) with associated access, car parking, landscaping, open space and associated works at the former gas works, Albion Hill.

Amended plans for consultation.
Amended and additional plans/information

Date limit for comments: 17.06.26

Comments Statutory Consultees:
Town Council – 05.02.26 - Objection, members felt that the scale and design of the proposal are out of keeping with its setting. While Members had no objection in principle to the redevelopment of the brownfield site, it was considered that the modern, box like appearance lacks character and fails to integrate with the existing streetscape or the nearby Conservation Area. The development was regarded as visually intrusive and not complementary to its surroundings.
It was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EB2, which requires new development to respect surrounding building styles and demonstrate a high standard of design.

AMENDED PLANS
Police Architectural Liaison – 08.06.26 – Do not wish to comment further
NHS – 08.06.26 - requests a £51,886 S106 contribution to
mitigate the added pressure on already full healthcare services and ensure sustainable, timely care for the growing population.
Environment Agency – 04.06.26 – Do not wish to comment further.

COMMENTS SINCE LAST CONSULTATION
Landscape Architect – 05.05.26 - holding objection, the scheme appears overdeveloped and requires significant design improvements, clearer details, and better landscaping to meet policy standards and ensure quality amenity.
DCC Flood Risk Team – 05.02.26 - object to the application due to insufficient surface water drainage details and requires further information to ensure flood risk is properly managed and mitigated. No updated comment received regarding amended plans.
South West Water – 10.02.26 - raises no objection, confirming service capacity is available, but requires the scheme to follow the drainage hierarchy, obtain approval for sewer connections, and incorporate water efficiency measures.
EDDC's Tree – 12.02.26 - Object due to the continued loss and impact on important boundary woodland, warning that a revised scheme must fully retain it or face likely refusal, with a TPO to be imposed for protection. No updated comment received regarding amended plans.
EDDC District Ecologist – 24.02.26 - No fundamental objection but requires further information and mitigation to address impacts on protected species, ensure compliance with biodiversity net gain requirements (preferably on-site), secure habitat mitigation payments, and implement detailed ecological management and enhancement measures.

Conservation – 11.03.26 - objects stating that its scale, massing, design and materials would harm the setting and character of the nearby conservation area and listed buildings, despite supporting development in principle if more sensitively designed.
Housing Officer – 31.03.26 - supports a flexible approach to affordable housing, agreeing that a cascade from on-site provision to a commuted sum is reasonable given current market constraints, subject to appropriate conditions.
DCC Highway – 14.04.26 - no objection, the scheme provides adequate access, parking and sustainable travel options, subject to standard construction and traffic management conditions.

View of representations:
7 x Rep (2 via email direct to ETC) – in respect of the amended plans, the proposal remains overly dense, too tall and poorly designed for the area, would worsen traffic, parking and safety issues, harm wildlife and local character, and raise concerns about contamination and the need for flats over houses.
59 x Rep in respect of the original application.

Cllr D Poor - Maintain objection nothing much has changed and the height of the blocks seems to be the same. I still have major concerns with access to the site to and from Albion Hill as it is obscured particularly for Pedestrians like myself.

ENP Policy: H2, EB2

Decision: Proposed: GD Seconded: MR
Objection sustained. The amended plans fail to address the previous concerns regarding the scale of the development - specifically its height, volume, and overall massing - and its design, which remains out of keeping with adjoining properties and the character of the area.
It was also noted that Block 1 is positioned very close to both the pavement and the roadway, making it visually intrusive and affecting key sightlines. Concerns remain regarding potential loss of daylight and privacy, particularly due to the inclusion of balconies.
The application was therefore still considered to be contrary to Exmouth Neighbourhood Plan Policy EB2, which requires new development to respect surrounding building styles and demonstrate a high standard of design.
Members did not support the Devon County Council Highways assessment, considering one parking space per flat to be insufficient and likely to exacerbate existing on-street parking pressures in the surrounding area, including Windsor Square. Albion Hill is a busy road and concern about traffic volume alongside significant pedestrian activity, especially children travelling to and from nearby schools.
Since submission of the application, a Tree Preservation Order (TPO) has been placed on the woodland boundary. The EDDC Tree Officer has advised that any revised scheme should retain this wooded boundary; however, the amended plans do not appear to adequately address this, and no updated comment has yet been provided.
Finally, while members support the principle of developing brownfield sites, they remain concerned about the impact on wildlife, as the site - having been derelict for a prolonged period - now functions as an important ecological habitat.

TOWN

Planning Application No: 26/0616/FUL

Location: The Grove Esplanade, EX8 1BJ
Applicant: Mr Matthew Armitage (Young & Co.)
Proposal: Erection of new metal frame retractable roof pergola to replace existing stretch tent; new aluminium roof link between new pergola and existing building; new paved floor finish to new covered area.

Date limit for comments: 17.06.26

Comments Statutory Consultees: None (Conservation & Highways have been consulted)

View of representations:
1x comment – asks for clarification on the proposed structure's height and whether it will be taller than the existing canopy.

ENP Policy: EB1 & EB2

Decision: Proposed: DC Seconded: JW
Objection. Whilst the proposed pergola is somewhat set back, it would remain visible within the seafront streetscene and would appear as an incongruous addition to The Grove, an attractive public house adjoining Morton Crescent. This area is identified as a Residential Area of Special Character within the Exmouth Neighbourhood Plan. As such, the proposal is considered to conflict with Policy EB1, which requires development to conserve and enhance heritage assets.

Planning Application No: 26/0928/FUL

Location: 31 New North Road, EX8 1RU
Applicant: SD Richards Holidays Ltd
Proposal: Installation of commercial kitchen extraction flue

Date limit for comments: 18.06.26

Comments Statutory Consultees:
Contaminated Land Officer – 29.05.29 – do not anticipate any concerns.
Environmental Health – 29.05.26 - concern about potential noise and odour impacts from the proposed kitchen extraction system and requests detailed assessments and mitigation plans before making a recommendation.

View of representations: None

Decision: Proposed: JW Seconded: DC
Objection; concerns were raised about the introduction of a commercial kitchen within a predominantly residential area and the resulting Environmental Health impacts on neighbouring amenity.

WITHYCOMBE RALEIGH

None

P26/092. Other items

i. Notification of a Pavement Licence Application received
The applicant is: Mr Dave Perkins MBE - Armed Forces Day
Location: The Strand, EX8 1AL
Dates: Annual one day event for Exmouth Armed Forces Day. Saturday 20th June 2026.
Times: 06:30 - 18:30
The application is for: 10 x traders for the Armed Forces event.

A map of the trading site is attached for information.

Consideration was given to the above pavement licence.

Date limit for comments: 12.06.26

Members did not wish to comment.

P26/093. Items for information

None

P26/094. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0717/FUL 38 Lipscomb Avenue	No objection	Approval
26/0305/FUL 10 The Strand	No objection	Approval
26/0761/VAR 12 Greenhill Avenue	No objection	Approval

The meeting concluded at: 19:22

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