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 22 June 2026 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Tim Dumper
Councillor Dianne Conduit
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Andrew Colman
Councillor Graham Deasy
Councillor David Poor

Public Speaking Time

P26/095. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor T Dumper, seconded by Councillor A Woodward, and agreed that the minutes of the previous meeting held on 8 June 2026.

P26/096. To receive any declarations of interests from members:

P26/097. Urgent business.

None

P26/098. Tree and advertising consent applications.

None

P26/099. Planning applications.

BRIXINGTON

Planning Application No: 26/1089/FUL

Location: Cedar Cottage, Old Bystock Drive
Applicant: Mr Paul Nother
Proposal: Proposed ground floor rear extension.

Date limit for comments: 25.06.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN1 (Outside BUAB), EB2

Proposed: CN Seconded: JW
Decision: No objection

Planning Application No: 26/1156/FUL

Location: 58 Valley Way, EX8 4RL
Applicant: Mrs Sian Norsworthy
Proposal: Proposed single storey kitchen extension.

Date limit for comments: 03.07.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Proposed: CN Seconded: AW

Decision: No objection

HALSDON

Planning Application No: 26/1004/FUL

Location: Exmouth Community College Gipsy Lane, EX8 3AF
Applicant: Ted Wragg Trust
Proposal: Replacement of glazed reception area roof with an insulated panel roof.

Date limit for comments: 03.07.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Proposed: TD Seconded: MR

Decision: No objection

Planning Application No: 26/1006/FUL

Location: Exmouth Community College Gipsy Lane EX8 3AF
Applicant: Ted Wragg Trust
Proposal: Removal of sports hall roof to be replaced with insulated panel roof and removal of side extension on southwest elevation.

Date limit for comments: 03.07.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Proposed: TD Seconded: MR

Decision: No objection

Planning Application No: 26/1094/FUL

Location: 20 Springfield Road, EX8 3JX
Applicant: Mrs Theresa French
Proposal: Small amendment to previously approved open frame gazebo (24/1288/FUL), height increase of 250mm and change of roof slope from hip to gable. Eco tiles to replace bitumen. Footprint staying the same as previously approved application.

Date limit for comments: 25.06.26

Comments Statutory Consultees: None

View of representations: None

Town Council had no objection to previous application.

ENP Policy: EB2

Proposed: TD Seconded: JW

Decision: No objection

LITTLEHAM

Planning Application No: 26/0956/FUL

Location: Peninsula House, 23 Foxholes Hill, EX8 2DF
Applicant: Robert Kathro
Proposal: Addition of conservatory on front elevation. Alterations to fenestration & Retiling of roof.

Date limit for comments: 01.07.26

Comments Statutory Consultees: None

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

Cllr G Deasy had forwarded his comments which were shared as follows: I know the applicant and believe it would be inappropriate for me to comment.

View of representations: None

ENP Policy: EN1 (National Landscape), EB2

Proposed: MR Seconded: DC
Decision: No objection

Planning Application No: 26/1037/FUL

Location: 10 Elwyn Road, EX8 2EL
Applicant: Mr RBL Homes
Proposal: Demolition of existing dwelling and construction of 4no. detached self-build dwellings with associated parking and landscaping.

Date limit for comments: 29.06.26
Comments Statutory Consultees: None

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

Cllr G Deasy had forwarded his comments which were shared as follows: I OBJECT to this application as I consider it over development. I do not agree with the demolition of an existing property on environmental grounds; I think the proposal is out of character with other properties in Elwyn Road and I have further concerns re additional vehicular use on an already overcrowded residential road which is a busy enough thoroughfare from Salterton Road to Cranford Avenue.

View of representations: None

ENP Policy: EB2

Note: Previous application 24/2454/FUL – approval for 2 dwellings.

Proposed: MR Seconded: JW

Decision: Objection

Reason: loss of biodiversity, over development, proposal being out of character with surrounding area and a highways impacts.

TOWN

Planning Application No: 26/1051/FUL

Location: 26 Chapel Street, EX8 1HW
Applicant: BoyleSports (UK) LTD
Proposal: Change of use of 26 Chapel Street from Use Class E to Sui Generis (betting office), external alterations and advertising consent.

Date limit for comments: 24.06.26

Comments Statutory Consultees:
Police Architectural Liaison Officer – 15.06.26 – no objection to the proposal but recommends security measures – such as CCTV, alarms, secure doors/windows, and staff protection – to help reduce crime and anti-social behaviour.

View of representations:
1x Rep from local business object on the grounds that the proposal would:

Harm the vitality, viability and diversity of Exmouth town centre
Lead to an unjustified loss of retail space
Create an excess of betting shops in a key retail area.
Therefore, the application is considered contrary to local planning policies.

No further representations.

ENP Policy: N/A

Proposed: TD Seconded: AW

Decision:
Delegated to Councillor J Whibley and Councillor D Conduit, in consultation with officers, due to the East Devon Planning Portal being unavailable and the consultation deadline falling before the next meeting.

Planning Application No: 26/1073/VAR

Location: Jewson Ltd Fore Street, EX8 1HX
Applicant: Churchill Living Ltd
Proposal: Variation of condition 2 (approved Plans) of permission 22/2120/MFUL (Redevelopment for 54 retirement living apartments and 6 retirement living cottages, including communal facilities, access, car parking and landscaping and 178sqm of commercial use (Class E) to alter the design and level changes of the cottages. Conditions, 3,4,5,6,7,9,10,11,12,16 and 17 to be made compliance in accordance with previously approved information.

Date limit for comments: 30.06.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Proposed: TD Seconded: AW

Decision:
Delegated to Councillor J Whibley and Councillor D Conduit, in consultation with officers, due to the East Devon Planning Portal being unavailable and the consultation deadline falling before the next meeting.

WITHYCOMBE RALEIGH

Planning Application No: 26/1136/FUL

Location: 57 Ashleigh Road, EX8 2JZ
Applicant: Mrs Alexandra Burge
Proposal: Proposed garage conversion and addition of Render and Cladding to property.

Date limit for comments: 02.07.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Proposed: AW Seconded: DC

Decision: No objection

P26/100. Other items

i. **Notification of a Street Trading Application Received – Crumbsy Bakes Cake Shed**

The applicant is: Mrs Caroline White – Crumbsy Bakes
Location: 4 Withycombe Park Drive, EX8 4EJ
Dates: Every Thursday, Friday, Saturday and Sunday
Times: Thursday, Friday, Saturday and Sunday 09:00 – 20:00
Sunday 10:30- 20:00

The application is for: Two small sheds on the applicant's driveway selling a range of home-made baked cookies, brownies, blondies, cupcakes, sausage rolls, bread, butter, quiche, cheesecakes, fresh cream desserts. Drinks and shakes. One of the sheds does have a fridge to keep items chilled.
The applicant has noted the following on their application: Any waste will be recycled in the relevant bins provided. We try to keep our waste to a minimal and try to do our bit for the Devon countryside. Customers do not eat on site so not bin is provided and customers are expected to dispose of their own rubbish. We use sustainable packaging where possible.
We ask customers to stagger their approach to avoid queues and also ask that if they arrive by vehicle that they take into consideration of neighbours.

Due to the increase in 'honesty box' bake sheds operating within the district, the Council is taking a proportionate and pragmatic approach to enforcement.
Where operators are actively engaging with the street trading consent process and have submitted (or intend to submit) an application within a reasonable timeframe, the Council will not normally take enforcement action against ongoing trading activity pending the outcome of that application.

Operators must be registered with Environmental Health as a food business.

Map of trading site attached.

Date limit for comments: 09.07.26

Members did not wish to comment.

ii. **Notification of a Street Trading Application Received – The Bake Shed by Gem**

The applicant is: Mrs Gemma Conway - The Bake Shed by Gem
Location: 11 Norman Close, EXMOUTH, EX8 4JY
Dates: Every Saturday
Times: 09:00 - 21:00

The application is for: Currently 2 small sheds at the end of her driveway, however, in a few weeks the sheds will be moved to under the car port to the side of her house, and there will only be one shed.

The applicant has noted the following on their application: Normal domestic waste for recycling. Very rarely do I have any food waste. Customers take their waste home with them. Open one day a week.

Map of trading site attached.

Date limit for comments: 09.07.26

P26/101. Items for information

i. **Tree Preservation Order**
26/0008/TPO – Land at the site of the former Oil Petroleum & Gas Refinery, Albion Hill

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P26/102. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0795/FUL 29 Richmond Road	No objection	Approval
25/1805/VAR Land South of South Lodge The walled Garden	No objection	Approval
26/0912/FUL 41 Hulham Road	No objection	Approval
26/0891/FUL 32 St Margarets View	No objection	Approval
26/0819/FUL 2 Swiss Close	No objection	Approval
25/2533/FUL Wilsons, The Old Firehouse, Church Road	No objection	Approval
26/0592/FUL 2A Littleham Road	No objection	Approval

The meeting concluded at:

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