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 6 July 2026 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Tim Dumper
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Cherry Nicholas
Councillor Andrew Colman
Councillor David Poor

Public Speaking Time

Michael Humphrey and Jenny Dawson spoke regarding planning application 26/1056/MFUL, 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.

P26/103. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor D Conduit, seconded by Councillor A Woodward, and agreed that the minutes of the previous meeting held on 22 June 2026.

P26/104. To receive any declarations of interests from members:

Minute P26/107. Planning Applications:
Councillor T Dumper, declared a registerable interest in his capacity as a board member of East Devon National Landscape.

Minute P26/108. 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.

P26/105. Urgent business.

The Committee had previously objected to planning applications 25/2397/MFUL and 25/2398/LBC relating to The Royal Beacon Hotel. These applications were scheduled for consideration by East Devon District Council's Planning Committee on 7 July 2026. Councillor G Deasy sought the Committee's approval to speak on its behalf at the meeting.

It was proposed by Councillor J Whibley and seconded by Councillor T Dumper that Councillor G Deasy attend the meeting and represent the Committee. The motion was carried.

P26/106. 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

Comments Statutory Consultees:
Tree Officer's report previously circulated.
Recommendation: SPLIT DECSION
Approval: Works to T2 & T3 Pine
Refusal: Works to T1 Oak – Reason - The tree contributes to the amenity and character of the area. The proposed crown reduction is not arboriculturally justified at this moment in time, and works will significantly alter the form and appearance of the tree to the detriment of local amenity and character.

Cllr D Poor – Happy with recommendation in Tree Officer's report.

Decision: Proposed: MR Seconded: GD
Split decision in accordance with the Tree Officer's report.

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

Comments Statutory Consultees: None

Decision: Proposed: DC Seconded: JW
Refusal

P26/107. 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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AW
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: AW
No objection

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

Comments Statutory Consultees:
EDDC – Estates – 26.06.26 - Part of the application site is owned by East Devon District Council and forms part of an operational car park, in addition to the use of the site, there are existing interests which would need consideration as part of any agreement. To date, no agreement has been granted in respect of the land owned by the Council so this would need to be resolved before the development could proceed.
DCC Waste Planning – 01.07.26 - no objection subject to a planning condition requiring a Waste Audit Statement to ensure construction and operational waste is minimised, reused where possible, and managed sustainably in accordance with waste planning policies.
Devon & Somerset Fire & Rescue Service – 01.07.26 - no objection in principle but recommends early consultation, installation of a sprinkler system, and detailed fire safety, access and vehicle manoeuvring plans to demonstrate compliance with fire safety regulations.
NHS Local – 03.07.26 – Requests developer contribution of £143,866

View of representations:

5 x Rep – Objection on the grounds of increased, noise and congestion, loss of wildlife habitat and green space, removal of mature trees, and concerns that the scale, design and materials are out of character with Douglas Avenue and the wider Avenues area.

Exmouth Civic Society – 02.07.26 – Objection, the fourth floor should have a pitched roof with dormers instead of a flat mono-pitched roof, and that timber cladding is unsuitable for the Avenues due to harsh coastal weather and ongoing maintenance concerns.

Cllr D Poor – I am happy to maintain our objection for the same reasons as last time, the new proposal is very similar to the last one. I note though that the proposed number of affordable homes has been cut which makes me wonder if any will be built at all if this application is passed. The proposed hotel looks completely out of place and at best purely functional if not hideous and obviously goes against the avenues statement. The fact that they need to use a public car park shows that this is an overdevelopment, trying to squeeze a quart into a pint bottle.

ENP Policy: EN1, EB2, EE3, EN5, EN6, H2, GA3, CF1

Decision: Proposed: GD Seconded: MR
Objection: The revised application fails to address the substantive reasons for the dismissal of the previous scheme at appeal. Although the overall number of apartments has been modestly reduced, the provision of affordable housing remains below policy requirements. Consequently, the proposal is considered contrary to Exmouth Neighbourhood Plan Policy H2, which requires a minimum of 25% affordable housing on qualifying developments.

The amended scheme also does not overcome concerns regarding the loss of openness and the resulting harm to the character and appearance of the area. It is therefore considered contrary to Exmouth Neighbourhood Plan Policy EN1, which supports development only where it would not adversely affect the amenity and environmental qualities of its surroundings.

The existing hotel provides valued health and wellbeing facilities, including indoor and outdoor swimming pools, which are used by both guests and local residents. The replacement hotel would offer only a gym, and this is not considered sufficient to offset the loss of these facilities. Exmouth Neighbourhood Plan Policy CF1 states that proposals resulting in the loss of health and wellbeing facilities will not be supported unless the loss is compensated by improved or enhanced provision.

It was also noted that the hotel's published accounts for 2022 and 2023 reported profits and a corporation tax liability. Accounts for 2024 remain outstanding, with the 2025 accounts also due shortly. Exmouth Neighbourhood Plan Policy EE3 states that development resulting in a loss of employment will only be supported where the existing use is no longer economically viable. On the evidence available, it is not considered that this policy requirement has been met.

Concern also remains that the proposal does not adequately address emerging Local Plan requirements relating to embodied carbon assessment, and it is unclear whether the development fully satisfies biodiversity net gain requirements.

Further concerns have been raised regarding the hotel's reliance on the adjacent public car park and the potential reduction in parking availability for campervan users and local football clubs that make regular use of the facility, particularly at weekends.

For these reasons, it is considered that the benefits of the proposal do not outweigh the demonstrable harm arising from the development, and an objection is therefore maintained.

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

Comments Statutory Consultees:
Environmental Health – 30.06.26 – Restrict construction hours to protect residential amenity.

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC

No objection subject to listed buildings and conservation officer's comments.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
No objection subject to listed buildings and conservation officer's report

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN4

Decision: Proposed: DC Seconded: JW
No objection subject to Conservation Officer's comments.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EN4

Decision: Proposed: DC Seconded: JW
No objection subject to Conservation officer's report.

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

Comments Statutory Consultees:
Conservation – 03.07.26 – objects on the grounds it is a prominent historic feature of the terrace and the conservation area, and insufficient evidence has been provided to demonstrate that demolition is necessary or that alternative solutions to the water ingress have been fully explored.

View of representations: None

ENP Policy: EB1 (Conservation Area)

Decision: Proposed: DC Seconded: JW
Objection in line with comments from Conservation report.

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

Comments Statutory Consultees:
Police Architectural Liaison – 03.07.26 - no objection but recommend a planning condition requiring compliance with an Anti-Social Behaviour Management Plan and ask for consideration of CCTV coverage and robust cyber/data security measures for the connected devices.
Devon County Highways – not commented yet.

View of representations: None

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
Members considered that the proposed Street Hub would result in an unacceptable obstruction on an already heavily used pedestrian route and would detract from the safe and convenient movement of pedestrians. Concern was also expressed that the illuminated display could distract motorists using the adjacent roundabout and

pedestrian crossing, to the detriment of highway safety. It was noted that Devon County Council Highways had not yet submitted their comments.

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

Comments Statutory Consultees:
Police Architectural Liaison – 03.07.26 - no objection but recommend a planning condition requiring compliance with an Anti-Social Behaviour Management Plan and ask for consideration of CCTV coverage and robust cyber/data security measures for the connected devices.
Devon County Highways – not commented yet.

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: JW Seconded: DC
Objection The proposed development is located within Exmouth's "New Conservation Area" and was considered to be harmful to its character and appearance. Members considered that the design and visual impact of the proposal would be out of keeping with the historic qualities of the Conservation Area. It was also noted that Devon County Council Highways had not yet submitted their comments. In addition, Members noted the Police Architectural Liaison Officer's recommendation regarding CCTV coverage; however, it could not be guaranteed that the proposed location would be adequately monitored, as existing cameras are directed elsewhere in accordance with current operational policing requirements.

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

Comments Statutory Consultees:
Environmental Health – 02.07.26 – Restrict construction hours to protect residential amenity.

View of representations: None

ENP Policy: EN4 & EB1 (Conservation EB2

Decision: Proposed: JW Seconded: DC
Objection, members found the plans difficult to interpret when viewed online. Whilst the site lies outside the Conservation Area, it is adjacent to the Town Centre Conservation Area and therefore its setting is an important consideration. It was considered that the proposed replacement shopfront, by reason of its design and materials, would be out of keeping with the character and architectural appearance of the host building and would fail to preserve or enhance the local streetscape. Members therefore considered the proposal to be contrary to the principles of the Exmouth Shopfront Design Guide and Exmouth Neighbourhood Plan policy EB1 which seeks to conserve heritage shop frontages.

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

Comments Statutory Consultees:
Police Architectural Liaison – 03.07.26 - no objection but recommend a planning condition requiring compliance with an Anti-Social Behaviour Management Plan and ask for consideration of CCTV coverage and robust cyber/data security measures for the connected devices.
Devon County Highways – not commented yet.

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
Objection; It was considered that the proposal would contribute to the cumulative impact of street furniture within the Magnolia Centre, resulting in unnecessary visual and physical clutter. The illuminated advertising displays would further increase visual intrusion within the area. Members also noted the Police Architectural Liaison Officer's recommendation regarding CCTV coverage; however, it could not be guaranteed that the proposed location would be adequately monitored, as existing cameras are directed elsewhere in accordance with current policing requirements.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No objection

WITHYCOMBE RALEIGH

Planning Application No: 26/1210/FUL

Location: Travershes, 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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed), EB2

Decision: Proposed: AW Seconded: JW
No objection subject to comments for Conservation and any approval conditioned to ensure that the annexe remains ancillary accommodation, is not occupied or sold as an independent dwelling.

Planning Application No: 26/1211/LBC

Location: Travershes, 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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed), EB2

Decision: Proposed: AW Seconded: JW
No objection subject to comments for Conservation and any approval conditioned to ensure that the annexe remains ancillary accommodation, is not occupied or sold as an independent dwelling.

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

Comments Statutory Consultees:
Town Council – 19.01.26 – No objection to original application.

AMENDED PLANS
Cllr G Jung – 30.06.26 – Supports application
SWW – 03.07.26 – Proposed surface water disposal meets with the run-off destination hierarchy.

COMMENTS SINCE LAST CONSULTATION
Environmental Health – 19.02.26 - express concern about potential noise and odour from the proposed commercial kitchen and recommended conditions requiring detailed noise and odour mitigation schemes, including assessments and equipment specifications, to protect the amenity of future residents.
Environmental Health – 20.01.26 - no objection subject to construction limited to specified working hours, with no on-site burning.
Lympstone Parish Council – 22.01.26 – No objection

ENP Policy: EB2

View of representations: None

Decision: Proposed: TD Seconded: JW
No objection to the amended plans.

P26/108. 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

Consideration was given to the above pavement licence.

Members did not wish to comment.

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

Consideration was given to the above pavement licence.

Members did not wish to comment.

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

Consideration was given to the above time limited premises licence, details of the application could be viewed on EDCC's website.

Date limit for comments: 27.07.26

Members did not wish to comment.

P26/109. 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 was allowed; the decision notice was previously circulated for information.

P26/110. 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

The meeting concluded at: 19:40

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