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

9 September 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 14 September 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 1 September 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**

BRIXINGTON

Planning Application No: 26/1529/TRE

Location: 47 Maple Drive, EX8 5NR
Applicant: Helen Tullett
Proposal: T1, Oak: crown reduce by 1.5m on western and southwestern aspect of canopy, reduce height by 1.5m and remove major hazardous deadwood. Maximum diameter of cuts 65mm.

Target date: 23.09.26

Planning Application No: 26/1581/TRE

Location: 31 Ivydale, EX8 4TA
Applicant: Mrs Knight
Proposal: T1, Oak : Crown reduce by no more than 1.5m leaving a balanced and uniform shape with a finished height of 8m; crown lift to no more than 4.5 meters from ground level (garden side); restricting cut size to 65mm in diameter.

Target date: 01.10.26

Tree Officer's report attached for information.

HALSDON

Planning Application No: 26/1551/TRE

Location: 14A Highbury Park, EX8 3EJ
Applicant:
Proposal: T1, Monterey Pine: remove low 3rd order branches growing down towards fence, this is to provide clearance and better access to install new fence. Shorten back remaining lateral 3rd order branches by approximately 1-2m. No finishing cuts above 100mm in diameter.

Target date: 28.09.26

Planning Application No: 26/1435/TRE

Location: 12 Highbury Park, EX8 3EJ
Applicant: Mrs Streat
Proposal: T1, Monterey Pine: shorten large, very long, low limb growing towards the house by approximately 3m to suitable growth points and thin 10% to relieve weight and to reduce risk of failure (tree has lost a large limb this summer due to sudden branch drop); shorten long, low limb growing over back fence and neighbours garden by approximately 4m to reduce weight and risk of failure; remove bifurcated limb in the mid to upper canopy with cracks visible on top of the limb.
T2, Monterey pine: remove deadwood from low limb over back fence.

Target Date: 07.09.26

Tree Officer's report attached for information.

To formally ratify the ward decision to approve the tree application.

TOWN

Planning Application No: 26/1737/TCA

Location: 21 North Street, EX8 1LF
Applicant:
Proposal: T1,Robinia: fell to ground level. This fast-growing tree has become much to large for its location, its canopy size and structure is now at such a point that a significant reduction would be too detrimental to the health of the tree.

Target date: 24.09.26

WITHYCOMBE RALEIGH

Planning Application No: 26/1735/TRE

Location: 27B Drakes Avenue, EX8 4AD
Applicant:
Proposal: T1 – Oak, reduce western canopy by 3m, maximum diameter of cuts (MDC) 75mm. Remove deadwood overhanging 27b. T3 – Oak, reduce lowest western limb by 2m. MDC 50mm. G4 – Oak, reduce western canopies of two Oaks by 2.5m, MDC 50mm.

Target date: 24.09.26

6. Planning applications.

BRIXINGTON

Planning Application No: 26/1623/FUL

Location: 72 Winston Road, EX8 4LR
Applicant: Mr Robert Twigg
Proposal: Retrospective application for the retention of an approximately 1.8 metre high close-boarded timber boundary fence, approximately 24.6 metres in total length.

The fence replaced an established boundary hedge approximately 2.4 metres high and along a section approximately 5.1 metres long, an existing timber fence.

Date limit for comments: 17.09.26

HALSDON

Planning Application No: 26/1582/LBC

Location: A La Ronde, Summer Lane, EX8 5BD
Applicant: National Trust
Proposal: Installation of a new fire rated door to the lower ground floor of the main house at A la Ronde, to include the construction of a new frame. Amendment to application 24/2402/LBC approved 14 February 2025; the amendment relates to the addition of a new frame to the installation of a new fire rated door

Date limit for comments: 23.09.26

Planning Application No: 26/1778/FUL

Location: 8 Frobisher Road, EX8 4NZ
Applicant: Mr & Mrs Hayes
Proposal: Proposed single storey extension.

Date limit for comments: 23.09.26

Planning Application No: 26/1772/FUL

Location: 109 Byron Way, EX8 5SE
Applicant: Mr Jordan Jarvis
Proposal: Single storey side extension

Date limit for comments: 24.09.26

LITTLEHAM

Planning Application No: 26/1670/MFU

Location: Devon Cliffs Holiday Centre, Sandy Bay, EX8 5BT
Applicant: Haven Leisure Limited
Proposal: Allow the occupation of the holiday accommodation from the 1 February to 14 January (inclusive) each year.

Date limit for comments: 22.09.26

Planning Application No: 26/1632/LBC

Location: 1 Castle Cottages, Castle Lane, EX8 5BR
Applicant: Mr Alex Wood
Proposal: Replace timber front door & surround on south west elevation with timber stable door.

Date limit for comments: 23.09.26

TOWN

Planning Application No: 26/1516/FUL

Location: 9 Albion Hill, EX8 1JS
Applicant: Mr Michael Balding
Proposal: Proposal to retain constructed carport over terrace and replacement stairs to garden (retrospective). Proposed privacy fence to western edge of terrace.

Date limit for comments: 24.09.26

Planning Application No: 26/1719/LBC

Location: Flat 7, 18 the Beacon, EX8 2AF
Applicant: Mrs Claire Williamson
Proposal: Replace existing balcony railings at second floor front (south west) elevation.

Date limit for comments: 25.09.26

Planning Application No: 26/1718/VAR

Location: 23 Belvedere Road, EX8 1QN
Applicant: Ms Rebecca Ramsden
Proposal: Variation of condition 2 (approved plans) on planning permission 26/0336/FUL (Removal of conservatory to accommodate a single storey extension with 2 plateau rooflights and GRP roofing to the north elevation; internal and external alterations associate with the proposed works); repair and replace the roof with natural slate (as existing) and install two rear facing rooflights; existing chimney to be replaced with a flue, and additional high level window in single storey extension to be added.

Date limit for comments: 28.09.26

WITHYCOMBE RALEIGH

None

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7. Other items

i. Allocation Street Name: Development at Goodmores
To consider suggested street names for the above development, copy letter attached for information.

Street name and numbering policy information

Date limit for comments: 28.09.26

8. Items for information

i. Appeal Notification

Appeal ref: 6013850
Appeal by: Mr Alan Marriott
Application Ref: 25/2083/FUL
Location: Land South Of Mundy's Farm, Shapter Court
Proposal: Erection of 1 no self build dwelling, with associated parking and landscaping.

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

9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/1082/FUL Land at Chapel Street	Objection	Refusal
26/1086/FUL Land opposite 3 The Strand	Objection	Refusal
26/1084/FUL Global Street Hub adjoining 19 Imperial Road	Objection	Refusal
26/0890/LBC 62 Camperdown Terrace	No objection	Withdrawn

DELEGATED REPORT

Application No:	**26/1435/TRE**
Location:	**12 Highbury Park Exmouth Devon EX8 3EJ**
Proposal:	**T1, Monterey Pine: shorten large, very long, low limb growing towards the house by approximately 3m to suitable growth points and thin 10% to relieve weight and to reduce risk of failure (tree has lost a large limb this summer due to sudden branch drop); shorten long, low limb growing over back fence and neighbour's garden by approximately 4m to reduce weight and risk of failure; remove bifurcated limb in the mid to upper canopy with cracks visible on top of the limb, see photo 1.** **T2, Monterey pine : remove deadwood from low limb over back fence.**
Development Type:	**TPO**
Date of Site Visit:	**23.07.2026**

Consultation Period End Date: **14.08.2026**

CONSULTATIONS

None received.

CONTRIBUTORS

Other Representations

None.

OFFICER REPORT

The trees subject of this notification are two Monterey Pine of approximately 18m height, located to the rear of a compact garden.

T1 exhibits no obvious signs of disease or decay although a bifurcating limb at about 13m above ground level has been identified has having stress fractures - the intention is to remove these limbs as they are positioned above a garden office pod. The remainder of the proposals for T1 are to reduce the risk of branch failure by shortening two over extended limbs and thinning the foliar volume of extended limb ends.

DELEGATED REPORT



Photograph 1 – The stress fractures have developed on the top side of the bifurcating branches.

The proposal for T2 is to remove deadwood from a low limb overhanging a neighbouring boundary.



Photograph 2 – T1 and T2, Monterey Pine as viewed from Highbury Park.

In order to maintain such large trees in a relatively confined garden area, the proposal are considered to be arboriculturally acceptable.

DELEGATED REPORT

CONCLUSION

Approve subject to conditions.

RECOMMENDATION

APPROVE

1. The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice.
   (Reason - To ensure that the works are carried out within a reasonable period of time.)

2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
   (Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

	Service Lead Planning Strategy and Development Management	**Development Manager**	**Principal Planning Officer**
Authorised By			
Date			

Statement on Human Rights and Equality Issues

Human Rights Act:
The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality Act:
In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

DELEGATED REPORT

Application No: **26/1581/TRE**

Location: **31 Ivydale**
Exmouth
Devon
EX8 4TA

Proposal: **T1, Oak : Crown reduce by no more than 1.5m leaving a balanced and uniform shape with a finished height of 8m; crown lift to no more than 4.5 meters from ground level (garden side); restricting cut size to 65mm in diameter.**

Development Type: **TPO**

Date of Site Visit: **11.08.2026**

Consultation Period End Date: **04.09.2026**

CONSULTATIONS

None received.

CONTRIBUTORS

Other Representations

None.

OFFICER REPORT

The tree subject of the application is a maturing Oak of approximately 10m in height, located on the rear boundary with Brixington Lane. The tree and other nearby oaks were retained as part of the new development. The trees are considered to be important features of the area and this tree, and its neighbour, have been subject to ongoing management to maintain their compact form at the rear of small, domestic gardens.

DELEGATED REPORT



Photograph 1 – The maintained Oak as seen from the south-west in Brixington Lane.

The works will maintain the tree to a suitable size for the garden without being detrimental to either the health or amenity of the tree. They are similar in nature to works previously approved and the on-going maintenance of the tree, in the future, is considered necessary to enable it to be retained.

CONCLUSION

Approve subject to conditions.

RECOMMENDATION

APPROVE

1. The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice.
   (Reason - To ensure that the works are carried out within a reasonable period of time.)

2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
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DELEGATED REPORT

	Service Lead Planning Strategy and Development Management	Development Manager	Principal Planning Officer
Authorised By			
Date			

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Date: 07.09.2026
Direct phone: 01395 517451
Direct email: snn@eastdevon.gov.uk
Our ref: Case3831

Ms L Bowman
Town Clerk
Exmouth Town Council
townclerk@exmouth.gov.uk

Dear Ms Bowman,

Allocation of Street Names – Development at Goodmores Phase 3c, Exmouth.

We have received a request from the developer 3 West Group to allocate the official postal addresses to this development.

We require 2 street names.

We would like the Town Council to consider the developers street name suggestions or suggest alternative street names.

The developer, has suggested the following street names to which the Royal Mail Address Management Centre and this authority has no objection:

3 West Group would like to continue with the Goodmores convention of naming streets after bird species.

Greenfinch Close/Mead/Way/Road
Flycatcher Hill
Woodcock Way
Merlin Meadow
Hobby Rise
Warbler Mead
Nightjar Close/Mead/Way/Road
Warbler Place

If the above street names are agreed by the Town Council, please list in street names in order of preference.

The old Parish Tithe Maps and Tithe Apportionment Transcription has proved useful in previous naming schemes.

INVESTORS IN PEOPLE
We invest in people Gold

Full details of the Tithe information can be found on the Devon County Council website: Tithe maps Archive - Historic environment

. **If suggesting alternative street names please can the Town Council suggest more than one street name and list the proposed street names in order of preference.**

Please provide a brief explanation of the reason why a street name has been chosen and what relevance it has to the area and why the developer's street name proposal was not acceptable

In the event Royal Mail has an objection to any of the street names, this will avoid any delay in allocating the official postal addresses.

This authorities Street Name and Numbering Policy sets out guidance for street naming, a copy is attached for your information.

I would appreciate your comments within 21 days of receipt of this letter.

I attach a copy of the site layout plan for your information.

Yours sincerely

Katherine Reed
Street Naming and Numbering Officer

KEY:

PLOT 20 — PLOT No.
E3.OM — HOUSE TYPE
79.750 — FINISHED GROUND FLOOR LEVEL

2.4 x 4.8m PARKING SPACE (2 X PER DWELLING)

REAR PATIO
3.6m wide x 1.8m deep - TYPES D, D2, E3, E4 & I

PATHWAYS
0.9m wide

DRIVEWAY

VISITOR PARKING

0.9m x 1.35m WASTE & RECYCLING STORAGE

PART M LEVEL THRESHOLD
1.2m deep level platform

CONSTRUCTION EXCLUSION ZONE

BOILER FLUE EXTRACT DIRECTION

ELECTRIC METER POSITION

GAS METER POSITION

ELECTRIC VEHICLE CHARGING POINT

EV CHARGING CABLE CHANNEL

1.8m TIMBER CLOSE BOARDED FENCE

EXISTING DRAINAGE DITCH

PROPOSED RETAINING WALL BY CIVIL STUDIO

PROPOSED STEPS BY CIVIL STUDIO

ROOT PROTECTION AREAS

1.8m SCREEN WALL (as per planning layout by Focus On Design)

0 50 100
1:1000 SCALE BAR - IN METERS



IMPORTANT NOTES:
Any discrepancies must be reported to ARA Architecture before proceeding.
Figured dimensions only are to be worked from.
This drawing remains the copyright of ARA Architecture.
This drawing is supplied in order to gain Planning Permission and Building Regulations Approval only and is not to be used as a working drawing unless the Builder or Owner verifies the accuracy of the drawings by checking all dimensions, details, angles and notes on site before work commences or ordering any materials.
The Owner is to check his own deeds to verify that no restrictions or covenants exist to prevent building.

PRELIMINARY

project:
PROPOSED DEVELOPMENT
THE OAKS
AT
GOODMORES FARM
EXMOUTH

drawing:
OVERALL SITE PLAN

scale: 1:1000 @ A1 | date: AUG 2026

drawing no: 8255-WEST-02 | rev:

ara architecture
39 Rolle Street, Exmouth, Devon, EX8 2SN
tel: (01395) 271619
email: info@ara-architecture.co.uk

IMPORTANT NOTES:
Any discrepancies must be reported to ARA Architecture before proceeding.
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0 5 10 20 30 40 50
1:500 SCALE BAR - IN METERS

PREVIOUS PHASES

DRAWING 8255-P2W-SP3

PHASE 3C

ROAD 1

ROAD 2

ROAD 5

ROAD 26

Existing gate blocked up

106 x 70m FOOTBALL FIELD

1.3 Ha School Site

Sub Station

GOODMORES DRIVE

COOPER CLOSE

SKEAPING CLOSE

ROAD 6

PREVIOUS PHASES

DRAWING 8255-P2W-SP2

DRAWING 8255-P2W-SP1

PRELIMINARY

KEY:

PLOT 20 — PLOT No.
E3.OM — HOUSE TYPE
79.750 — FINISHED GROUND FLOOR LEVEL

2.4 x 4.8m PARKING SPACE (2 X PER DWELLING)

REAR PATIO
3.6m wide x 1.8m deep - TYPES D, D2, E3, E4 & I

PATHWAYS
0.9m wide

DRIVEWAY

VISITOR PARKING

0.9m x 1.35m WASTE & RECYCLING STORAGE

M — PART M LEVEL THRESHOLD
1.2m deep level platform

CONSTRUCTION EXCLUSION ZONE

BOILER FLUE EXTRACT DIRECTION

ELECTRIC METER POSITION

GAS METER POSITION

ELECTRIC VEHICLE CHARGING POINT

1.8m TIMBER CLOSE BOARDED FENCE

1.2m POST & RAIL FENCE

EXISTING DRAINAGE DITCH

PROPOSED RETAINING WALL BY CIVIL STUDIO

PROPOSED STEPS BY CIVIL STUDIO

ROOT PROTECTION AREAS

project :
PROPOSED DEVELOPMENT
THE OAKS
AT
GOODMORES FARM
EXMOUTH

drawing : OVERALL PHASE 2 WEST SITE PLAN

scale : 1:500 @ A1 | date : FEB 2025

drawing no : 8255-P2W-SP | rev :

ara architecture
39 Rolle Street, Exmouth, Devon, EX8 2SN
tel : (01395) 271619
email : info@ara-architecture.co.uk

Date:	10 September 2026
Please contact:	Mr R Capon (01395 517521)
E-mail:	Planningappeals@eastdevon.gov.uk
Our Reference:	**25/2083/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 Alan Marriott**

APPEAL REF: **6013850**

PROPOSAL: **Erection of 1no. self-build dwelling, with associated parking and landscaping**

LOCATION: **Land South Of Mundy's Farm Shapter Court 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 13th October 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