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

7 October 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 12 October 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 28 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: 26/1827/TRE

Location: 2 Oakwood Rise, EX8 4PU
Applicant: Mr Graham Gunn
Proposal: Norway Maple : fell.

Target date: 05.11.26

Tree Officer's report attached for information.

LITTLEHAM

Planning Application No: 26/1769/TCA

Location: 10 Louisa Place, EX8 2AL
Applicant: Mr & Mrs McVey
Proposal: T1, Holm Oak : crown reduce by 2-3m; crown lift to approximately 2m.
T2, Apple : fell dead tree to ground level.

Target date: 14.10.26

Tree Officer's report attached for information.

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

Tree Officer's report attached for information.

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

WITHYCOMBE RALEIGH

Planning Application No: 26/1735/TRE

Location: 27B Drakes Avenue, EX8 4AD
Applicant: Bishop
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: 20.10.26

Tree Officer's report attached for information.

6. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 26/1904/FUL

Location: Lovering Farm Cottage, Marley Road, EX8 5DP
Applicant: Mr & Mrs Fisher
Proposal: Single-storey extension and internal alterations to provide enlarged kitchen, dining and utility accommodation, with associated roof, fenestration and elevational alterations

Date limit for comments: 14.10.26

Planning Application No: 26/1969/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: 26.10.26

LITTLEHAM

Planning Application No: 26/1720/VAR

Location: 1B Elm Road, EX8 2LG

Applicant: Mr Harry Cartwright
Proposal: Variation of Condition Number 2 (Approved Plans) on Planning Permission 23/0078/FUL (Construction of new attached dwelling in garden of existing house) changed location of the parking arrangements.

Date limit for comments: 19.10.26

Planning Application: 26/1973/FUL

Location: 17 Taylor Crescent, EX8 2FT
Applicant: Mrs Libby Skinner
Proposal: The proposal replaces the existing painted timber windows with graphite black aluminium framed units (RAL 9005) and widens the existing French door opening to accommodate new double-glazed aluminium sliding doors in the same finish.

Date limit for comments: 21.10.26

TOWN

Planning Application No: 26/1703/FUL

Location: The York Inn, 21 Imperial Road, EX8 1BY
Applicant: Mr Stephen Drinkall
Proposal: First and second floor extension on South elevation for snooker room and virtual sports.

Date limit for comments: 14.10.26

WITHYCOMBE RALEIGH

Planning Application No: 26/1931/FUL

Location: 26 Holland Road, EX8 4BA
Applicant: Mr and Mrs Ralph
Proposal: Two-storey side and single-storey side rear extensions.

Date limit for comments: 15.10.26

WOODBURY & LYMPSTONE (JOINING PARISH)

Planning Application No: 26/1937/COU

Location: Land Associated With Greenacres, Hulham Road, EX8 5BA
Applicant: Terry Moore
Proposal: Change of use of Land associated with Greenacres (the Site) from a camping & caravan site to residential land.

Date limit for comments: 16.10.26

7. Other items

i. Notification of a pavement licence application received

The applicant is: Stephen Drinkall of the York Inn
Location requested: Outside of the York Inn, EX8
Times and days requested: Monday to Sunday 10:00 - 22:00,
Period of licence requested: 01/10/26 – 30/09/28
The application is for: 16 tables and 64 chairs. Map of the proposed site attached for information.

Date limit for comments: 14.10.26

ii. Advertisement Consent Application

WOODBURY & LYMPSTONE

Planning Application: 26/1818/ADV

Location: Land East Of Marley Stables, Hulham Road
Applicant: Aldi Stores Ltd
Proposal: 2no. illuminated Totem Signs, 2no illuminated Wall Hanging Sign and 3no non illuminated Graphic Signs

Date limit for comments: 13.10.26

iii. PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT 31619, LAND AT DEVON CLIFFS, DEVON CLIFFS HAVEN HOLIDAY PARK, SANDY BAY, EXMOUTH, EX8 5BT (NGR: E303289, N080378)

Consider attached consultation letter and proposal drawings in respect of the proposed upgrade of telecommunications equipment at the address noted above.

Date limit for comments: 16.10.26

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8. Items for information

i. Tree Preservation Orders

23/0044/TPO – Land at or adjacent to the former Rolle College Playing Fields, Douglas Avenue

Confirmation of a variation to the above TPO, details attached.

26/0014/TPO – Land North and West of Footpath from Trelivan Close to Dinan Way

Confirmation of new above TPO, details attached.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/1772/FUL 109 Byron Way	No objection	Approval
26/1264/LBC Flat 3, 5 Salterton Road	No objection	Approval
26/1623/FUL 72 Winston Road	Objected	Refused
22/1597/FUL Bystock Court, Old Bystock Drive	Objection	Refusal
26/1210/FUL & 26/1211/LBC Trashershes, Pound Lane	No objection	Withdrawn

DELEGATED REPORT

Application No: **26/1827/TRE**

Location: **2 Oakwood Rise**
Exmouth
EX8 4PU

Proposal: **Norway Maple : fell.**

Development Type: **TPO**

Date of Site Visit: **23.09.2026**

Consultation Period End Date: **09.10.2026**

CONSULTATIONS

None received.

CONTRIBUTORS

Other Representations

None.

OFFICER REPORT

The tree subject of this application is a Norway Maple of approximately 8m in height with an average radial crown spread of approximately 3m, beginning at around 2m from ground level at the base of a conical crown. Once, the tree would have had worthwhile amenity value being located at on the edge of the front garden and being prominent in the cul-de-sac.

The crown shows signs of significant die-back to the north-eastern aspect with numerous dead branches restricting photosynthetic function. The cause of this loss of foliar function could be the compacted soil and drought conditions around the root plate which have negatively impacting upon the tree's ability to access soil nutrients and effectively transport them to its organ sinks. Additionally, within a metre of the tree's stem, to the north-west, a cabling trench has been cut and backfilled in the pavement. This has, more-than-likely, severed several arterial roots meaning that water and nutrient transport to the northern crown aspect has been disrupted. Exodus staining and outer cambium cracking also point towards the tree being subject to severe stresses.

DELEGATED REPORT



Photograph 1 – A view of the Norway Maple from the property's front door. Crown die-back can be mostly seen on the right half of the crown at this angle.

Accordingly, the removal of this tree due to its physiological condition, cannot reasonably be objected to, subject to replacement by an appropriate species.

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.)

3. A replacement tree shall be planted as close as practicable to the same location in the first planting season following the felling of the tree hereby permitted to be removed. The replacement tree shall be a minimum of 8 -10cm in girth and shall be maintained for a period of five years; such maintenance to include the replacement of the tree should it die. The species of the tree may be selected be from the following list or such other species and location, size and timing as may be agreed in writing by the Local Planning Authority.

DELEGATED REPORT

Judas Tree (Cercis siliquastrum)
Golden Rain Tree (Koelreuteria paniculata)
Whitebeam (Sorbus aria)

	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: **26/1769/TCA**

Location: **10 Louisa Place**
Exmouth
Devon
EX8 2AL

Proposal: **T1, Holm Oak : crown reduce by 2-3m; crown lift to approximately 2m.**
T2, Apple : fell dead tree to ground level.

Development Type: **Tree in Conservation Area**

Date of Site Visit: **03.09.2026**

Consultation Period End Date: **02.10.2026**

CONSULTATIONS

None received.

CONTRIBUTORS

Other Representations

None.

OFFICER REPORT

The trees, subject of this notification, contribute little to the amenity and character of the area due to there being limited views of them from the public realm. In any case, the Apple is dead. As such, the works as described in the proposal, will not have an adverse effect upon the attractiveness of the area. Consequently, there is no objection to the tree works as described in the proposal.



Photograph 1 – Holm Oak (yellow) and dead Apple (red) as viewed from the 1st floor of 3 Louisa Terrace.

DELEGATED REPORT

CONCLUSION

There is no objection to the tree works being undertaken, as described in the proposal, as the character and amenity of the conservation area will not be adversely affected.

RECOMMENDATION

NO OBJECTION:

1. The Local Planning Authority has no objection to the proposed tree works as detailed within your original notification of works:

   The works shall be carried out within a period of two years from the date of your original notice. The reason is to comply with Section 211 of the Town & Country Planning Act 1990.

NOTE FOR APPLICANT

1. 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 Road, Honiton or can be purchased from the BSI Shop on the website www.bsigroup.com/shop.

	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:

DELEGATED REPORT

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: **26/1737/TCA**

Location: **21 North Street**
Exmouth
Devon
EX8 1LF

Proposal: **T1, Robinia : fell to ground level.**

Development Type: **Tree in Conservation Area**

Date of Site Visit: **03.09.2026**

Consultation Period End Date: **02.10.2026**

CONSULTATIONS

None received.

CONTRIBUTORS

Other Representations

None.

OFFICER REPORT

The tree, subject of this notification, contributes little to the amenity and character of the area due to a tiny portion of the crown top being visible from the public realm. As such, the works as described in the proposal, will not have an adverse effect upon the attractiveness of the area. Consequently, there is no objection to the tree works as described in the proposal.



Photograph 1 – Red circle shows the crown of the Robinia as glimpsed from Bakery Lane.

DELEGATED REPORT

CONCLUSION

There is no objection to the tree works being undertaken, as described in the proposal, as the character and amenity of the conservation area will not be adversely affected.

RECOMMENDATION

NO OBJECTION:

1. The Local Planning Authority has no objection to the proposed tree works as detailed within your original notification of works:

   The works shall be carried out within a period of two years from the date of your original notice. The reason is to comply with Section 211 of the Town & Country Planning Act 1990.

NOTE FOR APPLICANT

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 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).

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 Road, Honiton or can be purchased from the BSI Shop on the website www.bsigroup.com/shop.

	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:	**26/1735/TRE**
Location:	**27B Drakes Avenue Exmouth Devon EX8 4AD**
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. These mature trees are growing significantly over the property of 27b, reduce of the western canopies is necessary to reduce dominance and are considered arboriculturally appropriate, it is also considered that the specified works will have a limited affect on the trees' physiological processes.**
Development Type:	**TPO**
Date of Site Visit:	**03.09.2026**

Consultation Period End Date: 02.10.2026

CONSULTATIONS

CONTRIBUTORS

Other Representations

OFFICER REPORT

27B Drakes Avenue is a detached property in a prominent elevated location. The site enjoys views over Sidmouth to the northwest and the landscape beyond. The oak trees in the application are part of a small, wooded area between the properties and they make a valuable contribution to the character of the area and to urban greening, they also provide wider environmental benefits.

The proposed works have been described in the application as:
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.
These mature trees are growing significantly over the property of 27b, reduce of the western canopies is necessary to reduce dominance and are considered arboriculturally appropriate, it is also considered that the specified works will have a limited affect on the trees' physiological processes.

The proposed works are judged to be generally acceptable management to reduce the encroachment and overhang of the house, garage and part of the garden. If carried out carefully the works should not detract significantly from the trees.

DELEGATED REPORT

CONCLUSION

Permit the works subject to conditions

RECOMMENDATION

APPROVE subject to the following conditions:

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.)

NOTE FOR APPLICANT

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 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).

2. Permission of the owners of the trees should be obtained before any works are carried out. Any parts of the trees which are removed or fall remain the property of the owner of the tree and should be offered back to them.

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

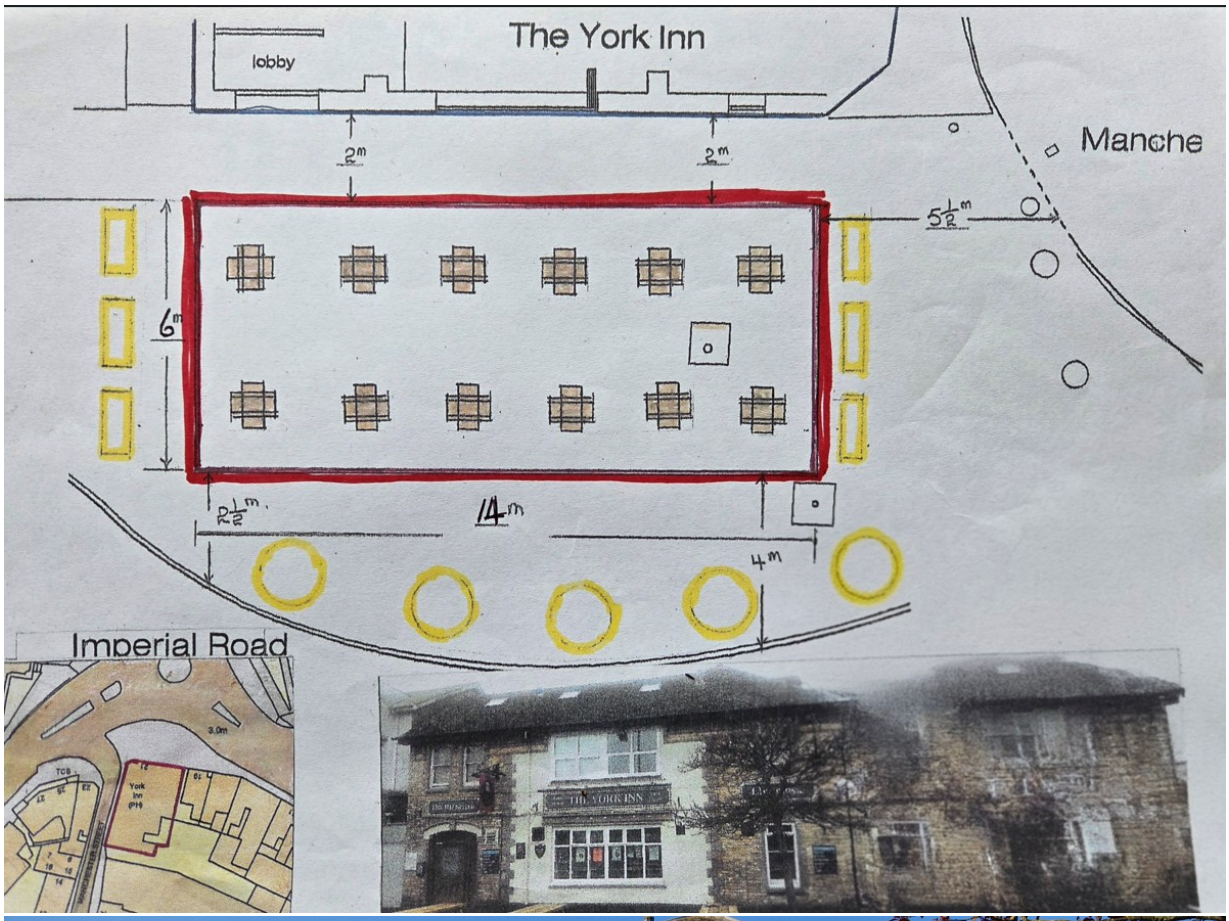
Statement on Human Rights and Equality Issues

Human Rights Act:

DELEGATED REPORT

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:
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The York Inn
lobby
2m
2m
Manche
5½m
6m
2½m
14m
4m
Imperial Road
THE YORK INN


THE YORK INN
Free House
Free House

Our ref: 31619

2nd October 2026

Exmouth Parish Council
townclerk@exmouth.gov.uk

Freshwave Facilities Limited
50 Cowcross St
London
EC1M 3HP

Dear Parish Clerk,

PROPOSED BASE STATION INSTALLATION AT LAND AT 31619, LAND AT DEVON CLIFFS, DEVON CLIFFS HAVEN HOLIDAY PARK, SANDY BAY, EXMOUTH, EX8 5BT (NGR: E303289, N080378)

Freshwave are in the process of progressing suitable sites in the Exmouth area for radio base stations that will improve service provision and this site has been identified as suitable for an equipment upgrade for VMO2. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Freshwave, VMO2 are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of H3G network improvement program, there is a specific requirement for a radio base station installation at this location to provide enhanced 4G as well as new 5G services.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

31619, LAND AT DEVON CLIFFS, DEVON CLIFFS HAVEN HOLIDAY PARK, SANDY BAY, EXMOUTH, EX8 5BT (NGR: E303289, N080378)

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for VMO2 as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The upgrade will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

31619, LAND AT DEVON CLIFFS, DEVON CLIFFS HAVEN HOLIDAY PARK, SANDY BAY, EXMOUTH, EX8 5BT (NGR: E303289, N080378)

The proposed installation of a telecommunications base station comprising the installation of 6 no proposed antennas, together with the installation of 1 no equipment cabinet and ancillary development thereto.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Freshwave installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 31619)

Yours sincerely



Phoebe Birney
Assistant Planner: Perry Williams
Tel: +44 (0) 7377090932
Email: pbirney@perrywilliams.co.uk

(for and on behalf of Freshwave)

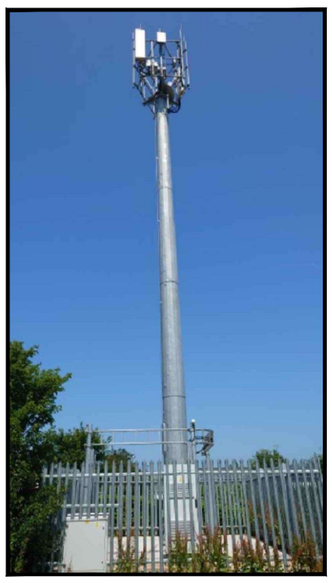
SITE LOCATION



0 1km 2km

SCALE 1:50000

SITE LOCATION
(Scale 1:50000)



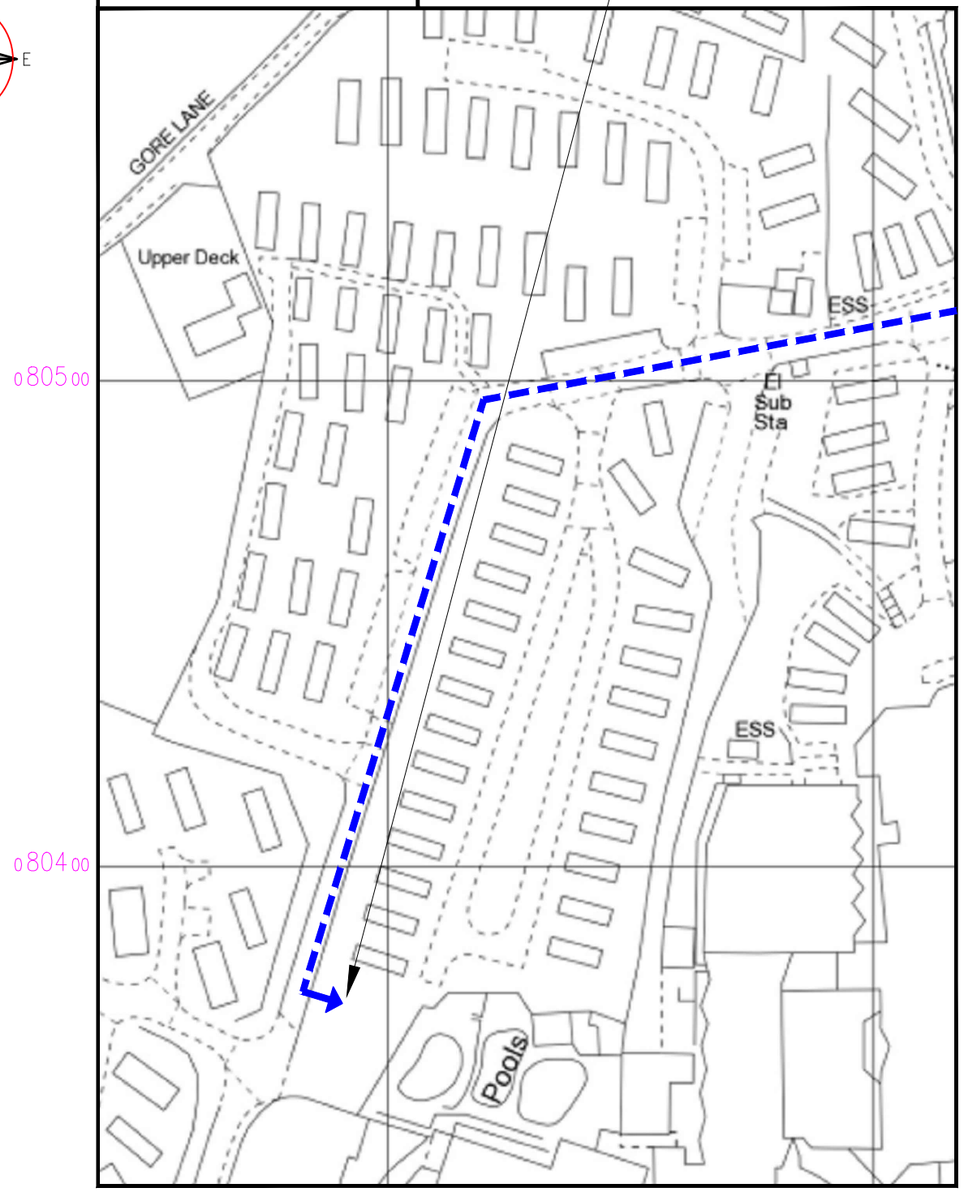
SITE PHOTOGRAPH

N
W E
S

= Right of Access

= Public Access Route

SITE LOCATION



0 50m 100m 150m

SCALE 1:1250

DETAILED SITE LOCATION
(Scale 1:1250)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 303289 N: 080378

DIRECTIONS TO SITE:
FROM THE A376 EXIT ONTO FEATHERBED LANE. FOLLOW FEATHERBED LANE FOR 0.3 MILES & TAKE THE ROUNDABOUT, FIRST EXIT ONTO POUND LANE. FOLLOW POUND LANCE FOR 0.6 MILES TAKE THE ROUNDABOUT FIRST EXIT & THEN TAKE THE SECOND EXIT ONTO BRADHAM LANE. FOLLOW BRADHAM LANE FOR 0.5 MILES & TURN LEFT ONTO SALTERTON ROAD & RIGHT ONTO LITTLEHAM ROAD. FOLLOW LITTLEHAM ROAD FOR 0.7 MILES & TURN RIGHT & CONTINUE ON W DOWN LANE. FOLLOW W DOWN LANE ONTO PALM AVENUE & TURN RIGHT ONTO HAWTHORN MOUNT. SITE WILL BE ON THE LEFT PAST CARAVANS.

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Construction	WJ	WJ	09.01.26

FreshWave You're on

vodafone
CORNERSTONE - BEACON

Cell Name	Opt.
DEVON CLIFFS	–
Cell ID No	

FRESHWAVE	TEF	VF
31619	102776	27339_5

Site Address / Contact Details

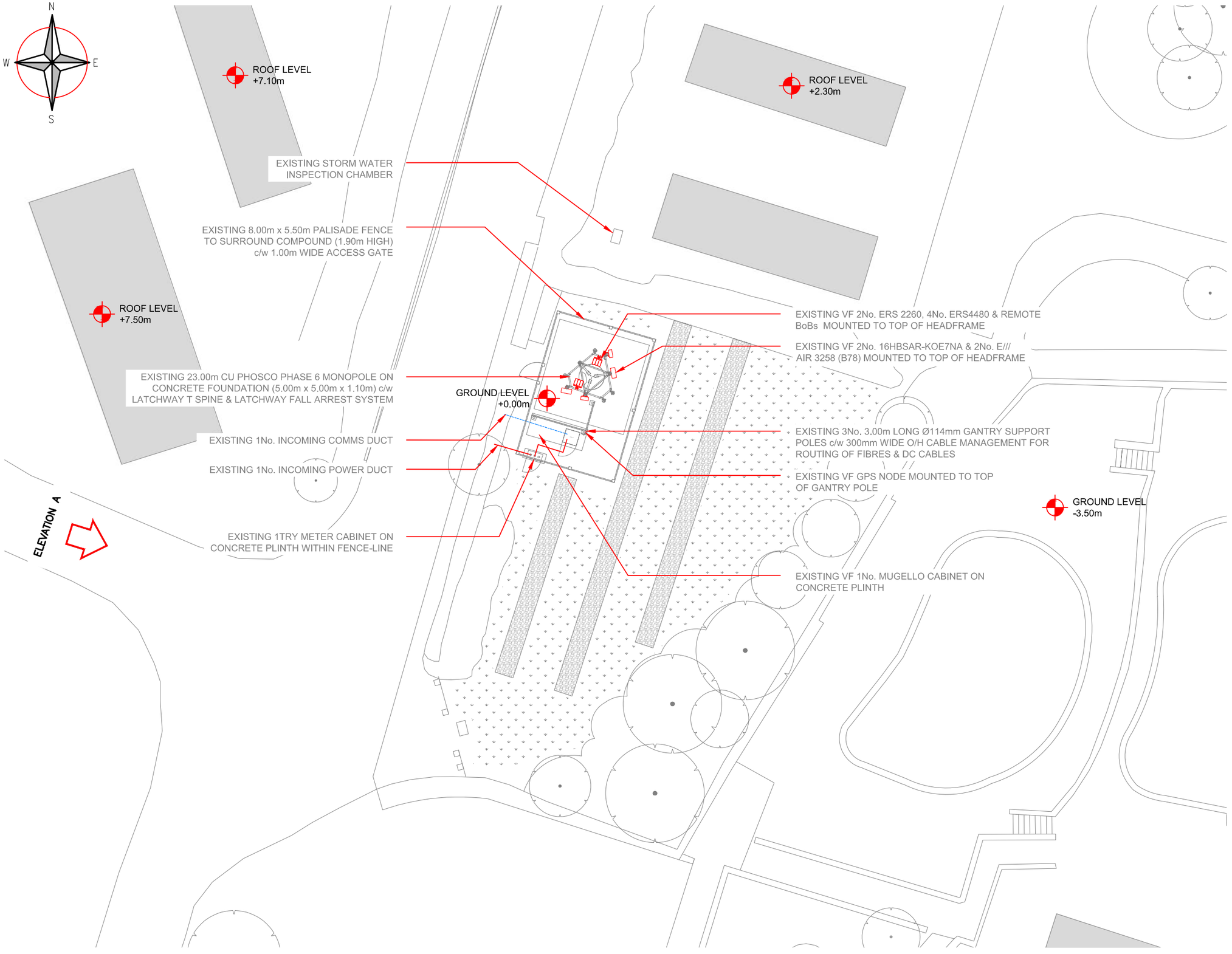
DEVON CLIFFS HAVEN HOLIDAY PARK
SANDY BAY
EXMOUTH
–
EX8 5BT

Drawing Title: SITE LOCATION MAPS

Purpose of issue: CONSTRUCTION — Dwg Rev:

Drawing Number: 100 — A

Surveyed By:		Original Sheet Size:		Pack Issue:
WJ		A3		
Drawn: WJ	Date: 09.01.26	Checked: WJ	Date: 09.01.26	B



EXISTING SITE PLAN
(1:200)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 303289 N: 080378

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	Radios, Cab Location & Other Amends	WJ	WJ	10.02.26
A	Issued for Construction	WJ	WJ	09.01.26

FreshWave
You're on

vodafone
CORNERSTONE - BEACON

Cell Name	Opt.
DEVON CLIFFS	–

Cell ID No

FRESHWAVE	TEF	VF
31619	102776	27339_5

Site Address / Contact Details

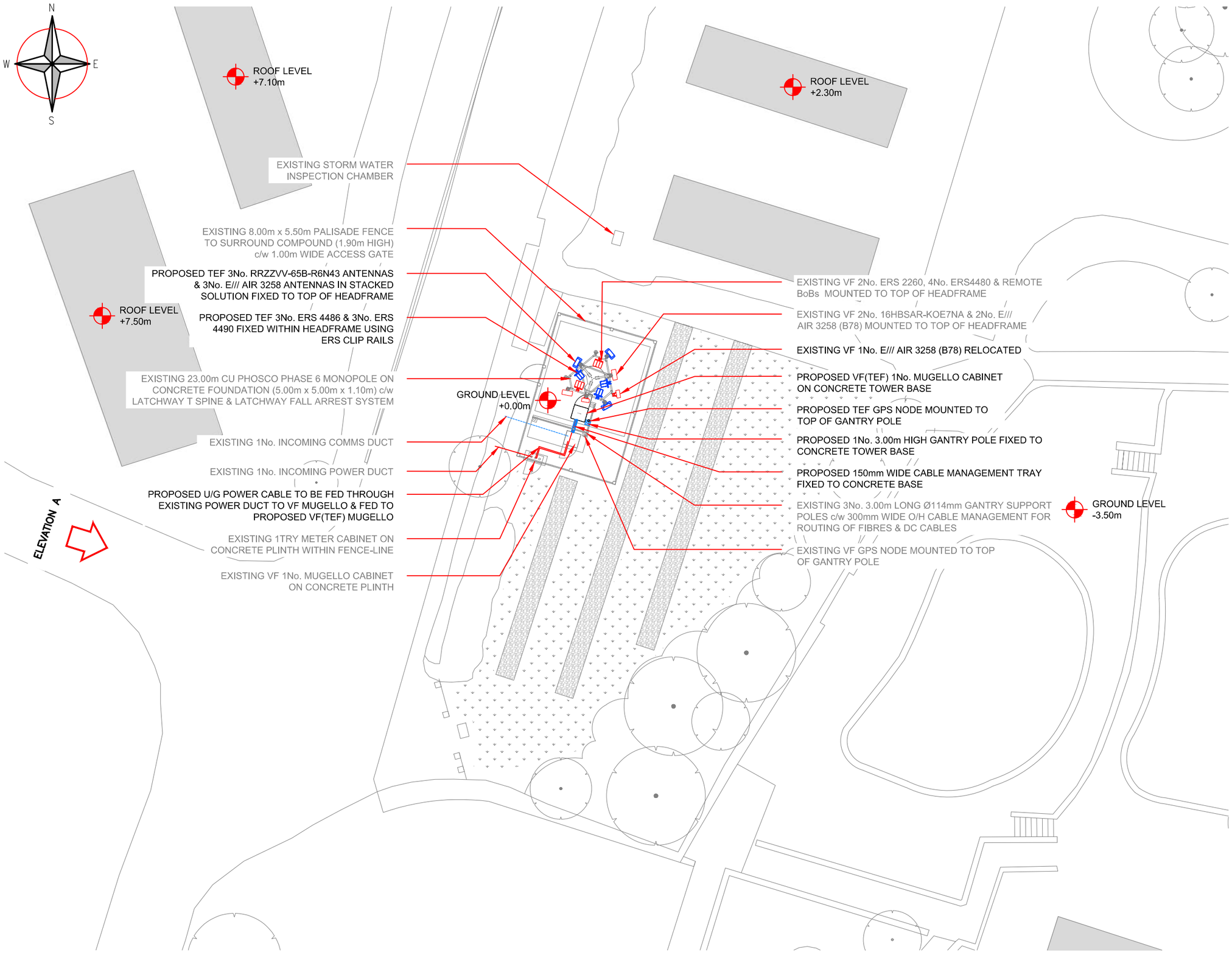
DEVON CLIFFS HAVEN HOLIDAY PARK
SANDY BAY
EXMOUTH
–
EX8 5BT

Drawing Title:
EXISTING SITE PLAN

Purpose of issue: CONSTRUCTION — Dwg Rev: B

Drawing Number: 200

Surveyed By:		Original Sheet Size:		Pack Issue:
WJ		A3		
Drawn: WJ	Date: 09.01.26	Checked: WJ	Date: 09.01.26	B



PROPOSED SITE PLAN
(1:200)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 303289 N: 080378

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	Radios, Cab Location & Other Amends	WJ	WJ	10.02.26
A	Issued for Construction	WJ	WJ	09.01.26

FreshWave
You're on

vodafone
CORNERSTONE - BEACON

Cell Name	Opt.
DEVON CLIFFS	–

Cell ID No

FRESHWAVE	TEF	VF
31619	102776	27339_5

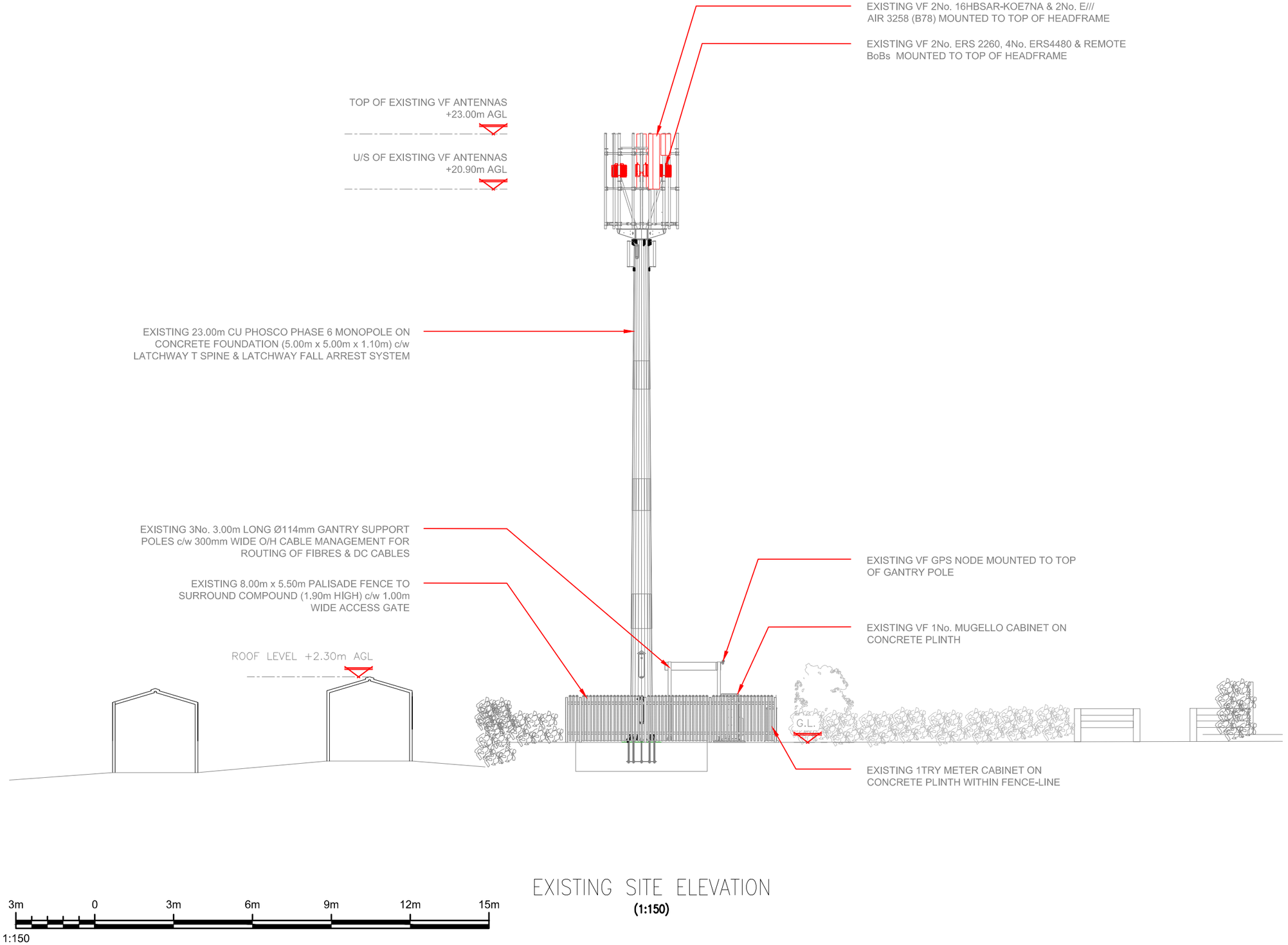
Site Address / Contact Details

DEVON CLIFFS HAVEN HOLIDAY PARK
SANDY BAY
EXMOUTH
–
EX8 5BT

Drawing Title:
PROPOSED SITE PLAN

Purpose of issue:	Dwg Rev:
CONSTRUCTION	B

Drawing Number:				Pack Issue:
201				B
Surveyed By: WJ		Original Sheet Size: A3		
Drawn: WJ	Date: 09.01.26	Checked: WJ	Date: 09.01.26	



EXISTING SITE ELEVATION

(1:150)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 303289 N: 080378

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	Radios, Cab Location & Other Amends	WJ	WJ	10.02.26
A	Issued for Construction	WJ	WJ	09.01.26

FreshWave You're on

vodafone

CORNERSTONE - BEACON

Cell Name	Opt.
DEVON CLIFFS	–

Cell ID No

FRESHWAVE	TEF	VF
31619	102776	27339_5

Site Address / Contact Details

DEVON CLIFFS HAVEN HOLIDAY PARK
SANDY BAY
EXMOUTH
–
EX8 5BT

Drawing Title: EXISTING SITE ELEVATION

Purpose of issue: CONSTRUCTION

Dwg Rev: B

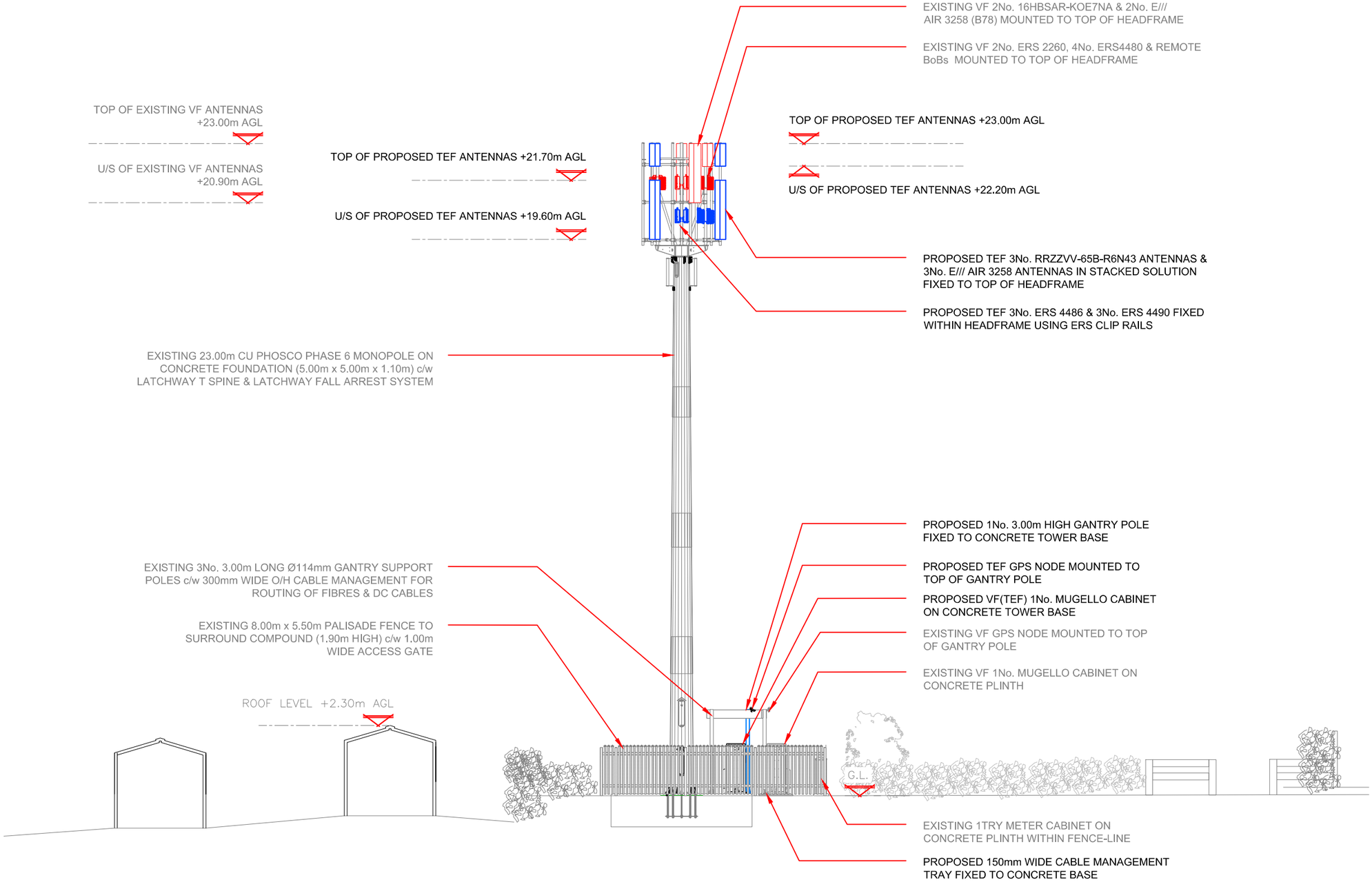
Drawing Number: 300

Surveyed By: WJ

Original Sheet Size: A3

Pack Issue: B

Drawn:	Date:	Checked:	Date:
WJ	09.01.26	WJ	09.01.26



PROPOSED SITE ELEVATION
(1:150)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 303289 N: 080378

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	Radios, Cab Location & Other Amends	WJ	WJ	10.02.26
A	Issued for Construction	WJ	WJ	09.01.26

FreshWave You're on

vodafone
CORNERSTONE - BEACON

Cell Name	Opt.
DEVON CLIFFS	–

Cell ID No

FRESHWAVE	TEF	VF
31619	102776	27339_5

Site Address / Contact Details

DEVON CLIFFS HAVEN HOLIDAY PARK
SANDY BAY
EXMOUTH
–
EX8 5BT

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: CONSTRUCTION — Dwg Rev: B

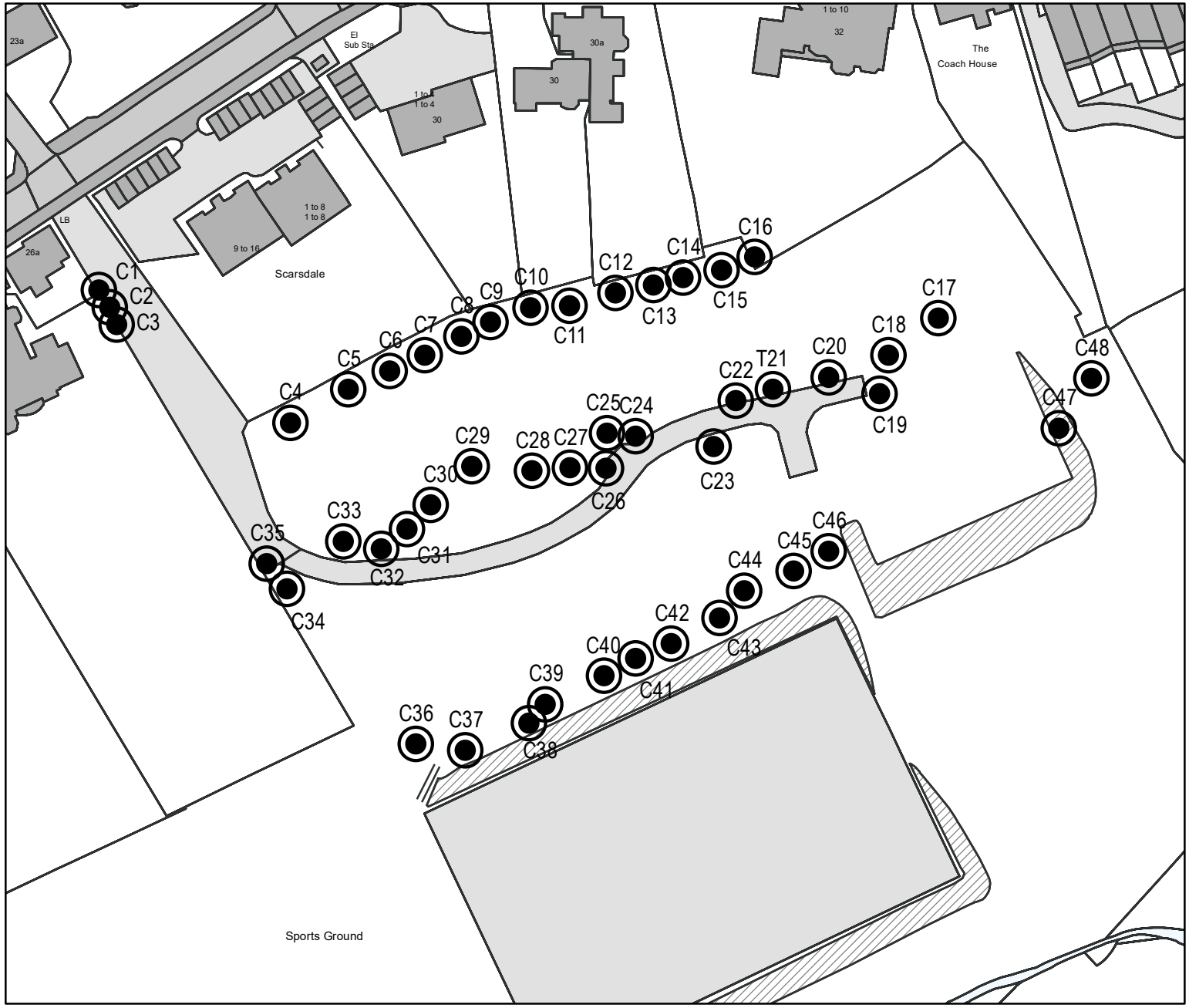
Drawing Number: 301

Surveyed By: WJ — Original Sheet Size: A3 — Pack Issue: B

Drawn:	Date:	Checked:	Date:
WJ	09.01.26	WJ	09.01.26

East Devon District Council Tree Preservation Order 23/0044/TPO

Land at or adjacent to the former Rolle College



1:1,250 0 12.5 25 50 Metres

East Devon District Council

Key

- Tree
- Area
- Group
- Wood

Variation: The tree preservation order schedule has been updated to better reflect the tree species that were planted, and worthy of protection, with a view to making a new order.

Authorised Signature

22 September 2026



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TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (England) REGULATIONS 2012

Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 23/0044/TPO)

East Devon District Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order—

Citation
1. This Order may be cited as the Tree Preservation Order No. 23/0044/TPO, "Land at or adjacent to the former Rolle College Playing Fields, Douglas Avenue, Exmouth", 27th September 2023.

Interpretation
2.— (1) In this Order "the authority" means East Devon District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect
3.— (1) **Subject to article 4,** this Order shall take effect provisionally on 27th September 2023.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition
4. In relation to any tree identified in the first column of the Schedule by the letter "**C**", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 27 September 2023

Signed on behalf of East Devon District Council



.....
Authorised by the Council to sign in that behalf

~~**[CONFIRMATION OF ORDER**~~

~~This Order was confirmed by East Devon District Council without modification on ..... day of~~

~~..... .....~~

~~*OR*~~

~~This Order was confirmed by East Devon District Council on ..... day of .... subject to the following modification(s):~~

~~.....~~

~~Authorised by the Council to sign in that behalf**]**~~

~~**[DECISION NOT TO CONFIRM ORDER**~~

~~A decision not to confirm this Order was taken by East Devon District Council on ..... day of~~

~~..... .....~~

~~.....~~

~~Authorised by the Council to sign in that behalf**]**~~

[VARIATION OF ORDER

This Order was varied by East Devon District Council on ...22nd... day of ...September... ...2026...

under the reference number 24/0044/TPO - *The tree preservation order schedule has been updated to better reflect the tree species that were planted, and worthy of protection, with a view to making a new order.*



.....

Authorised by the Council to sign in that behalf**]**

~~**[REVOCATION OF ORDER**~~

~~This Order was revoked by East Devon District Council on ..... day of ....~~

~~.....~~

~~Authorised by the Council to sign in that behalf**]**~~

SCHEDULE

SPECIFICATION OF TREES

TREE PRESERVATION ORDER NO. 23/0044/TPO

LAND AT OR ADJACENT TO THE FORMER ROLLE COLLEGE PLAYING FIELDS, DOUGLAS AVENUE, EXMOUTH

REF. ON MAP	DESCRIPTION	SITUATION		
TREES SPECIFIED INDIVIDUALLY *(Encircled in a solid black line on map)*				
T1	Scots Pine	Centred on grid ref:	(E) 301296	(N) 80480
	Adj. St Cyr, 26, Douglas Avenue			
T2	Scots Pine	Centred on grid ref:	(E) 301298	(N) 80477
	Adj. St Cyr, 26, Douglas Avenue			
T3	Scots Pine	Centred on grid ref:	(E) 301300	(N) 80473
	Adj. St Cyr, 26, Douglas Avenue			
T4	Hornbeam	Centred on grid ref:	(E) 301337	(N) 80452
	r/o Plot 1			
T5	Apple	Centred on grid ref:	(E) 301349	(N) 80459
	r/o Plot 2			
T6	Hornbeam	Centred on grid ref:	(E) 301358	(N) 80463
	r/o Plot 3			
T7	Apple	Centred on grid ref:	(E) 301366	(N) 80466
	r'o Plot 3			
T8	Rowan	Centred on grid ref:	(E) 301374	(N) 80470
	r/o Plot 4			
T9	Apple	Centred on grid ref:	(E) 301380	(N) 80473
	r/o Plot 4			
T10	Cherry	Centred on grid ref:	(E) 301388	(N) 80476
	r/o Plot 5			
T11	Rowan	Centred on grid ref:	(E) 301397	(N) 80477
	r/o Plot 5			
T12	Rowan	Centred on grid ref:	(E) 301407	(N) 80480
	r/o Plot 6			

T13	Lime	Centred on grid ref:	(E) 301415	(N) 80481
r/o Plot 7				
T14	Cherry	Centred on grid ref:	(E) 301421	(N) 80483
r/o Plot 7				
T15	Apple	Centred on grid ref:	(E) 301429	(N) 80484
r/o Plot 8				
T16	Pear	Centred on grid ref:	(E) 301436	(N) 80487
r/o Plot 8				
T17	Rowan	Centred on grid ref:	(E) 301472	(N) 080473
f/o Plot 10				
T18	Cherry	Centred on grid ref:	(E) 301465	(N) 80466
f/o Plot 9				
T19	Pear	Centred on grid ref:	(E) 301463	(N) 80458
f/o Plot 14				
T20	Rowan	Centred on grid ref:	(E) 301452	(N) 80461
f/o Plot 8				
T21	Pear	Centred on grid ref:	(E) 301440	(N) 80459
f/o Plot 8				
T22	Pear	Centred on grid ref:	(E) 301432	(N) 80457
f/o Plot 7				
T23	Apple	Centred on grid ref:	(E) 301428	(N) 80447
f/o Plot 16				
T24	Whitebeam	Centred on grid ref:	(E) 301411	(N) 80449
f/o Plot 6				
T25	Apple	Centred on grid ref:	(E) 301405	(N) 80450
f/o Plots 5 and 6				
T26	Apple	Centred on grid ref:	(E) 301405	(N) 80442
E end of community garden				
T27	Apple	Centred on grid ref:	(E) 301397	(N) 80442
E side of community garden, in fore of Plot 5				
T28	Apple	Centred on grid ref:	(E) 301389	(N) 80441
E side of community garden, fore of Plot 4				
T29	Rowan	Centred on grid ref:	(E) 301376	(N) 80442
N and centre of community garden				

T30	Apple	Centred on grid ref:	(E) 301367	(N) 80434
W side of community garden, fore of Plot 3				
T31	Apple	Centred on grid ref:	(E) 301362	(N) 80429
W side of community garden, fore of Plot 2				
T32	Apple	Centred on grid ref:	(E) 301356	(N) 80425
W end of community garden				
T33	Rowan	Centred on grid ref:	(E) 301348	(N) 80426
f/o Plot 1				
T34	Strawberry tree	Centred on grid ref:	(E) 301336	(N) 80416
f/o and NW of Plot 23				
T35	Cherry	Centred on grid ref:	(E) 301332	(N) 80422
NW of T34				
T36	Hawthorn	Centred on grid ref:	(E) 301364	(N) 80383
Abutting r/o Plot 22				
T37	Apple	Centred on grid ref:	(E) 301374	(N) 80382
Abutting r/o Plot 21				
T38	Cherry	Centred on grid ref:	(E) 301388	(N) 80388
Abutting r/o Plots 20 - 21				
T39	Apple	Centred on grid ref:	(E) 301392	(N) 80391
Abutting r/o Plot 20				
T40	Cherry	Centred on grid ref:	(E) 301404	(N) 80398
Abutting r/o Plots 19 - 20				
T41	Apple	Centred on grid ref:	(E) 301411	(N) 80401
Abutting r/o Plot 19				
T42	Cherry	Centred on grid ref:	(E) 301419	(N) 80404
Abutting r/o Plots 18 - 18				
T43	Rowan	Centred on grid ref:	(E) 301429	(N) 80410
Abutting r/o Plot 18				
T44	Hawthorn	Centred on grid ref:	(E) 301434	(N) 80416
Abutting r/o Plot 17				
T45	Scots Pine	Centred on grid ref:	(E) 301445	(N) 80420
Abutting r/o Plot 16				
T46	Scots Pine	Centred on grid ref:	(E) 301452	(N) 80424
Abutting r/o Plot 16, adj. access road				

T47	Rowan	Centred on grid ref:	(E) 301502	(N) 80451
	Abutting r/o Plot 12			
T48	Lime	Centred on grid ref:	(E) 301509	(N) 80461
	Abutting r/o, and SE, of Plot 12			

TREES SPECIFIED BY REFERENCE TO AN AREA
(None)

GROUP OF TREES
(None)

WOODLAND
(None)

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations, which apply in relation to England only, substantially revoke and replace the Town and Country Planning (Trees) Regulations 1999, to the extent to which they apply to England. They also revoke the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No. 2) (England) Regulations 2008.

Part 2 prescribes the form of tree preservation orders and the procedure for their making, provisional effect, confirmation, variation and revocation. The prescribed form is set out in the Schedule to the Regulations.

Part 3 of the Regulations sets out prohibited activities in relation to a tree protected by an order and exceptions. Under regulation 13 a tree protected by a tree preservation order may not be cut down, topped, lopped, uprooted or wilfully damaged or destroyed without the consent of the local planning authority, unless an exception applies. These exceptions are set out in sections 198(7) and 200(1) of the Town and Country Planning Act 1990, and in regulation 14 of the Regulations.

Section 198(7) provides exceptions relevant to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of section 2(4) of the Opencast Coal Act 1958 (c. 69) on land affected by a tree preservation order despite its repeal) and section 15 of the Forestry Act 1967 (c.10) (licences under that Act to fell trees comprised in a tree preservation order).

Section 200(1) provides that a tree preservation order does not have effect in respect of anything done by or on behalf of Forestry Commissioners on land placed at their disposal in pursuance of the Forestry Act 1967 or otherwise under their management or supervision or anything done by or on behalf of any other person under a plan of works approved by the Forestry Commissioners under a forestry dedication covenant (as defined in section 5 of the Forestry Act 1967) or under conditions of a grant or loan made under section 1 of the Forestry Act 1979 (c. 21).

Regulation 14 contains exceptions to the requirement for consent and regulation 15 contains exceptions for trees in conservation areas.

Part 4 of the Regulations prescribes the procedure for applications for consent under tree preservation orders.

Part 5 prescribes the procedure for appeals and for their determination. Regulation 19 grants a right of appeal in respect of a refusal to grant consent, a grant of consent subject to conditions or a failure to determine an application for consent within the prescribed time period.

In Part 6, regulation 24 provides for compensation claims, subject to exceptions, to be made where loss or damage has been incurred as a consequence of a refusal to grant consent, a grant of consent subject to conditions or a refusal of approval required under a condition.

Part 7 contains miscellaneous provisions. Regulation 25 provides that the prescribed time for the purposes of sections 206(1)(b) (replacement trees) and 213(1)(b) (enforcement of controls as respects trees in conservation areas) is whenever the cutting down or uprooting of a tree is authorised only by virtue of regulations 14(1)(a)(i) or 14(1)(c) (dead or dangerous trees).

Regulation 26 revokes the Town and Country Planning (Trees) Regulations 1999, the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No.2) (England) Regulations 2008, subject to transitional, transitory and saving provisions in respect of certain classes of order. This regulation also saves regulation 17 of the Town and Country Planning (Trees) Regulations 1999 (amendment to the Town and Country Planning General Regulations 1992).

Under section 193 of the Planning Act 2008 (c. 29), all tree preservation orders made prior to the date on which these Regulations come into force take effect with the omission of all of their provisions other than any that identify the order or identify the trees, groups of trees or woodlands to which the order applies.

A full impact assessment of the effect that this instrument will have on the costs of business, charities and the voluntary sector has been prepared in relation to these Regulations. The assessment has been placed in the Library of each House of Parliament and is published with the Explanatory Memorandum alongside the instrument on www.legislation.gov.uk). The assessment may also be accessed at www.communities.gsi.gov.uk.

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (England) REGULATIONS 2012

Town and Country Planning Act 1990
TREE PRESERVATION ORDER (NO. 26/0014/TPO)

East Devon District Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order—

Citation
1. This Order may be cited as the Tree Preservation Order No. 26/0014/TPO, "Land North and West of Footpath From Trelivan Close To Dinan Way, Exmouth", 20th April 2026.

Interpretation
2.— (1) In this Order "the authority" means East Devon District Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect
3.— (1) **Subject to article 4,** this Order shall take effect provisionally on 20th April 2026.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition
4. In relation to any tree identified in the first column of the Schedule by the letter "**C**", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated 20 April 2026

Signed on behalf of East Devon District Council



.....
Authorised by the Council to sign in that behalf

[CONFIRMATION OF ORDER

This Order was confirmed by East Devon District Council without modification on ...7th... day of

...October... ...2026...

~~*OR*~~

~~This Order was confirmed by East Devon District Council on ..... day of .... subject to the following modification(s):~~



.....

Authorised by the Council to sign in that behalf**]**

~~**[DECISION NOT TO CONFIRM ORDER**~~

~~A decision not to confirm this Order was taken by East Devon District Council on ..... day of~~

~~..... .....~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~**]**

~~**[VARIATION OF ORDER**~~

~~This Order was varied by East Devon District Council on ..... day of ....~~

~~under the reference number .....~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~**]**

~~**[REVOCATION OF ORDER**~~

~~This Order was revoked by East Devon District Council on ..... day of ....~~

~~.....~~

~~Authorised by the Council to sign in that behalf~~**]**

SCHEDULE

SPECIFICATION OF TREES

TREE PRESERVATION ORDER NO. 26/0014/TPO

LAND NORTH AND WEST OF FOOTPATH FROM TRELIVAN CLOSE TO DINAN WAY, EXMOUTH

REF. ON MAP	DESCRIPTION	SITUATION		

TREES SPECIFIED INDIVIDUALLY
(None)

TREES SPECIFIED BY REFERENCE TO AN AREA
(None)

GROUP OF TREES
(None)

WOODLAND
(Shown within a continuous black line on map)

W1	Except for Rhododendron and Laurel	Centred on grid ref:	(E) 302133	(N) 083429

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations, which apply in relation to England only, substantially revoke and replace the Town and Country Planning (Trees) Regulations 1999, to the extent to which they apply to England. They also revoke the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No. 2) (England) Regulations 2008.

Part 2 prescribes the form of tree preservation orders and the procedure for their making, provisional effect, confirmation, variation and revocation. The prescribed form is set out in the Schedule to the Regulations.

Part 3 of the Regulations sets out prohibited activities in relation to a tree protected by an order and exceptions. Under regulation 13 a tree protected by a tree preservation order may not be cut down, topped, lopped, uprooted or wilfully damaged or destroyed without the consent of the local planning authority, unless an exception applies. These exceptions are set out in sections 198(7) and 200(1) of the Town and Country Planning Act 1990, and in regulation 14 of the Regulations.

Section 198(7) provides exceptions relevant to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of section 2(4) of the Opencast Coal Act 1958 (c. 69) on land affected by a tree preservation order despite its repeal) and section 15 of the Forestry Act 1967 (c.10) (licences under that Act to fell trees comprised in a tree preservation order).

Section 200(1) provides that a tree preservation order does not have effect in respect of anything done by or on behalf of Forestry Commissioners on land placed at their disposal in pursuance of the Forestry Act 1967 or otherwise under their management or supervision or anything done by or on behalf of any other person under a plan of works approved by the Forestry Commissioners under a forestry dedication covenant (as defined in section 5 of the Forestry Act 1967) or under conditions of a grant or loan made under section 1 of the Forestry Act 1979 (c. 21).

Regulation 14 contains exceptions to the requirement for consent and regulation 15 contains exceptions for trees in conservation areas.

Part 4 of the Regulations prescribes the procedure for applications for consent under tree preservation orders.

Part 5 prescribes the procedure for appeals and for their determination. Regulation 19 grants a right of appeal in respect of a refusal to grant consent, a grant of consent subject to conditions or a failure to determine an application for consent within the prescribed time period.

In Part 6, regulation 24 provides for compensation claims, subject to exceptions, to be made where loss or damage has been incurred as a consequence of a refusal to grant consent, a grant of consent subject to conditions or a refusal of approval required under a condition.

Part 7 contains miscellaneous provisions. Regulation 25 provides that the prescribed time for the purposes of sections 206(1)(b) (replacement trees) and 213(1)(b) (enforcement of controls as respects trees in conservation areas) is whenever the cutting down or uprooting of a tree is authorised only by virtue of regulations 14(1)(a)(i) or 14(1)(c) (dead or dangerous trees).

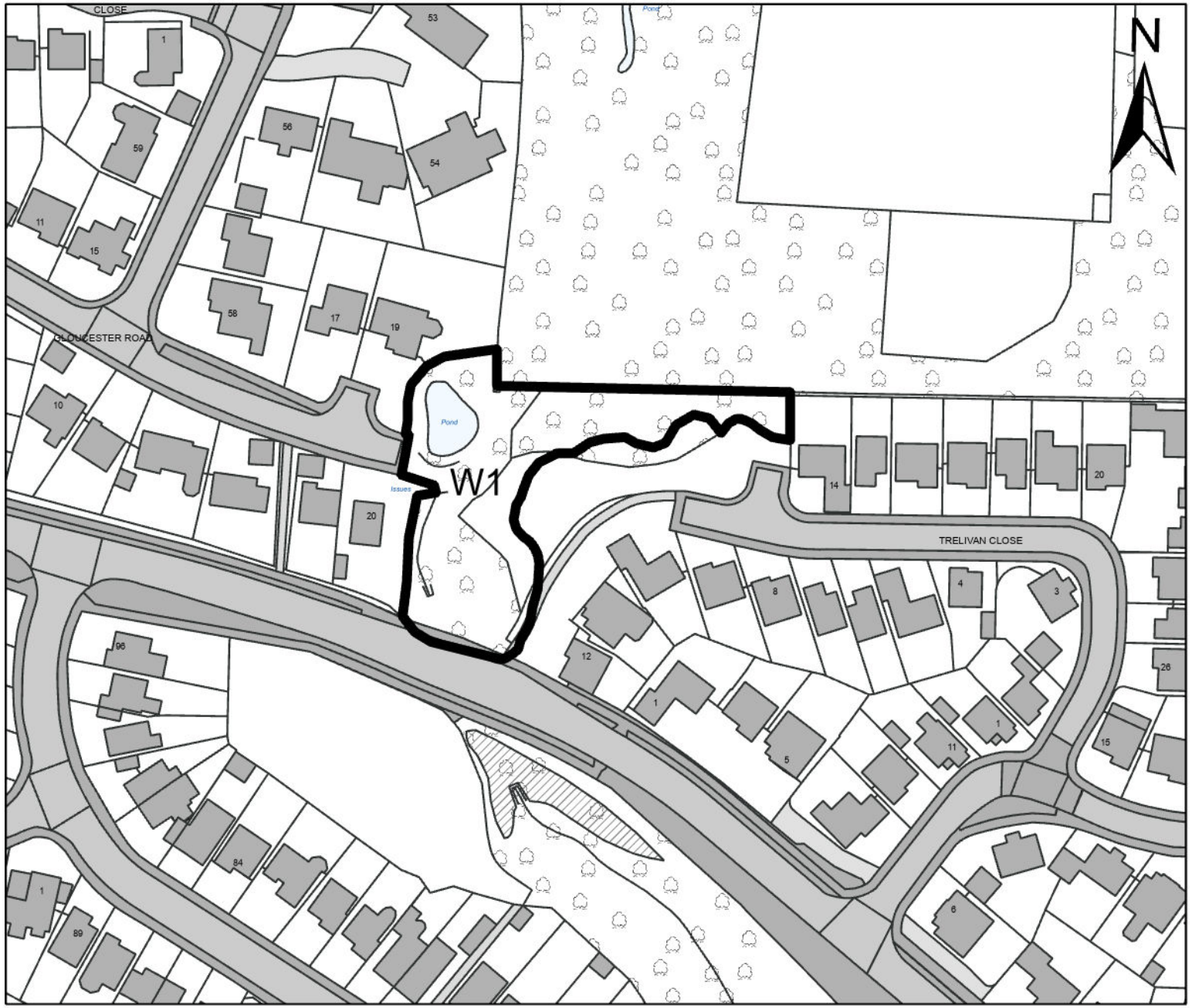
Regulation 26 revokes the Town and Country Planning (Trees) Regulations 1999, the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008 and the Town and Country Planning (Trees) (Amendment No.2) (England) Regulations 2008, subject to transitional, transitory and saving provisions in respect of certain classes of order. This regulation also saves regulation 17 of the Town and Country Planning (Trees) Regulations 1999 (amendment to the Town and Country Planning General Regulations 1992).

Under section 193 of the Planning Act 2008 (c. 29), all tree preservation orders made prior to the date on which these Regulations come into force take effect with the omission of all of their provisions other than any that identify the order or identify the trees, groups of trees or woodlands to which the order applies.

A full impact assessment of the effect that this instrument will have on the costs of business, charities and the voluntary sector has been prepared in relation to these Regulations. The assessment has been placed in the Library of each House of Parliament and is published with the Explanatory Memorandum alongside the instrument on www.legislation.gov.uk). The assessment may also be accessed at www.communities.gsi.gov.uk.

East Devon District Council Tree Preservation Order 26/0014/TPO

Land North and West of Footpath From Trelivan Close To Dinan Way, Exmouth



East Devon District Council

Key

- Tree
- Area
- Group
- Wood

Authorised Signature

07 October 2026



1:1,250

0 12.5 25 50 Metres

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