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

21 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 26 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

2. **Minutes of meeting held on 12 October 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**

   None

6. **Planning applications.**

BRIXINGTON

None

HALSDON

Planning Application No: 26/1866/FUL

Location: 192 Exeter Road, EX8 3EA
Applicant: Mrs Hayley Lemon
Proposal: Conversion of existing store/workshop within residential curtilage to a single independent dwelling.

Date limit for comments: 09.11.26

LITTLEHAM

None

TOWN

Planning Application No: 26/1985/FUL

Location: Land at Chapel Street
Applicant: BT Group PLC
Proposal: Installation of 1 no. BT street hub unit and associated advertisement panels on either side of the unit.

Date limit for comments: 02.11.26

WITHYCOMBE RALEIGH

Planning Application No: 26/1861/FUL

Location: 5 Lovelace Crescent, EX8 3PP
Applicant: Mr Josh Ellis
Proposal: Proposed porch enlargement.

Date limit for comments: 03.11.26

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7. Other items

i. Notification of New Premises Licence Application received.

Ref No: 062849
Premises: Krasis Eatery – 40 The Strand, EX8 1AH
Ward: Exmouth Town
Name of Applicant: Mr Krasimir Dimitrov

Details of the application can be viewed on EDDC's website.

Date limit for comments: 11.11.26

Representation must relate to one or more of the four licensing objectives:

- the prevention of crime and disorder
- public safety 4
- the prevention of public nuisance
- the protection of children from harm

ii. Notification of a Pavement Licence application

The applicant is: Nicola McQuillen of Brava Trading Limited – Prezzo, Exmouth
Location requested: On the pavement outside of the premises, Prezzo
Times and days requested: Daily – 11:00 – 22:00
Period of licence requested: 2 years
The application is for: Consumption of food and drink.
3 x Tables
9 x Chairs
2 x Planters

A map of the proposed site is attached for information.

Date limit for comments: 29.10.26

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8. Items for information

i. Appeal Decision

Appeal ref: 6013380

Appeal by: Mr B Penny
Application Ref: 23/2740/OUT
Location: Land to the South of Courtlands Lane, EX8 3NZ

The above appeal is dismissed; the decision notice is attached for information.

ii. Notification of Tree Works considered an exemption to TPO 18/0099/TPO
33 Maple Drive, Exmouth, EX8 5NR

Copy letter attached for information.

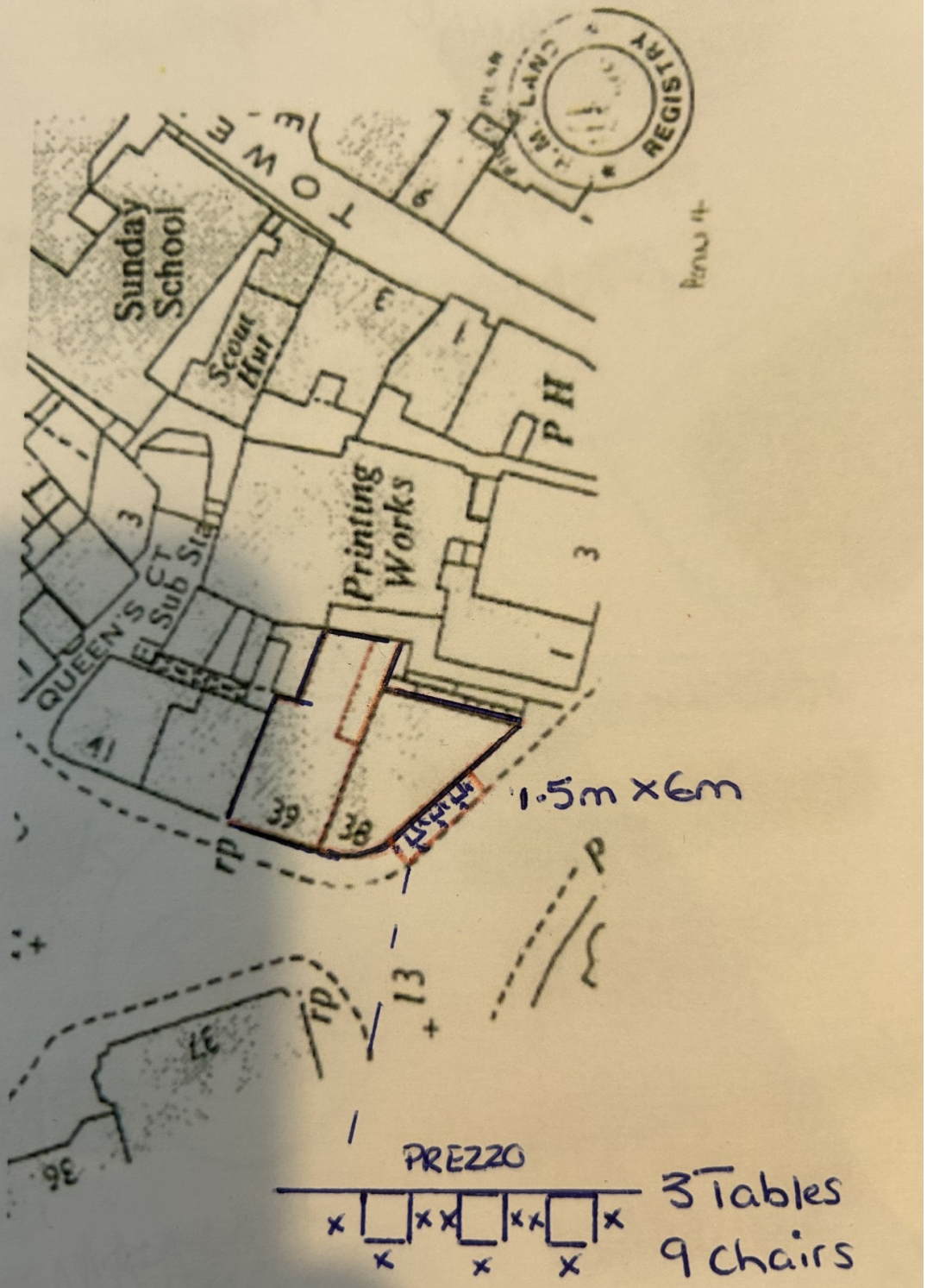
iii. Appeal Notification
Appeal ref: 6016936
Appeal by: RBL Homes
Application Ref: 26/1037/FUL
Location: 10 Elwyn Road, EX8 2EL
Proposal: Demolition of existing dwelling and construction of 4 no. detached self-build dwellings with associated parking and landscaping.

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.

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9. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0996/FUL 83 Exeter Road	No objection	Refusal


TOWER
Sunday School
Scout Hut
PH
Printing Works
QUEEN'S CT
Sub Sta
41
39
38
37
36
13
1.5m x 6m
PREZZO
3 Tables
9 chairs

Planning Inspectorate

Appeal Decision

Site visit made on 29 September 2026

by J Hills MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 October 2026

Appeal Ref: 6013380
Land to the South of Courtlands Lane, Exmouth EX8 3NZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
- The appeal is made by Mr B Penny against the decision of East Devon District Council.
- The application Ref is 23/2740/OUT.
- The development proposed is outline permission for the construction of up to six dwellings, sought with all matters reserved other than access.

Decision

1. The appeal is dismissed.

Preliminary matters

2. The application is made in outline form with all matters other than access reserved for later consideration and I have assessed the appeal on this basis. A number of plans have been submitted during the application and appeal processes illustrating potential layouts, pedestrian links, passing places and wider development concepts. I have treated those plans as illustrative material only insofar as they relate to reserved matters. However, where such plans show matters relating to access, including circulation routes and connections within the site, I have had regard to them as part of my assessment because access forms part of the proposal before me.

3. On 17 August 2026, the Government published a new National Planning Policy Framework (the Framework). Within the appeal timetable, both parties have had the opportunity to comment on its implications for their respective cases. I have considered the new Framework in my determination of the appeal.

Main issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

5. The appeal site comprises a broadly rectangular field located off a narrow lane on the edge of Exmouth. Despite the urban surrounds, it forms a rather tranquil space that is part of a broader, open and rolling agricultural landscape, visually connected to an attractive estuary setting. These qualities are consistent with its character area descriptions and local designation as a Coastal Preservation Area (CPA). The appeal site is positioned on a ridge where it can be seen not only from the immediate surroundings, but also from a number of public vantage points. This

includes the A376, Seafield Avenue, and at the entrance to and within what appeared to be a well-used permissive path.

6. It is positioned between a road-fronted, ribbon of housing and a more sporadic collection of built form that includes some listed buildings such as the large Grade II Lympstone Manor. These are set within and surrounded by a generous, farmed landscape setting. In that respect there is a statutory duty to pay special regard to the desirability of preserving the buildings or their setting. The Manor replaced a farmhouse, and its significance derives from being part of an 18th century fashion for building large houses in dramatic locations. The surrounding listed wall is recognised for its architectural significance. Subject to detailed design, the Council is satisfied the proposal would not harmfully affect the setting of the listed buildings and I find no compelling reason to disagree. Even so, the historic farmed landscape setting surrounding the Manor and associated buildings distinguishes it from the main built-up area of Exmouth.

7. Within that context, reliance is placed on the submitted Landscape and Visual Appraisal (LVA) which concludes that the site has a strong visual relationship with the edge of Exmouth and would appear as a logical continuation of existing development along Courtlands Lane. It also contends that the site is visually contained by existing boundary vegetation, that views from the wider estuary are limited, and that the proposed retention of hedgerows together with extensive additional landscaping, including off-site hedge reinstatement and tree planting, would successfully assimilate the development into its surroundings.

8. It is agreed that the site adjoins existing development and is not isolated from the settlement. Moreover, existing vegetation provides a degree of containment, and the proposed landscaping would, over time, soften some views of the development. Furthermore, it is acknowledged that the site is not within a nationally designated landscape and that views from the wider estuary are generally experienced at a distance.

9. However, the generous gap provided by the appeal site between development along Courtlands Lane and the built form associated with Lympstone Manor contributes to the perception of separation between these areas of development. From here views of the estuary can be appreciated. The LVA acknowledges that development would reduce that separation and create a more continuous pattern of built form along this part of the lane. While it may be possible in part to follow a similar building line to those properties found to the east, the proposed access arrangements indicate a likely encroachment of housing well away from Courtlands Lane. Moreover, the appeal site includes land beyond the existing hedge boundary that is shown on one indicative plan to include an attenuation pond.

10. With the above in mind, having observed the appeal site from a number of places, it was evident that a scheme of six homes with its associated activity and urbanising encroachment would be eminently visible as an unusual adjunct at odds with the prevailing pattern of housing development. Furthermore, even well-established landscaping of the nature proposed, including the reinstatement of historic field boundaries, would be unlikely to mitigate the landscape harm arising from the fundamental change in character caused by the development. As such, the scheme would erode the small but valuable contribution the field makes to the undeveloped landscape setting.

11. Additionally, the revised layout relies upon a different arrangement and red line area from those refused by the Council. Whilst it identifies the immediate access works, it does not illustrate the visibility splays shown on the earlier scheme. As such, the full landscape implications of the proposed access remain uncertain. In particular, it is unclear whether further hedgerow reduction or vegetation management along the frontage would be necessary to achieve and maintain adequate visibility. Given the contribution that this vegetation makes to the rural character of Courtlands Lane, I cannot be satisfied that the proposed landscaping would adequately mitigate the development's effects in this immediate context.

12. Accordingly, notwithstanding the conclusions of the LVA and the absence of competing technical landscape evidence from the Council, I find, as a matter of planning judgement, that the proposal would result in an unacceptable erosion of the open and undeveloped character of this part of the CPA. Consequently, even if the CPA boundaries were to alter to omit the appeal site, the proposal would nevertheless fail to conserve valued landscape qualities and local distinctiveness.

13. For the reasons given, I conclude that the proposal would have a harmful effect on the character and appearance of the area. As such, there would be conflict with strategies 44 and 46 of the East Devon Local Plan (LP) and Policy EN1 of the Exmouth Neighbourhood Plan (NP), which say, in part, that development will not be allowed if it would damage the undeveloped/open status of the CPA defined for its visual openness and views to and from the sea. Furthermore, development should conserve the quality and local distinctiveness of the natural and historic landscape character of East Devon.

14. In its decision notice the Council references conflict with landscape features Policy OL01 from the Regulation 19 Publication Draft LP (DLP). This policy has not been tested at examination and is not adopted. Any conflict with it can therefore only be given very little weight.

Other considerations

15. I have had regard to the site's inclusion within a proposed housing allocation in the DLP. This has been informed by a CPA review which is understood to have led to the recommended removal of the designation at the appeal site. In any case, I have concluded above that there would be landscape harm even in the absence of the designation. Within that context, although the Council envisages a residential use of the land in principle, the DLP has yet to be examined or adopted and it is conceivable that it may not come forward in its current form. I have therefore attached very limited weight to this consideration.

16. In any event, the appeal proposal represents only part of the wider draft allocation. The submissions and competing access plans provide little assurance as to how the comprehensive development of the allocation would be secured or delivered in the manner envisaged by the Council. This limits the extent to which the proposed allocation lends support to the scheme before me.

Other matters

17. I have had regard to the representations made in respect of pre-application discussions, the processing of the application, and an officer recommendation of approval. Councillors were, however, entitled to disagree with officers and made a planning judgement on the merits of the proposal. Likewise, I have assessed the

proposal on its merits and the information before me. These matters are given little weight.

18. My attention is drawn to the point that the Council does not object to a range of matters, including but not limited to highways, drainage, biodiversity, and residential amenity. Be that as it may, any lack of harm in these respects would be a neutral factor in the appeal determination.

19. Several appeal decisions have been advanced in support of the appellant's case. The landscape harm and planning balance applied with the appeal in Ashbourne[1] evidently turns on the site-specific circumstances and housing supply position. These are quite different from this appeal and are of little relevance.

20. The inspector dealing with the Leonard Stanley appeal[2] gave significant weight to an emerging site allocation, though that particular plan was being examined and hearings had been held in respect of site allocations. There were also no unresolved objections or modifications proposed to the relevant allocation. As such, the circumstances are not comparable.

21. The Hopwood appeal[3] and its costs decision relate to a scenario where a Council failed to substantiate its reason for refusal in respect of location and its Green Belt designation. However, with this appeal, and prior to the member's deliberations, the Council has consistently made the case that there would be landscape harm. Accordingly, I do not consider the circumstances of the two cases to be comparable.

Planning balance and conclusion

22. I have found that the proposal would harm the character and appearance of the area. Consequently, it would conflict with the relevant policies of the LP and NP.

23. However, it is undisputed that the Council is unable to demonstrate a five-year supply of deliverable housing sites, with the current supply understood to be 3.16 years. In that context, the proposal would deliver six dwellings and would therefore make a small, but nonetheless, meaningful contribution towards boosting the supply of housing. Given the Council's inability to demonstrate a five-year housing land supply, I attach substantial weight to this benefit. The proposal would also provide associated economic benefits through construction activity and future household expenditure in a relatively well-connected location.

24. That said, I have also had regard to Framework Policy HO7, which seeks to ensure that housing development contributes towards meeting the needs of different groups within the community. Whilst the proposal would positively contribute towards overall housing delivery, it would comprise open market housing only and there is limited evidence before me that it would specifically address the identified needs referred to by Policy HO7. Consequently, whilst I continue to attach substantial weight to the provision of additional housing, the extent to which the proposal would contribute towards meeting the full range of identified housing needs is more limited.

[1] APP/P1045/W/25/3363697
[2] APP/C1625/W/23/3325249
[3] APP/P1805/W/24/3339483

25. Additionally, the Framework's approach to determining proposals for development outside settlements, such as this appeal site, is set out within Policy S5. This advises that residential development which is physically well-related to an existing settlement, should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. In undertaking that assessment, failure to comply with policies which identify circumstances in which development should be refused is a situation where the adverse effects are likely to substantially outweigh the benefits. Amongst these is Policy DP3, which seeks development that responds appropriately to the history, character, and features of a site and its setting, so that it integrates and enhances its surroundings. There would be conflict with DP3.

26. Furthermore, Framework Policy N5 says development proposals should maintain the character of undeveloped areas of coast, including land designated for its landscape value. The landscape harm identified above is consistent with the policies of the Framework and can be given a significant amount of weight.

27. Taking all of the above into account, I conclude that the harm to the character and appearance of the area would substantially outweigh the benefits of the proposal, when assessed against the policies of the Framework taken as a whole. This indicates that permission should not be given. The proposal would conflict with the development plan as a whole and there are no other considerations, including the provisions of the Framework, which outweigh this finding. Therefore, for the reasons given, the appeal should not succeed.

J Hills

INSPECTOR

Date: 14 October 2026
Contact number: 01404 515616
Extension number:
E-mail: trees@eastdevon.gov.uk
Our Reference: **26/2097/PRETDD**

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 Daniel (Exe Arb)

Notification of Tree works considered an exemption to TPO 18/0099/TPO
Address: 33 Maple Drive, Exmouth, EX8 5NR

Thank you for advising the Council that you would like to carry out works to which you consider to be an exemption to the usual requirements of the tree protection legislation.

The works are: Oak: fell (dead).

The works in question are considered to be an exception from the normal requirement to seek the consent of this Council under Regulation 14 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012. This regulation of the Act provides for works to be carried out on dead and dangerous trees (or parts of trees) in the interests of safety.

There is a duty under the Act to plant replacement trees when trees are removed under this exception. In this instance, replanting will be required in the first planting season following removal (November to March). The tree should be an ***oak*** with a minimum girth of 8-10cms. This replacement tree will be covered by the existing Tree Preservation Order. The tree species, size and planting location should be agreed in writing with East Devon District Council prior to planting.

Please can you notify the council when the replanting has been carried out, and if possible submit a photograph of the new tree and its location.

Yours sincerely

Arboricultural Team
Countryside Service

Copy to: The Clerk to Exmouth Town Council
Councillors Maddy Chapman and Cherry Nicholas
Tree Warden Jan Gannaway
Land Charges

Informatives:

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 6003078 or 0300 0601110 (Exeter Office). Further advice on bats is available from The Bat Conservation Trust (0845 1300228).

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 Rd, Heathpark Ind Estate, Honiton EX14 1EJ or can be purchased from the BSI Shop on the website www.bsigroup.com/shop.

Date: 20 October 2026
Please contact: Mr R Capon (01395 517521)
E-mail: Planningappeals@eastdevon.gov.uk
Our Reference: **26/1037/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 UNDER S78(1) WRITTEN REPRESENTATIONS (PART 1) PROCEDURE

APPEAL BY:	**RBL Homes**
APPEAL REF:	**6016936**
PROPOSAL:	**Demolition of existing dwelling and construction of 4no. detached self-build dwellings with associated parking and landscaping**
LOCATION:	**10 Elwyn Road Exmouth EX8 2EL**
STARTING DATE:	**13 October 2026**

I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Part 1 process, there is no opportunity for you to submit comments. However, 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 withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **10 November 2026.** You can do this by either contacting their customer service team on 0303 444 5000 or by completing their online customer contact form.

You can view the appeal documents for this application on our website: www.eastdevon.gov.uk.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. 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