EXMOUTH TOWN COUNCIL
Minutes of the Meeting of Exmouth Town Council Planning Committee held in the Council Chamber, Town Hall, St Andrews Road, Exmouth on Monday 14 September 2026 at 6:15pm

Present:

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

Observing:
Councillor Brian Bailey

Apologies:
Councillor Andrew Colman
Councillor David Poor

Public Speaking Time
None

P26/143. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor G Deasy, seconded by Councillor T Dumper, and agreed that the minutes of the previous meeting held on 1 September 2026 were a true record.

P26/144. To receive any declarations of interests from members:

Councillor G Deasy queried whether he should declare an interest in relation to planning application 26/1623/FUL, 72 Winston Road, having previously met the applicant during a Mayoral visit. As there was no further connection or involvement, it was agreed that no declaration of interest was required.

Minute P26/146. Trees and advertising consent applications:
26/1581/TRE, 31 Ivydale
Councillor C Nicholas declared a non-registerable interest as a resident of Ivydale.

P26/145. Urgent business.

None

P26/146. 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

Comments Statutory Consultees:
Tree Officer's report previously circulated.
Recommendation: **SPLIT DECISION**
Approval: T1, remove major hazardous deadwood.
Refusal: T1, Oak : crown reduce by 1.5m on western and southwestern aspect of canopy, reduce height by 1.5m. Maximum diameter of cuts 65mm.
The oak tree in the application can be seen easily by the general public, and it makes a significant contribution to amenity and to the character of the area. The tree appears to be in stressed condition with reduced vitality. The proposed crown reduction is considered detrimental to the health of the tree and the amenity it provides, no clear reasons have been stated in support of the application, and the harm is judged not to be justified, therefore the Council refuses permission for this element of the works.

Decision: Proposed: CN Seconded: TD
Approval of split decision in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:
Tree Officer's report previously circulated.
Recommendation: **APPROVAL**

Decision: Proposed: CN Seconded: TD
Approval in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:
Tree Officer's report previously circulated.
Recommendation: **APPROVAL**

Decision: Proposed: TD Seconded: MR
Approval in accordance with the Tree Officer's report.

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

Comments Statutory Consultees:
Tree Officer's report attached for information.
The Chair reported that the Ward Member had previously considered the tree application and had resolved to approve the application in accordance with the Tree Officer's recommendation.

Decision: Proposed: JW Seconded: GD
The decision to approve the tree application in accordance with the Tree Officer's report was ratified.

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

Members agreed to delegate the decision to the Ward Members in the absence of the Tree Officer's report. The decision will be presented for ratification at the next meeting.

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

Members agreed to delegate the decision to the Ward Member in the absence of the Tree Officer's report. The decision will be presented for ratification at the next meeting.

P26/147. 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

Comments Statutory Consultees: None

View of representations:
1 x Rep - harms the character and appearance of the street scene, affects visibility and highway safety for road users.

ENP Policy: EB2

Decision: Proposed: CN Seconded: MR
Objection: The property occupies a prominent corner position at the junction of Winston Road and Cliston Avenue within a residential area. Members noted that the surrounding streetscape is predominantly characterised by open frontages and landscaping. They further considered that the scale, height and design of the proposed fence appeared visually dominant, creating a "fortress-like" appearance that is uncharacteristic of front boundary treatments within the locality. As such, the fence was considered incongruous and harmful to the established character and appearance of the area.
Accordingly, the application was considered contrary to Policy EB2 of the Exmouth Neighbourhood Plan, which requires development to be sensitive to local character, reflect surrounding design styles, and achieve a high standard of design.

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

Comments Statutory Consultees:
Historic England – 09.09.26 – Do not wish to comment.

View of representations: None

ENP Policy: EB1 (Listed), EB2

Decision: Proposed: TD Seconded: MR
No objection subject to the Conservation Officer's report.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: JW
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: TD Seconded: GD
No objection

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. (Currently 28 February to 14 January)

Additional 28 days of operation.

Date limit for comments: 22.09.26

Comments Statutory Consultees:
Economic Development Officer – Fully supports application. Proposal will extend the tourist season, support local jobs and businesses whilst aligning with commitment in our tourism strategy to be a year-round destination.
Environmental Health – No concerns
EDDC Landscape Architect – No comment
Environment Agency – Do not wish to comment.
DCC Historic Environment Officer – No comment
DCC Flood Risk Management - will only provide comments on surface water drainage issues where specific concerns are identified by the planning officer and resources permit**.**

View of representations:
2 x Rep - The objection argues that extending Devon Cliffs' opening period would exacerbate year-round traffic congestion and safety issues, particularly at the Clinton Arms one-way bridge, while increasing noise, pollution, litter, pressure on local

services and infrastructure, environmental concerns, antisocial behaviour and potential de facto residential occupation, resulting in a significant loss of residents' quality of life and local amenity.
1 x letter of support

ENP Policy: EE1

Decision: Proposed: GD Seconded: MR
Objection: Members expressed concern that residents of Littleham would receive no respite from increased traffic and visitor activity associated with the park, resulting in a detrimental impact on their quality of life. Concerns were also raised regarding the potential for the accommodation to become occupied on a permanent basis, as there appeared to be no mechanism preventing residents from vacating temporarily between 14 January and 1 February in order to comply with occupancy restrictions. Members were further concerned that visitors who would otherwise stay in alternative accommodation within Exmouth, thereby distributing economic benefits more widely across the town, could instead be concentrated on the Devon Cliffs site, reducing spending within local businesses and the wider town centre.

The application was therefore considered to be contrary to Exmouth Neighbourhood Plan Policy EE1, which supports tourism-related development provided it does not adversely affect the character, amenity, or functioning of the local area.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Listed)

Decision: Proposed: MR Seconded: GD
No objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No Objection

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: JW Seconded: DC
Objection; Members expressed concern that the proposed replacement railings would be out of keeping with the traditional character and appearance of the Conservation Area. Members commented that any replacement railings should accord with the recommendations of the Conservation Officer in order to preserve and enhance the area's historic significance.

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

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: DC Seconded: JW
No objection

WITHYCOMBE RALEIGH

None

P26/148. Other items

i. Allocation Street Name: Development at Goodmores
Consideration was given to the suggested street names for the above development.

Date limit for comments: 28.09.26

Agenda item deferred to the next meeting to allow members time to propose alternative bird names for the allocation of street names. The Chair requested that members email both him and the Planning Administrator with their suggested street names, together with a brief explanation outlining the reason for the proposal and its relevance to the local area.

P26/149. 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.

It was noted that an appeal had 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 was previously circulated for information.

P26/150. 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	Objection	Refusal

Global Street Hub adjoining 19 Imperial Road		
26/0890/LBC 62 Camperdown Terrace	No objection	Withdrawn

The meeting concluded at: 19.19

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