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 28 September 2026 at 6:15pm

Present:

Councillor Tim Dumper (Acting Chair)
Councillor Dianne Conduit
Councillor Cherry Nicholas
Councillor Mike Rosser
Councillor Andrew Woodward

Apologies:

Councillor Graham Deasy
Councillor David Poor
Councillor Joe Whibley (Chair)

Public Speaking Time

Ray Williams spoke regarding planning application 25/0494/FUL, Hollenden, 7 Foxholes Hill, demolition of existing house and garage to provide 18 residential flats with associated landscaping, car parking, bin and bike stores.

Amended plans for consultation.
Apartments revised with gable roofs stepping down hill to reduce massing and to provide a better response to the existing streetscape. Additional soft landscaping added, including additional tree and hedge screening along Foxholes Hill.

P26/151. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor A Woodward, seconded by Councillor D Conduit, and agreed that the minutes of the previous meeting held on 14 September 2026 were a true record.

P26/152. To receive any declarations of interests from members:

Councillor T Dumper declared a Non-Registerable Interest as a member of the District Council's Licensing Committee.

Minute P26/154. Tree and advertising consent applications.
26/1583/TRE 14 Durham Close, EX8 5QU
All members of the Committee declared a Non-Registerable Interest as the applicant's partner was a Town Councillor.

Minute P26/155. Planning Applications.
26/1838/FUL, Flat 2, 7 Louisa Terrace, EX8 2AQ
Councillor T Dumper declared a Non-Registerable Interest as he knew the applicants.

P26/153. Urgent business.

i. Amended plans

ADJOINING PARISH

Planning application No: 25/2631/FUL

Location: Kings Garden And Leisure Hulham Road, EX8 5DZ
Applicant: Mr Richard King
Proposal: Proposed extension to the approved garden centre restaurant and retail unit (Class E) (ref. 23/1074/FUL) to provide additional retail and storage space and external customer seating

Amended plans for consultation.
Additional information in the form of a Transport Statement and Retail Impact Assessment and amended proposed site plan received 23/09/26.

Comments Statutory Consultees:

No Updated Comments Received Regarding Amended Plans

Previous comments regarding original application
Devon County Highways - 27.07.26 - concern that the application could increase traffic and reduce parking without sufficient transport evidence, and in the absence of a Travel Plan/Transport Statement assessing these impacts and identifying mitigation measures, is likely to recommend refusal, although no recent collision issues have been recorded and cycle storage and a construction management plan are suggested if permission is granted.
Cllr Geoff Jung – 10.07.26 – Supports application
Environmental Health – 09.07.26 - no objection in principle but recommends a condition requiring any fixed plant or equipment to be designed and operated with appropriate noise mitigation so that noise levels remain below background levels, protecting nearby residents' amenity.
Town Council – 09.07.26 – No objection to the amended plans

View of representations: None

ENP Policy: EB2

Member did not wish to comment

ii. PROPOSED UPGRADE TO EXISTING RADIO BASE STATION AT CS 12139432, LAND AT VODAFONE EXMOUTH LIVERTON, LIVERTON BUSINESS PARK, SALTERTON ROAD, EXMOUTH, EX8 2NX (NGR: E302627, N082204)

The Committee considered notification of the proposed upgrade to the existing radio base station. Members were advised that comments were requested within 14 days. Following consideration, the Committee agreed that it did not wish to submit any comments on the proposal.

P26/154. Tree and advertising consent applications.

BRIXINGTON

Planning Application No: 26/1583/TRE

Location: 14 Durham Close, EX8 5QU
Applicant: N Southwood
Proposal: T1, Turkey Oak: reduce the crown by up to 2m to suitable pruning points, retaining a balanced and natural crown form. The finished tree will have an approximate height of 10 metres, with a maximum pruning wound diameter of 65mm.
T2, Oak: reduce the crown by up to 2m to suitable pruning points, retaining a balanced and natural crown form. The finished tree will have an approximate height of 8m, with a maximum pruning wound diameter of 65mm.
T3, Oak: reduce the crown by up to 2m to suitable pruning points, retaining a balanced and natural crown form. The finished tree will have an approximate height of 8m, with a maximum pruning wound diameter of 65mm.

Target date: 01.10.26

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

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

P26/155. Planning applications.

BRIXINGTON

Planning Application No: 25/0078/MOUT

Location: Land At Higher Marley Road
Applicant: Tracy Ford
Proposal: Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 119 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Higher Marley Road.

Amended plans
Revision to site layout and additional landscape and ecological information.

Date limit for comments: 01.10.26

Comments Statutory Consultees:
Comments regarding Amended Plans 08.09.26
DCC Flood Risk Management – 28.09.26 – No objection in principle but require further information.
Cllr G Jung – 23.09.26 - maintains objection, the proposed 119 homes significantly exceed the Local Plan allocation of 70 dwellings, would worsen access and infrastructure issues, and should not be occupied until South West Water upgrades are completed.
Town Council
Meeting 31.03.26 - Objection sustained. Concerns raised previously have not been satisfactorily mitigated. i.e. in terms of impact on Marley Road, flooding and land drainage concerns and detrimental ecological impact. Members also expressed disappointment that DCC Highways has not commented on the proposed road access *

***Jeff Trail –** Phone call 28.09.26 – Advised that DCC will be undertaking a Traffic Impact Assessment to evaluate all proposed major developments and their cumulative impact on Exmouth.

Meeting 29.09.25
Objection Sustained: The concerns previously raised remain unresolved. Notably, the comments from the EDDC Landscape Architect regarding access via the neighbouring Goodmores site have not been addressed. This alternative access would allow the existing Marley Road entrance to be reserved for pedestrians and cyclists, in alignment with Policy GA3 of the Exmouth Neighbourhood Plan. This policy states that all new housing and employment developments should seek to connect with the existing footway and cycle network or create opportunities to enhance connectivity. Proposals should also support the strategic vision for cycle routes in Exmouth. Issues of tree loss has not been adequately considered. Furthermore, the proposed development of 130 dwellings significantly exceeds the allocation in the emerging Regulation 19 Local Plan. The site lies outside the built-up area boundary, encroaching into open countryside, within the Pebblebed Heaths exclusion zone, and adjacent to two County Wildlife Sites at the proposed site entrance. It was noted in the flood risk assessment report that there was a possible sinkhole on site.

Meeting 17.04.25
Objection: Members concurred with all the representations made. The proposal for 130 dwellings is significantly higher than the allocation in the emerging Regulation 19 Local Plan. The site abuts the Pebblebed Heaths exclusion zone and two County Wildlife Sites at proposed site entrance, raising concerns about ecological impact. Members also expressed concerns regarding access and highway safety. Policy GA3 of the Exmouth Neighbourhood Plan states that all new housing and employment developments should seek to connect with the existing footway and

cycle network or create opportunities to enhance connectivity. Proposals should also align with the strategy for cycle routes in Exmouth.
Concerns were also raised about surface water run-off. Under Policy EN5 of the Exmouth Neighbourhood Plan, any additional surface water resulting from development must be controlled and satisfactorily mitigated to prevent adverse impacts on neighbouring properties, the surrounding environment, wildlife habitats, and river and sea water quality. A drainage impact assessment is required for all new developments with significant surface water run-off implications. Additionally, under Policy EN6, proposals must include a management plan for the future maintenance of drainage systems.

View of representations:
9 x Rep in respect of the amended plans - object to the proposal on the grounds of highway safety, loss of wildlife habitat and veteran trees, drainage and flooding concerns, inadequate infrastructure capacity, and the belief that the development constitutes overdevelopment of a sensitive rural site.

114 x Rep – in respect of the original application.

ENP Policy: EN1 (Outside BUAB), EN5, EN6, GA3

Decision: Proposed: CN Seconded: AW
Objection sustained. The Committee considered that the concerns raised previously remain unresolved and reaffirmed its earlier comments. Members reiterated the observations of the EDDC Landscape Architect that, as the adjacent field to the south-west of the site is now proposed for residential development with access via the neighbouring Goodmores site, it would be more appropriate for this development to connect to and share the Goodmores access. This would allow the proposed access onto Marley Road to be retained for pedestrian and cycle use only. In addition to avoiding the identified loss of trees, this approach would help prevent an increase in vehicular traffic on Marley Road, which forms part of the East Devon Way and, to the east of the site, is narrow and lacks a footway.

Planning Application No: 26/1874/FUL

Location: 72 Valley Way, EX8 4RL
Applicant: Mr Rob Myatt
Proposal: Proposed alterations to the conservatory and cladding to part external walls

Date limit for comments: 09.10.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB2

Decision: Proposed: CN Seconded: AW

No objection subject to the colour of the cladding being in keeping with surrounding development and building styles.

HALSDON

Planning Application No: 26/1622/FUL

Location: Withycombe Rugby Football Club Raleigh Park, Hulham Road, EX8 3HS
Applicant: Mr Max Rait
Proposal: Erection of 8 no. floodlighting columns with associated luminaires, cabling and feeder pillar

Amended plans for consultation.
Alterations to the design specification to luminaries on columns 6 & 7.

Date limit for comments: 06.10.26

Comments Statutory Consultees:
None in respect of the amended plans.

Town Council – 01.09.26 - No objection subject to Environmental Health conditions to protect living conditions and residential amenity of neighbouring occupiers.

View of representations:
10 x Rep in respect original plans

ENP Policy: CF3

Decision: Proposed: TD Seconded: AW
No objection to amended plans subject to Environmental Health conditions to protect living conditions and residential amenity of neighbouring occupiers.

LITTLEHAM

Planning Application No: 25/0494/MFUL

Location: Hollenden 7 Foxholes Hill, EX8 2DF
Applicant: Mr Mark Linney
Proposal: Demolition of existing house and garage to provide 18 residential flats with associated landscaping, car parking, bin and bike stores.

Amended plans for consultation.
Apartments revised with gable roofs stepping down hill to reduce massing and to provide a better response to the existing streetscape. Additional soft landscaping added, including additional tree and hedge screening along Foxholes Hill.

Date limit for comments: 30.09.26

Comments Statutory Consultees:
Comments regarding Amended Plans dated 16.09.26

South West Water – 23.09.26 - No objection in principle but requires the applicant to provide evidence that higher-priority sustainable drainage options have been fully considered before surface water can be discharged to the public surface water sewer.
Environmental Health – 18.09.26 – Require a CEMP to be submitted.
Contaminated Land Officer – 18.09.26 - no objection subject to conditions, requiring remediation of a small area of contaminated land, verification of the clean-up works, and further investigation and remediation if any unexpected contamination is discovered during development.

Comments Town Council
Meeting 08.12.25
Objection sustained. The revised proposal, despite the re-designed gable roofs, still incorporated flat roof elements that were considered out of keeping with the character of the surrounding area. The revisions also failed to address concerns regarding the overall bulk and mass of the building.

Members questioned the comments provided by the County Highway Authority: 'The Transport Statement utilises TRICS data to show the likely vehicle trip increase from this development. This has been calculated at an estimated additional 4 vehicle trips per day, and I am satisfied that this will not create an impact upon the local highway network.'

The estimated increase of four additional vehicle trips was based on a comparison with a lapsed 2001 application. Members noted that any assessment of trip generation should compare the proposal with the current situation ' namely, an empty, derelict building ' rather than a hypothetical scenario from 24 years ago. Members therefore requested that the County Highway Authority be reconsulted and asked to assess the impact of the development in relation to existing conditions.

Meeting 18.08.25
Objection. The proposed design, in terms of its mass, bulk, and choice of materials, was considered unsympathetic and totally out of keeping with the character of the area. The roof style does not reflect the defining features of the Victorian villa styles. Overall, the design was deemed contrary to Policy EB2 of the Exmouth Neighbourhood Plan, which requires development to be mindful of surrounding building styles and to demonstrate a high standard of design.
Additionally, much of the site's biodiversity has already been lost, rendering any current ecological assessment invalid. The applicant has also not provided justification for why the existing building could not be retained, which would help to minimise embodied carbon in line with sustainable development principles.

View of representations:
6 x Rep in respect of the amended plans – revised plans do not address overdevelopment of the site, which is excessive in scale and density with the character and appearance of the area. Unresolved traffic and highway safety issues, inadequate servicing arrangements, and a lack of affordable housing provision due to viability concerns.
40 x Rep in respect of the original application.

Cllr D Poor had forwarded his comments which were shared as follows:
Maintains objection, nothing seems to have changed.

ENP Policy: EN1 (National Landscape), EB2, EN5, EN6, H2, GA3, EB1

Decision: Proposed: MR Seconded: AW
Objection sustained, previous comments had not been addressed.

Planning Application No: 26/1838/FUL

Location: Flat 2, 7 Louisa Terrace, EX8 2AQ
Applicant: Mr & Mrs D Moll
Proposal: Replacement door, windows, glazed balustrading & terrace.

Date limit for comments: 09.10.26

Comments Statutory Consultees: None

View of representations: None

ENP Policy: EB1 (Conservation Area), EB2

Decision: Proposed: MR Seconded: DC
No objection

TOWN

Planning Application No: 26/1773/COU

Location: 13 High Street, EX8 1NP
Applicant: Keval Sejpar
Proposal: Change of use from existing Sui Generis to Class E (use as an Optometry Practice) No external operational development proposed.

Date limit for comments: 01.10.26

Comments Statutory Consultees:
Conservation – 25.09.26 – No objection
Environmental Health – 17.09.26 - no objection subject to construction controls, including limited working hours, no on-site burning, and adherence to the Council's Construction Sites Code of Practice to minimise impacts on nearby residents.

View of representations:
2 x letters of support

Decision: Proposed: DC Seconded: TD
No objection

WITHYCOMBE RALEIGH

Planning Application No: 26/1846/FUL

Location: Littlefield House, Salterton Road, EX8 5BW
Applicant: Ms Deborah Riches
Proposal: Single storey extension at Lower Ground Floor Level with terrace above. Dormer windows to rear elevation extended, rooflights added to rear and front elevations.

Date limit for comments: 09.10.26

Comments Statutory Consultees: None

View of representations: None

Decision: Proposed: AW Seconded: DC
No objection

P26/156. Other items

i. Allocation of Street Names – Development at Goodmores
Members considered the proposed street naming allocation and the suggestions submitted by members following the previous meeting.

Members discussed the possibility of using horse-related names in recognition of the former livery yard and stables on the site. However, it was noted that previous phases of the development had already incorporated references to the site's equestrian history and that the current phase was intended to continue the established bird-themed naming convention.

Following discussion, a proposal was made and seconded to support Peewit, as one of the ponies formerly kept at the stables was named Peewit and the name also complements the existing bird-themed street naming convention, and Yellowhammer, a local bird species found in the area which had previously been suggested in 2021 and was considered appropriate to the established naming theme.

Resolved

a) To recommend Yellowhammer and Peewit as the two preferred street names for the current phase of the development, as members considered these names appropriate, consistent with the established theme and suitable for use within the estate.

b) That East Devon District Council and the developer be advised that the Committee supports the consideration of horse-related names, reflecting the site's

former equestrian use, in future phases of the development, and that members' additional suggestions be forwarded for information.

ii. Notification of New Premises Licence Application received.
Ref No: 062696
Premises: Loluli's Fire & Fish presents Lucky Fish - 43 St Andrews Road, EX8 1AR
Ward: Exmouth Town
Name of Applicant: HOSPITALITY THIRTEEN LTD

Consideration was given to the above licencing application; details could be viewed on EDDC's website.

Date limit for comments: 15.10.26

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

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

Members objected to the above application under the following licensing objectives:

Prevention of Public Nuisance.
Members noted that the application sought permission for the playing of recorded music indoors and the sale of alcohol for consumption both on and off the premises.

Members raised concern regarding the location of the premises within a predominantly residential area. The introduction of recorded music and the sale of alcohol could give rise to disturbance for nearby residents and result in increased noise and general nuisance.

iii. Notification of Premises Licence VARIATION Application received.
Ref No: 062667
Premises: Wings Bar – 33-35 Imperial Road, EX8 1DB
Ward: Town
Name of Applicant: Karen Matthews

Consideration was given to the above application, details of which could be viewed on EDDC's website.

Date limit for comments: 19.10.26

Members did not wish to comment.

P26/157. Items for information

i. **Tree Preservation Order**
23/0044/TPO – Land at or adjacent to the former Rolle College Playing Fields, Douglas Avenue

Confirmation of variation to the above TPO was noted.

ii. **Tree Preservation Order**
26/0034/TPO – Land at Withycombe RFC, Raleigh Park, Hulham Road
26/0035/TPO – Land West of Hulham Road

Confirmation of new TPOs were noted.

iii. **Notification of Time Limited Premises Licence Application received.**
Ref No: 062705
Premises: Strand (The), EX8 1BR
Ward: Town
Name of Applicant: Exmouth Town Council

It was noted that the above application had been submitted by the Town Council.

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

iv. **Notification of Tree Works considered an exemption to TPO 04/0002/TPO**
Monterey, 22 Douglas Avenue

The above exemption notice was noted, copy letter had previously been circulated for information.

P26/158. East Devon District Council – Planning Decisions

Application	*Exmouth Town Council View*	*EDDC Decision*
26/0889/FUL 62 Camperdown Terrace	No objection	Conditional Approval
25/2303/MFUL Site of former Oil Petroleum & Gas Refinery Albion Hill	Objection	Refusal
26/1223/FUL Moorland Cottage Wrights Lane	No objection	Approval
26/1647/FUL 19 Rolle Street	No objection	Approval

The meeting concluded at: 19.38

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