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

4 November 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 9 November 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 26 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**

LITTLEHAM

Planning Application No: 26/2166/TRE

Location: Chestnut House, 3 Montpellier Road, EX8 1JN
Applicant: Alex Banks
Proposal: T1: Lime – fell, due to severe decay in roots and base of trunk only 10-15% holding wood left on one side of trunk.

Target date: 19.11.26

Planning Application No: 26/1943/TRE

Location: Beechwood, 2D Cranford Avenue, EX8 2HT
Applicant: Davey
Proposal: T1 - Lime, dismantle to ground level. Justification: the tree has a significant cavity at ground level, with extensive hollowing of the main stem extending from the base up to the point of stem bifurcation. Percussion testing using a nylon mallet confirmed a significant area of internal decay within the main stem. Assessment of the remaining sound wall indicates that the t/R ratio is below the level considered acceptable for size and location. Given the extent of internal decay, the reduced residual stem wall and the tree's close proximity to Cranford Avenue, there is considered to be an unacceptable risk of significant stem failure. In view of the trees location to Cranford Avenue, removal is considered necessary on safety grounds.

Target date: 20.11.26

TOWN

Planning Application No: 26/1986/ADV
Location: Land At Chapel Street
Applicant: BT Group PLC
Proposal: Two digital 75 inch LCD display screen, one on each side of the street hub Unit.

Target date: 07.12.26

WITHYCOMBE RALEIGH

Planning Application No: 26/1876/TRE

Location: 57 Chichester Close, EX8 2LR
Applicant: Richard & Julie Fowler
Proposal: T1, Monterey Pine: remove declining lowest southerly limb back to source on parent stem, maximum diameter of cut (MDC) 300mm; remove hazardous deadwood whilst retaining all live growth.
T2, Monterey Pine: remove lowest southerly limb back to source on parent stem, MDC 250mm; reduce southern and western aspects by 2-3m, MDC 50-75mm; remove hazardous deadwood where overhanging gardens of 55 & 57 Chichester Close.

Target date: 11.11.26

Tree Officer's report attached for information.

6. Planning applications.

BRIXINGTON

None

HALSDON

Planning Application No: 25/2509/FUL

Location: 34 Anson Road, EX8 4NY
Applicant: Mr Christopher Ellis
Proposal: Demolition of existing bungalow and detached garage to be replaced by a new building on the site with associated external works.

Amended plans for consultation
Amendments to the design have been made.

Date limit for comments: 10.11.26

LITTLEHAM

Planning Application No: 26/2005/LBC

Location: 20 Bicton Street, EX8 2RU
Applicant: Mr Colin Rankin
Proposal: Remove existing single storey lean to conservatory on rear elevation; construct walls at ground floor to create new WC with extraction vent on rear elevation and replace 1no. window at ground floor and 1no. window at first floor rear elevation.

Date limit for comments: 12.11.26

Planning Application No: 26/2102/FUL

Location: 54B Douglas Avenue, EX8 2HE
Applicant: Mr Ian Lake
Proposal: Relocation and alterations to the approved garage, including enlargement and revised roof form.

Date limit for comments: 18.11.26

TOWN

Planning Application No: 26/2135/FUL

Location: 7 Marpool Hill, EX8 2LJ
Applicant: Mr Robert Mansfield
Proposal: Retrospective application for alterations to parking provision and new pedestrian access to Marpool Hill.

Date limit for comments: 17.11.26

WITHYCOMBE RALEIGH

Planning Application No: 26/2053/PIP

Location: 5 Laurel Rise, EX8 4RT
Applicant: Mr Charlie Boaden
Proposal: Permission in principle for 1no. new dwelling.

Date limit for comments: 10.11.26

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7. Other items

i. Notification of new time limited premises licence applications received
Ref No: 062903
Premises: Strand (The), EX8 1BR
Ward: Town
Name of Applicant: Mrs Sarah Milner Simonds
TIME LIMITED Premises Licence Application for 11th April 2027 ONLY - Gate 2 Plate Spring event

Ref No: 062904
Premises: Strand (The), EX8 1BR
Ward: Town
Name of Applicant: Mrs Sarah Milner Simonds
TIME LIMITED Premises Licence Application for 24th October 2027 ONLY - Gate 2 Plate Autumn event

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

Date limit for comments: 23.11.26

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

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8. Items for information

i. Appeal Notification

Appeal ref: 6017932
Appeal by: Mr Robert Twigg
Application Ref: 26/1623/FUL
Location: 72 Winston Road, Exmouth, EX8 4LR
Proposal: 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).

An appeal has been made to the Secretary of State against the decision of East Devon District Council to refuse 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*
26/1904/FUL Lovering Farm Cottage Marley Road	No Objection	Conditional Approval
26/1931/FUL 26 Holland Road	No objection	Conditional Approval
26/1874/FUL 72 Valley Way	No objection	Conditional Approval
26/0786/FUL Flat 5, 6 Alexandra Terrace	Objection	Refusal
26/1582/LBC A LA Ronde, Summer Lane	No objection	Conditional Approval
26/1516/FUL 9 Albion Hill	No objection	Refusal
26/1773/COU 13 High Street	No objection	Conditional Approval

DELEGATED REPORT

Application No: **26/1876/TRE**

Location: **57 Chichester Close Exmouth**
EX8 2LR

Proposal: **T1, Monterey Pine : remove declining lowest southerly limb back to source on parent stem, maximum diameter of cut (MDC) 300mm; remove hazardous deadwood whilst retaining all live growth.**
T2, Monterey Pine : remove lowest southerly limb back to source on parent stem, MDC 250mm; reduce southern and western aspects by 2-3m, MDC 50-75mm; remove hazardous deadwood where overhanging gardens of 55 & 57 Chichester Close.

Development Type: **TPO**

Date of Site Visit: **23.09.2026**

Consultation Period End Date: **16.10.2026**

CONSULTATIONS

None received.

CONTRIBUTORS

Other Representations

None.

OFFICER REPORT

The trees, subject of this notification, contribute to the amenity and character of the area as they can be easily observed from the public realm.

The lowest southerly limb of T1: Monterey exhibits paler foliage than the rest of the crown and may well be in decline. The remove of this limb is considered reasonable as it will allow the tree's proper functioning to be concentrated in leaves where photosynthesis is not compromised.

DELEGATED REPORT



Photograph 1 - T1: Monterey, the red ellipse shows the branch to be removed.

Extended to the south from T2: Monterey Pine is an overextending primary branch whose end weight is placing mechanical stresses upon the main union at the stem. As much of the branch is situated above the roof of the dwelling it is considered prudent that it be removed as per the description. The remaining proposal for live wood in this tree, to reduce the south and western aspects by 2-3m, is perceived to be excessive in the sense that it will leave the tree with too many pruning cuts up to 75mm in diameter and remove too much healthy photosynthetic material. Accordingly, a condition is attached to restrict the pruning of these crown aspects to a maximum of 50mm in diameter and limited to the yellow line shown in annotated photograph, Photograph 2.



Photograph 2 – The yellow line indicates the approximate extend of the permitted crown reduction works to T2: Monterey.

Removal of deadwood from the crown can be undertaken without the need for consent from the local planning authority.

As the works described in the proposal are minor, they will not negatively impact upon the attractiveness of the conservation area.

CONCLUSION

Approve subject to conditions.

DELEGATED REPORT

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. T2: Monterey Pine - The pruning works hereby permitted shall be carried out as illustrated in the annotated photograph ref: Photograph 1, 26/1876/TRE. Maximum diameter of cuts to be no more than 50mm.
(Reason - to ensure the works are not excessive, and they accord with good arboricultural practice.)



Photograph 1, 26/1876/TRE - the yellow line indicates the approximate position of consented pruning cuts.

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

DELEGATED REPORT

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.

Date: 22 October 2026
Please contact: Mr R Capon (01395 517521)
E-mail: Planningappeals@eastdevon.gov.uk
Our Reference: **26/1623/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 (AS AMENDED)

PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

APPEAL BY: **Mr Robert Twigg**

APPEAL REF: **6017932**

PROPOSAL: **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.)**

LOCATION: **72 Winston Road Exmouth EX8 4LR**

STARTING DATE: **21 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 **Householder Appeals Service**, 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 **18 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