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

18 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 23 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

2. **Minutes of meeting held on 9 November 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**

HALSDON

Planning Application No: 26/2105/TRE

Location: 8 Hulham Vale Exmouth EX8 4QB
Applicant: Ian Marshall
Proposal: T1, Ash : reduce height by 1.5-2 metres, Maximum Diameter of Cuts (MDC) 50mm. Reduce lateral spread by 2.5 metres, MDC 50mm. Remove major hazardous deadwood.

Target date: 14.12.26

Tree Officer's report attached for information.

LITTLEHAM

Planning Application No: 26/2059/TRE

Location: Treehaven 54A Douglas Avenue, EX8 2HE
Applicant: Mr Mark Weeks
Proposal: T1, Birch: dismantle in stages to near ground level. Replace with 2x Himalayan Birch.
T2, Birch: reduce height by 2.5 metres, maximum diameter of cuts (MDC) 50mm; reduce western aspect and northern aspect by 1.5 metres, MDC 25mm; reduce southern aspect by 1 metres, MDC 20mm.

Target date: 03.12.26

6. **Planning applications.**

BRIXINGTON

None

HALSDON

None

LITTLEHAM

None

TOWN

Planning Application No: 26/2103/PDMA

Location: 24 Camperdown Terrace, EX8 1EH
Applicant: Mr Mark Rowsell
Proposal**:** Prior approval for the change of use of the building from Class E (commercial, business and service) to a dwellinghouse (class C3)

Date limit for comments: 25.11.26

Planning Application No: 26/2170/FUL

Applicant: Premier Inn Hotels Ltd
Proposal: Replacement roof plant enclosure
Location: Premier Inn Esplanade, EX8 2AZ

Date limit for comments: 02.12.26

WITHYCOMBE RALEIGH

None

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7. Other items

i. Joint Letter on the Cumulative Impacts of Development Across East Devon
Consider the draft joint letter prepared by Woodbury Parish Council on behalf of East Devon Parish Councils regarding concerns over the cumulative impacts of housing development, infrastructure capacity and the application of national planning policy within East Devon. Members are asked to consider the contents of the draft letter and whether the Town Council should become a signatory to the letter and support its submission to East Devon District Council and Devon County Council.

ii. Notification of a street trading application received – Exmouth Christmas Markets
The applicant is: Mr Darren Bowden - EMA (Exmouth Market Association)
Location: The Strand, Exmouth, EX8 1AL
Dates: Saturday 5th, 12th, and 19th December 2026
Times: 10:00 - 16:00
The application is for: max 40 x traders for EMA (Exmouth Market Association) Exmouth Christmas market - community led market with local traders offering craft goods, produce, food and drink for sale to the public.

The applicant has noted the following on their application: All traders are responsible for their own waste and as such instructed to take it away with them. All traders are instructed to look after their sites and leave the area as they find it within terms and conditions.
Please find attached the following documents that accompanied the application:

- A map of the trading site x 2

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Please find attached the following documents that accompanied the application:
• A map of the trading site x 2

Date limit for comments: 23.11.26

iii. Notification of new premises licence application received

Ref No. 063003
Premises: Winehub Devon Ltd - 31 The Strand, EX8 1AQ
Ward: Town
Name of Applicant: Winehub Devon Ltd

Premises Licence Application to include
Premises Open Hours requested
Sunday to Wednesday 09:00 to 22:00
New Year's Eve 09:00 to 23:00
Thursday to Saturday 09:00 to 23:00
Christmas Eve 09:00 to 23:00

Activities - Times requested
J. Supply of alcohol for consumption ON and OFF the premises
Sunday to Wednesday 09:00 to 22:00
Thursday to Saturday 09:00 to 23:00
Christmas Eve 09:00 to 23:00
New Year's Eve 09:00 to 23:00

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

Date limit for comments: 04.12.26

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

iv. Proposed Base Station Installation upgrade at 13 Salterton Road
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: 26.11.26

v. Notification of a Pavement Licence renewal application received
The applicant is: Mr Barry Miller of Bayleaf Café, 19 The Strand, EX81AF
Location requested: The space directly outside the café and the area on the opposite side of the emergency access road, as shown on the attached plan.
Times and days requested:
Monday to Saturday 08:00 - 18:00
Sunday 09:30 - 16:00
Period of licence requested: 16/12/26 - 15/12/2028
The application is for: Consumption of food and drink
9 x tables
27 x chairs
2 x portable pavement swing signs
4 x canvas barriers

A map of the proposed site is attached for information

Date limit for comments: 02.12.26

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8. Items for information

i. Appeal Notification

Appeal ref: 6018679
Appeal by: Mr John Broomfield
Application Ref: 26/0056/FUL
Location: 30/32 Parade, EX8 1RW
Proposal: Creation of a new dwelling house through upwards extension including external staircase access.

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*
26/1973/FUL 17 Taylor Crescent	No objection	Approval
26/0780/FUL 3 Glebe Close	No objection	Withdrawn

DELEGATED REPORT

Application No: **26/2105/TRE**

Location: **8 Hulham Vale**
Exmouth
EX8 4QB

Proposal: **T1, Ash : reduce height by 1.5-2 metres, Maximum Diameter of Cuts (MDC) 50mm. Reduce lateral spread by 2.5 metres, MDC 50mm. Remove major hazardous deadwood.**

Development Type: **TPO**

Date of Site Visit: **09.11.2026**

Consultation Period End Date: 27.11.2026

CONSULTATIONS

CONTRIBUTORS

Other Representations

OFFICER REPORT

The tree subject of this notification is an Ash of approximately 25m height and radial crown spread of ~4m to the north, ~10m south, ~13m to the east and ~8m to the west. The specimen exhibits no obvious signs of disease or decay and is located ~17m from the nearest part of no.8 and ~10m from the nearest part of no.10 Hulham Vale. Whilst there was an old cavity on the west side of the bole base (~50cm deep) there was no evidence of any fungal infection. The crown appeared to be healthy and in physiological good shape; Ash Health Class (at the time of the site-visit) was assessed to be Class 1 (foliage cover of between 75%-100%).

DELEGATED REPORT



Photograph 1 – view of the Ash from the east showing the crown bias towards the south.

As the tree is a significant amenity feature within the street scene, the proposed laterally pruning of all cardinal aspects by up to 2.5m is considered excessive, especially as the crown is bias towards the east and south. With this in mind, it is recommended to restrict the lateral pruning to the relatively extended crown aspects, whilst preventing lateral pruning to the north and west.

CONCLUSION

Approve subject to the following 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. T1, Ash - crown reduction of height by no more than 2m and lateral reductions of no more than 2m, restricted to the eastern and southern aspects, only. Maximum size of pruning cuts are to be no more than 50mm in diameter and should be above previous pruning points. No pruning is to take place to the lateral crown aspects of the north and west.
   (Reason: to limit the extent of work in the interest of amenity and sound arboricultural practice.)

DELEGATED REPORT

	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.

PROPSED SITE PLAN FOR EMA CHRISTMAS MARKET
EXMOUTH STRAND
DECEMBER 2026
V1.1



Proposed trader pitches (dependant on numbers)

Welfare gazebo / kids craft area / fire extinguisher point / evac area

Music gazebo

Traffic ingress point (8am-9.30am / 4.30pm - 6pm)

Traffic exit point (8am-9.30am / 4.30pm - 6pm)

The Strand



Scale: 1:1,037

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Map Tile: SY0080NW Full Reference: SY00105 80941

East Devon District Council

Our ref: CS24178625_VF3_14340_13

Exmouth Parish Council
Exmouth Town Hall
St Andrews Road
Exmouth
EX8 1AW

BY TRACKED EMAIL

12th November 2026

Dear Councillors,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CS24178625_VF3_14340_13 EXISTING TELECOMMUNICATIONS SITE SALTERTON ROAD ROUNDABOUT SF, SALTERTON ROAD, EXMOUTH, DEVON, EX8 2BJ, (NGR: 300525E, 080507N)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone have identified this site as suitable for an equipment upgrade for VodafoneThree. 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, Cornerstone and VodafoneThree are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of VodafoneThree's network improvement program, there is a specific requirement for an upgrade at this location to provide enhanced connectivity to the area. An existing telecommunications site has been identified; however, the current equipment cannot accommodate the operator's latest requirements. As such, replacement equipment is needed in order to implement this upgrade to operator's service.

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.

Our technical network requirement is as follows:

- **CS24178625_VF3_14340_13 – VODAFONE THREE – SALTERTON ROAD ROUNDABOUT SF**

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

Sinclair Dalby Limited, 3 Chapel Row, Bath, BA1 1HN
Registered Office, Sinclair Dalby Limited, 11 Windell Street, Bath, BA2 5BG. Registered in England 7610197.

Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

- There is a requirement to provide upgraded equipment in this location to accommodate increased network demands and provide modern technologies and to allow for continued consistent coverage to be provided to this area by VodafoneThree.

The details of the site suitable for upgrade and the works proposed are as follows:

- **SALTERTON ROAD ROUNDABOUT SF, SALTERTON ROAD, EXMOUTH, DEVON, EX8 2BJ, (NGR: 300525E, 080507N)**
- The removal of the existing 20m monopole supporting 6 antennas and associated ancillary equipment. Replacement with a 20m monopole supporting 9 no. antennas, associated ancillary equipment and works thereto.

This is an existing VodafoneThree site located on the side of a roundabout at the corner of Rolle Road and Salterton Road in a busy residential area.

The proposed works seek to upgrade the existing site to provide improved coverage and increased network capacity, required to enable VodafoneThree to meet increasing demand for services in the surrounding areas and to support the government's ambitions for high quality telecommunications networks across the UK.

The replacement monopole is similar to the existing , being of a slimline streetworks design with a stacked antenna arrangement. In this instance it has been possible to retain the height of the mast at 20m. The height of the mast is selected taking into account technical and operational requirements. Antennas must have clear line of sight over the surrounding area to efficiently deliver coverage. If signal is interrupted by obstructions within the environment (such as built form, trees or significant changes in topography), then it will not reach customers or achieve its intended purpose of providing high quality signal and services to customers in the surrounding area.

The mast will support a greater number of antennas – from 6 to 9 – to meet customer demand and provide improved coverage and capacity to the area. These antennas will be stacked in sets of threes to preserve the slimline appearance of the mast.

Ancillary equipment is proposed on the monopole underneath the antennas, including Ericsson Radio Systems (ERS). This is small scale equipment which allows the antennas to be more efficient and improves network capacity. They allow the antennas to be more efficient, increasing the area which the mast can cover and reducing the number of masts required to serve an area and the amount of ground-based equipment required.

The proposal seeks to relocate the installation approximately 8m south-westward within the pavement. The relocation is required because the existing root foundation is not suitable to accommodate the new mast. To ensure structural integrity, it is necessary therefore to create a new root foundation for the replacement mast. The mast has been pushed back in the pavement in line with the existing arrangement and the shortest possible distance selected from the existing location when taking into account constraints to development . Whilst the mast will be separated somewhat from the existing pole

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Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

location and cabinets, it will still be sited in close proximity to the existing location and will be read in the same context as the existing installation.

This is an established mast location where there is customer demand for upgraded services. The upgraded mast will be viewed in the context of the existing mast. It is considered that the installation would not be significantly different to the existing design and that the benefits of providing upgraded coverage to the area weigh heavily in favour of the upgrading of the site.

Upgrading existing sites is in accordance with both the Code of practice for wireless network development in England (2022) and Chapter 9 of the NPPF (2026), which aim to ensure that the number of installations is kept to a minimum.

In designing the proposed upgrade, the applicant has sought to achieve a balance between technical requirements and minimising environmental impact, as far as is practicable. The amount of telecommunications equipment on the site has been kept to a technical minimum and the smallest practical components have been utilised. It has been designed to be read in the same context as the existing equipment, so as to limit visual impact whilst still working within the technical design constraints of delivering the latest technologies.

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 Cornerstone 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 CS24178625_VF3_14340_13).

Yours faithfully,

Matthew Silverwood BSc(Hons) MRICS
Director
Sinclair Dalby Limited
Email: matt.silverwood@sinclairdalby.co.uk
Mobile: +44 (0)7867 977748

(for and on behalf of Cornerstone)

SITE LOCATION



0 1km 2km 3km

1:50k

SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of His Majesty's Stationery Office licence no. 10035120 Crown copyright.



SITE PHOTOGRAPH

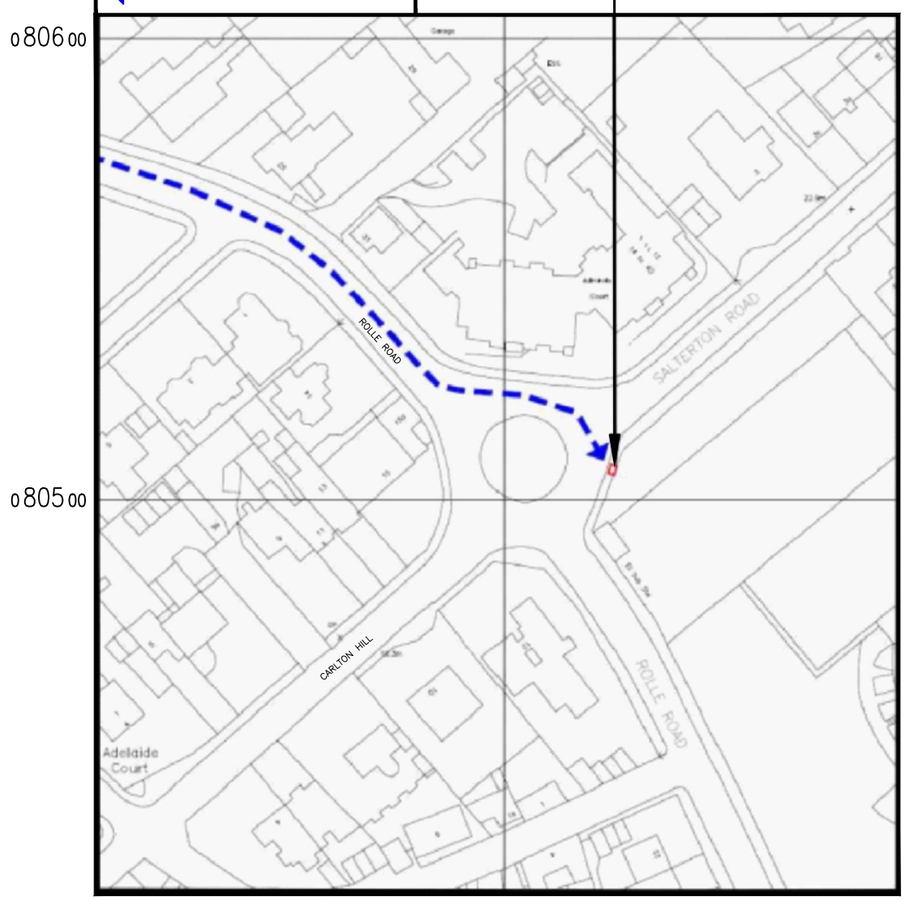
N
W E
S

= Right of Access

= Public Access Route

SITE LOCATION

What3words ref: WADDLED.HORNS.RIDGE



0 25m 50m 75m

1:1250

DETAILED SITE LOCATION
(Scale 1:1250)

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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 300525 N: 080507

DIRECTIONS TO SITE:

FROM J30 OF THE M5 MOTORWAY TAKE THE A376 EAST TO CLYST ST MARY. AT THE ROUNDABOUT TURN RIGHT TO REMAIN ON THE A376. GO STRAIGHT OVER THE NEXT 2 ROUNDABOUTS TO FOLLOW THE A376 ONTO EXMOUTH ROAD. FOLLOW THIS ROAD ALL THE WAY TO THE CENTRE OF EXMOUTH. OPPOSITE THE STATION TURN LEFT AT THE ROUNDABOUT AND RIGHT AT THE NEXT ROUNDABOUT ONTO B3187 ROLLE ROAD. FOLLOWING THIS THROUGH THE TOWN AND UP THE HILL TO ANOTHER ROUNDABOUT. THE SITE IS LOCATED ON THE PAVEMENT ON THE FAR SIDE OF THIS ROUNDABOUT.

REV	MODIFICATION	BY	CH	DATE
1A	PLANNING ISSUE	SA	PK	28/09/26

Essential infrastructure services for life

M GROUP

cornerstone

Cell Name	Opt.
SALTERTON ROAD ROUNDABOUT SF	A

Cell ID No

CSID	– VF	– TEF
24178625	14340_13	NA
Project No.	– –	– –
E339517	–	–

Site Address / Contact Details

SALTERTON ROAD
EXMOUTH
DEVON
ENGLAND
EX8 2BJ

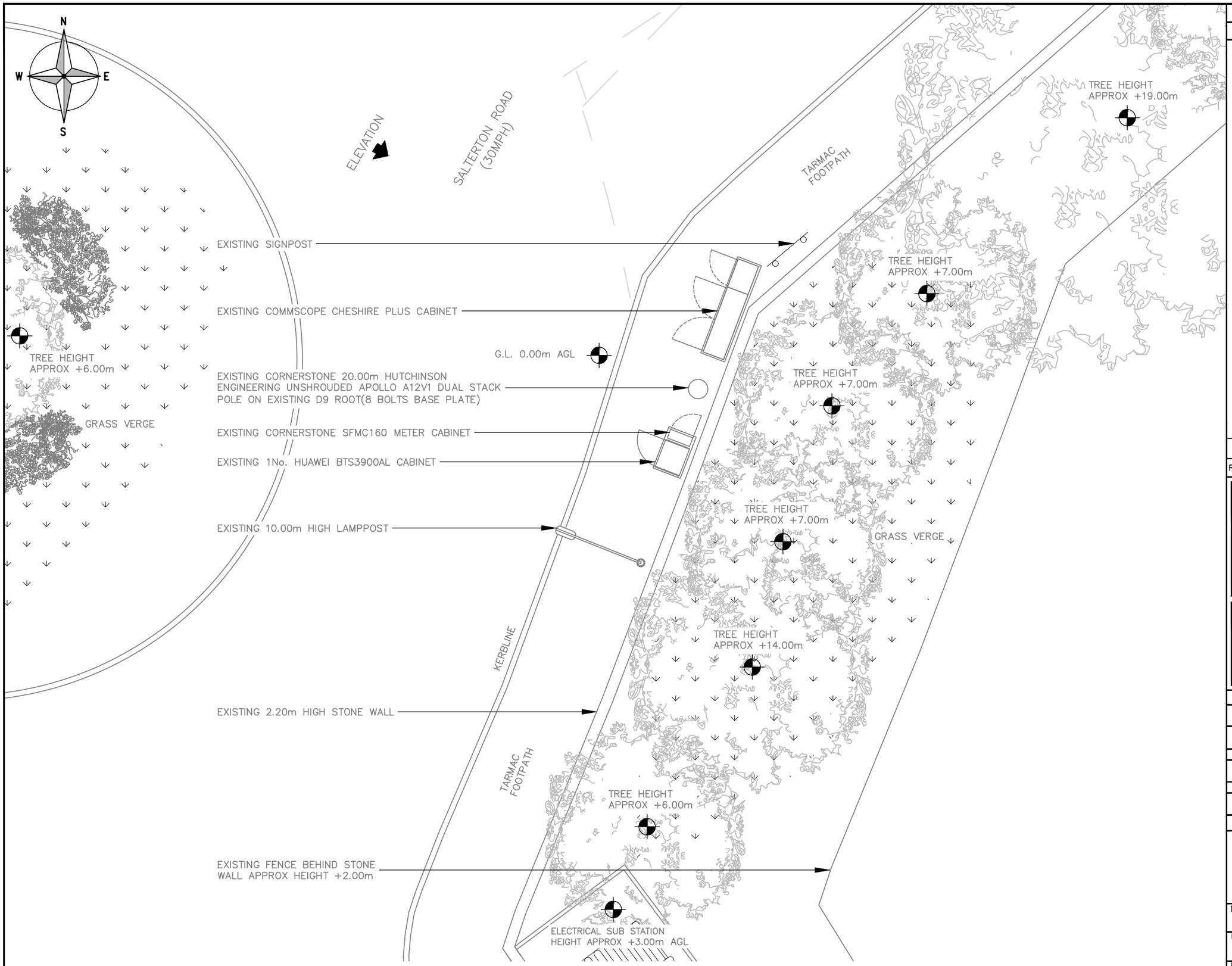
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Purpose of issue: PLANNING — Dwg Rev:

Drawing Number: 100 — 1A

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EH	A3	

Drawn:	Date:	Checked:	Date:	
SA	28/09/26	PK	28/09/26	1A



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N.G.R	E: 300525	N: 080507

REV				
1A	PLANNING ISSUE	SA	PK	28/09/26
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SALTERTON ROAD
EXMOUTH
DEVON
ENGLAND
EX8 2BJ

Drawing Title:
EXISTING SITE PLAN

Purpose of issue:	Dwg Rev:
PLANNING	
Drawing Number: 200	1A

Surveyed By:		Original Sheet Size:		Pack Issue:
EH		A3		
Drawn: SA	Date: 28/09/26	Checked: PK	Date: 28/09/26	1A

N

W E

S

ELEVATION

SALTERTON ROAD
(30MPH)

TARMAC
FOOTPATH

EXISTING SIGNPOST

EXISTING COMMSCOPE CHESHIRE PLUS CABINET

TREE HEIGHT
APPROX +6.00m

EXISTING CORNERSTONE 20.00m HUTCHINSON ENGINEERING
UNSHROUDED APOLLO A12V1 DUAL STACK POLE ON
EXISTING D9 ROOT (8 BOLTS BASE PLATE) TO BE REMOVED

GRASS VERGE

EXISTING CORNERSTONE SFMC160 METER CABINET

EXISTING 1No. HUAWEI BTS3900AL CABINET

EXISTING 10.00m HIGH LAMPPOST

KERBLINE

G.L. 0.00m AGL

PROPOSED CORNERSTONE 20.00m HIGH
TAURUS STREETPOLE TO BE INSTALLED
ON NEW T9 ROOT FOUNDATION

TARMAC
FOOTPATH

EXISTING FENCE BEHIND STONE
WALL APPROX HEIGHT +2.00m

EXISTING 2.20m HIGH STONE WALL

ELECTRICAL SUB STATION
HEIGHT APPROX +3.00m AGL

TREE HEIGHT
APPROX +19.00m

TREE HEIGHT
APPROX +7.00m

TREE HEIGHT
APPROX +7.00m

TREE HEIGHT
APPROX +7.00m

GRASS VERGE

TREE HEIGHT
APPROX +14.00m

TREE HEIGHT
APPROX +6.00m

NOTE:

PROPOSED REMOVAL OF EXISTING:
1. CORNERSTONE 20.00m HIGH HUTCHINSON ENGINEERING UNSHROUDED APOLLO A12V1 DUAL STACK POLE.

GROUND TO BE MADE GOOD UPON COMPLETION.

0 2m 4m 6m

1:100

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 300525 N: 080507

COLOUR KEY

EXISTING	
PROPOSED	
REMOVE	

NOTES:

PROPOSED EQUIPMENT INSTALLATION IS SUBJECT TO DTC ASSESSMENT AND APPROVAL.

REV	MODIFICATION	BY	CH	DATE
1A	PLANNING ISSUE	SA	PK	28/09/26

M GROUP
Essential infrastructure services for life

cornerstone

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SALTERTON ROAD ROUNDABOUT SF	A

Cell ID No

CSID	– VF	– TEF
24178625	14340_13	NA
Project No.	– –	– –
E339517	–	–

Site Address / Contact Details

SALTERTON ROAD
EXMOUTH
DEVON
ENGLAND
EX8 2BJ

Drawing Title:
PROPOSED SITE PLAN

Purpose of issue:
PLANNING

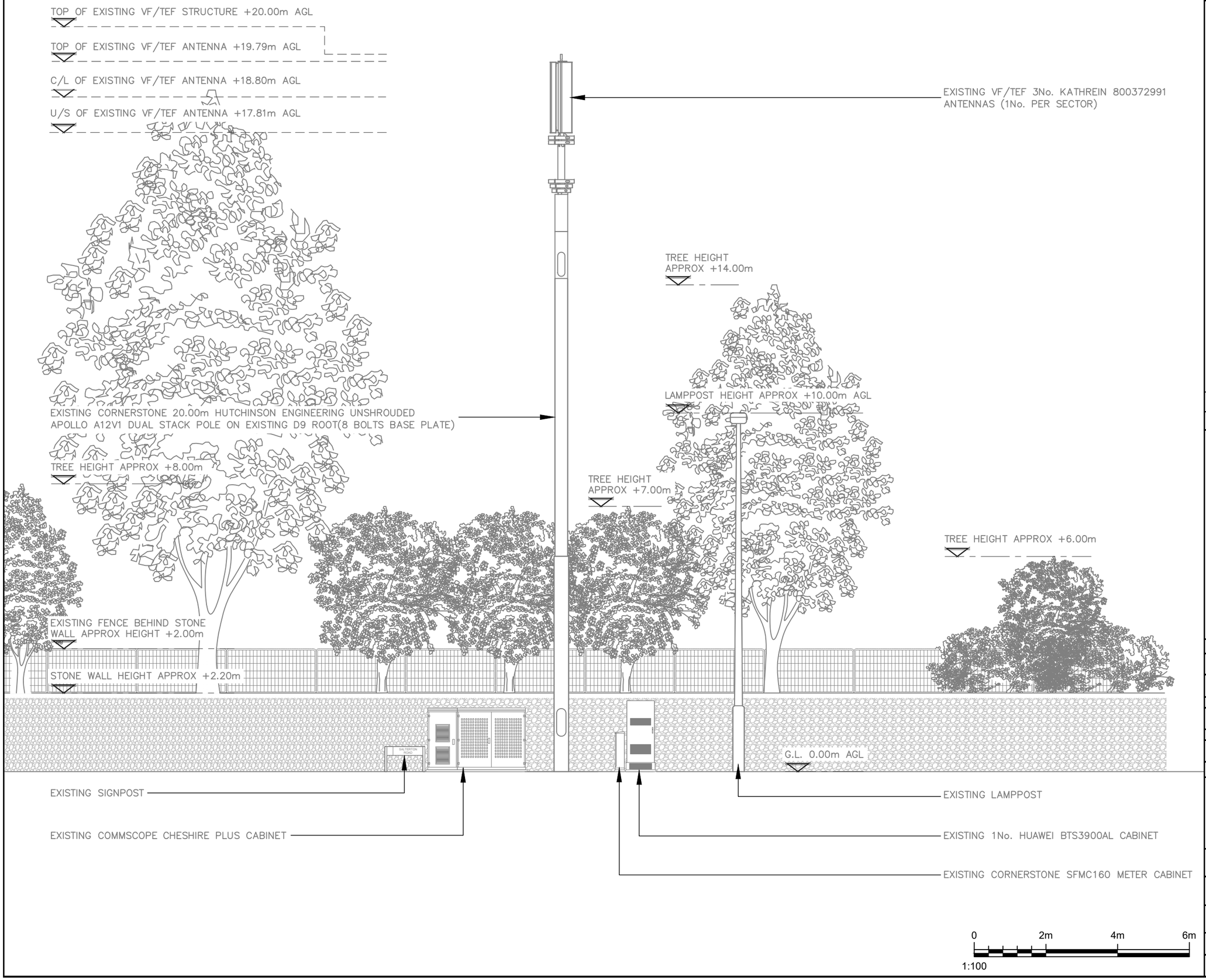
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Drawing Number:
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1A

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EH	A3	

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SA	28/09/26	PK	28/09/26	1A



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N.G.R E: 300525 N: 080507

NOTES:

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1A	PLANNING ISSUE	SA	PK	28/09/26

M GROUP Essential infrastructure services for life

cornerstone

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Cell ID No

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24178625		14340_13		NA
Project No.	–	–	–	–
E339517		–		–

Site Address / Contact Details

SALTERTON ROAD
EXMOUTH
DEVON
ENGLAND
EX8 2BJ

Drawing Title: EXISTING SITE ELEVATION

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 300

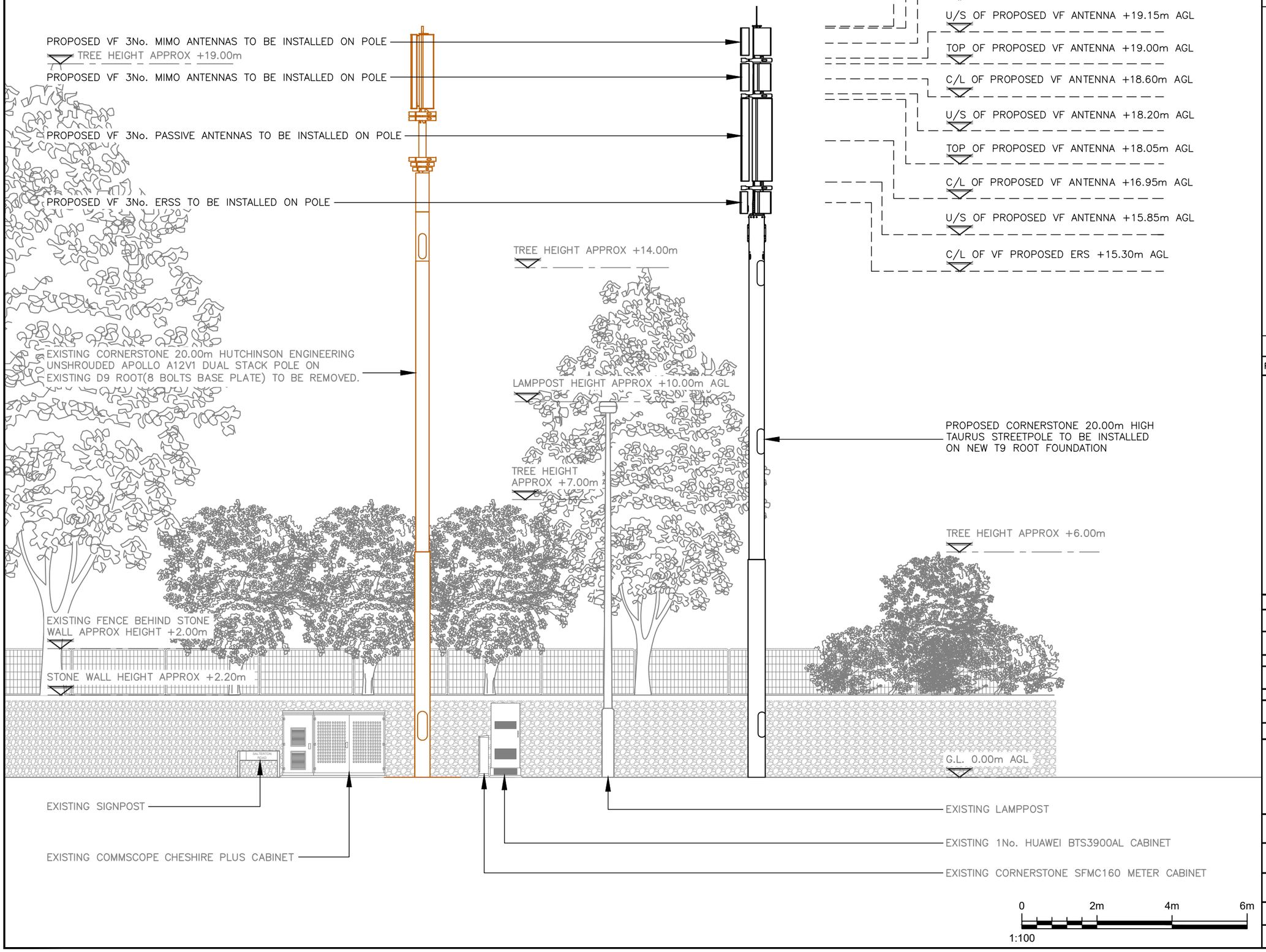
Surveyed By: EH — Original Sheet Size: A3 — Pack Issue: 1A

Drawn: SA — Date: 28/09/26 — Checked: PK — Date: 28/09/26

NOTE:

PROPOSED REMOVAL OF EXISTING:
1. CORNERSTONE 20.00m HIGH HUTCHINSON ENGINEERING UNSHROUDED APOLLO A12V1 DUAL STACK POLE.

GROUND TO BE MADE GOOD UPON COMPLETION.



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N.G.R	E: 300525	N: 080507

COLOUR KEY

EXISTING	
PROPOSED	
REMOVE	

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ENGLAND
EX8 2BJ

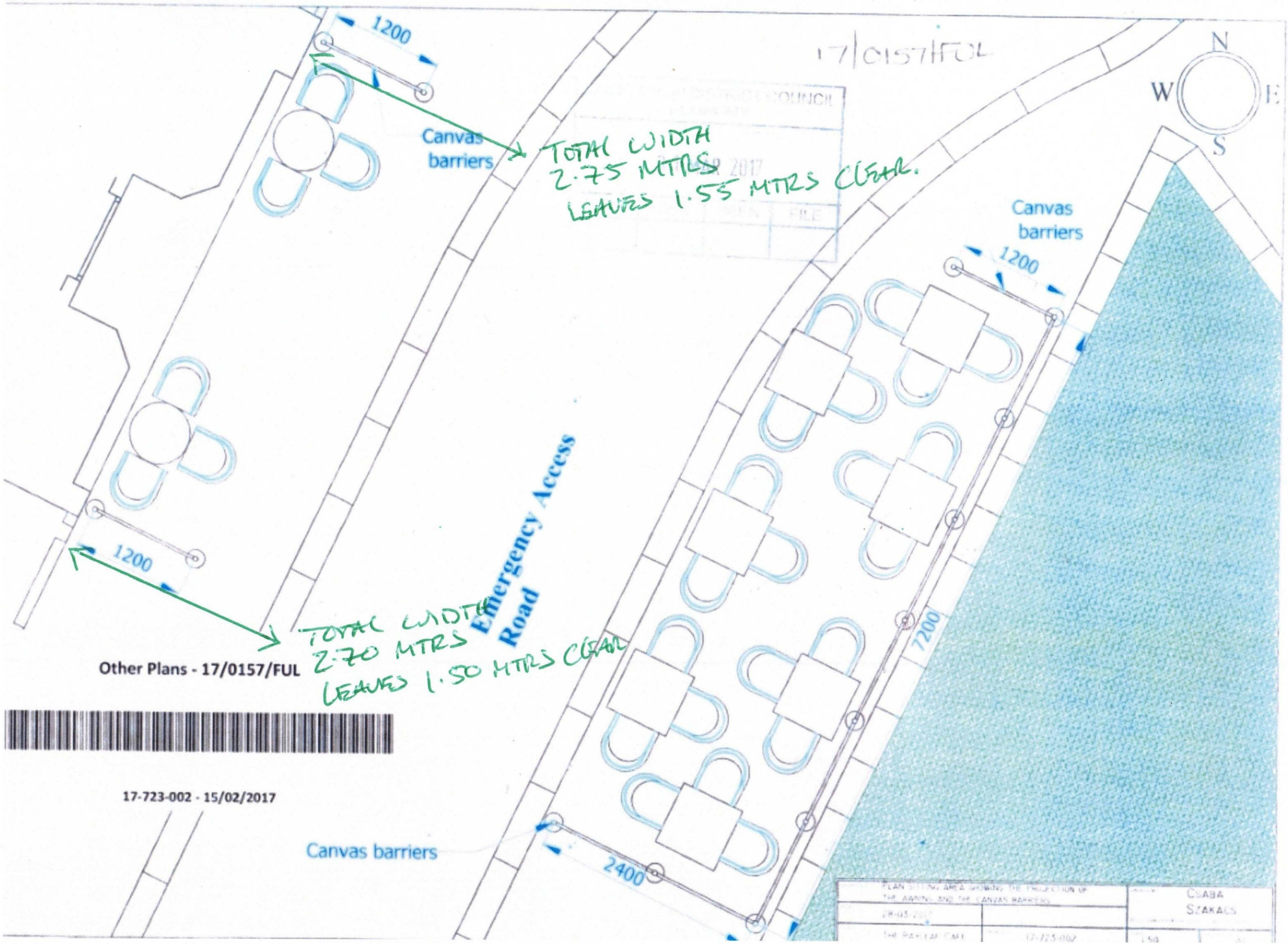
Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: PLANNING — Dwg Rev: 1A

Drawing Number: 301

Surveyed By:	Original Sheet Size:	Pack Issue:
EH	A3	1A

Drawn:	Date:	Checked:	Date:
SA	28/09/26	PK	28/09/26


17/0157/FUL
1200
Canvas barriers
TOTAL WIDTH 2.75 MTRS
LEAVES 1.55 MTRS CLEAR.
N
W
E
S
Canvas barriers
1200
1200
TOTAL WIDTH 2.70 MTRS
LEAVES 1.50 MTRS CLEAR
Emergency Access Road
7200
Other Plans - 17/0157/FUL
17-723-002 - 15/02/2017
Canvas barriers
2400

Date:	11 November 2026
Please contact:	Mr R Capon (01395 517521)
E-mail:	Planningappeals@eastdevon.gov.uk
Our Reference:	**26/0056/FUL**

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ

DX48808 Honiton

Tel: 01395 516551

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Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr John Broomfield

APPEAL REF: 6018679

PROPOSAL: Creation of a new dwelling house through upwards extension including external staircase access.

LOCATION: 30/32 Parade Exmouth EX8 1RW

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the East Devon District Council to refuse to grant planning permission for the proposed development.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

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 make comments, or modify/withdraw your previous representation, you can do so online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough SL1 4PN.

All representations must be received by 10 December 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.** Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

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

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal or from the Council on request.

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