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 26 October 2026 at 6:15pm

Present:

Councillor Joe Whibley (Chair)
Councillor Dianne Conduit
Councillor Graham Deasy
Councillor Andrew Woodward

Observing:
Councillor Brian Bailey

Apologies:
Councillor Andrew Colman
Councillor Tim Dumper
Councillor David Poor
Councillor Mike Rosser

Public Speaking Time

None

P26/167. Minutes of the previous meetings and decisions under delegated authority

It was proposed by Councillor G Deasy, seconded by Councillor A Woodward, and agreed that the minutes of the previous meeting held on 12 October 2026 were a true record.

P26/168. To receive any declarations of interests from members:
Councillors J Whibley declared non-registerable interests as members of the District Council's Licensing Committee.

P26/169. Urgent business.

None

P26/170. Tree and advertising consent applications.

None

P26/171. 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

Comments Statutory Consultees: None

View of representations:
1 x Rep: objecting on grounds of incremental / intentional phased development, overlooking and loss of privacy, excessive proximity to boundary & overbearing impact, noise disturbance and residential amenity.

The shift from a secondary, low-intensity outbuilding/store to a standalone, full-time residential property will significantly increase daily residential noise and activity (including domestic living noise, footfall, lighting, and general usage) directly adjacent to my boundary wall/fence. The close proximity of less than one metre will inevitably cause unreasonable noise disturbance, spoiling the quiet enjoyment of the neighbour's property.

Cllr T Dumper had forwarded his comments which were shared as follows:
Objects on grounds of interference with neighbours' amenity. A previous application was granted with the condition that development was only allowed ancillary to the purposes of the existing dwelling. To him, that rules against creating a separate dwelling. A decision notice on this previous application, 19/1873/FUL, was published on 16th October 2019.The neighbour objection on this occasion merely confirms the ongoing problems with such an application.

ENP Policy: EB2

Decision: Proposed: JW Seconded: GD
Objection: The Town Council notes that planning permission for the earlier conversion of this building was granted subject to a condition requiring the accommodation to remain ancillary to the host dwelling and not to be occupied as an independent residential unit. The current proposal seeks to remove that fundamental restriction by creating a separate dwelling, which appears contrary to the intent of the original permission.

Members are also concerned about the likely impact on the amenities of neighbouring occupiers. The creation of an independent dwelling would introduce a greater intensity of residential use than that associated with an ancillary outbuilding, resulting in increased activity, noise, comings and goings and potential overlooking in close proximity to adjoining properties. Given the relationship of the building to neighbouring boundaries, the proposal is considered likely to have a detrimental effect on the living conditions and reasonable enjoyment of nearby residents.

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

Comments Statutory Consultees: None

View of representations:

Cllr T Dumper had forwarded his comments which were shared as follows:
objects on similar grounds to previous applications involving these advertising street hubs, i.e. they are overbearing and intrusive in this public retail area.

ENP Policy: EB2

Decision: Proposed: JW Seconded: DC
Objection: Whilst Members acknowledge the purpose of BT Street Hubs, it is not considered that this proposal is appropriate in this location. The introduction of a further piece of street furniture, together with illuminated advertising panels on both sides, would add unnecessary visual clutter within a busy town-centre environment and detract from the character and appearance of the street scene. The proposal would be particularly incongruous alongside the existing pavement café and sitting-out areas authorised under the pavement licensing regime, where maintaining an attractive, open and welcoming public realm is important.

Members are also not persuaded by the rationale that the Street Hub is replacing a traditional telephone kiosk. There is no public telephone box in the immediate vicinity of the site and therefore the proposal represents a new installation rather than the replacement of an existing facility. As such, the usual public benefit associated with the replacement of obsolete telecommunications infrastructure carries considerably less weight in this case.

The scale, appearance and advertising content of the structure would have an urbanising impact on the streetscape and, when combined with existing street furniture, could result in a more cluttered environment that is harmful to the visual amenity of this part of the town centre.

For these reasons, the Town Council recommends refusal of application 26/1985/FUL.

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

Comments Statutory Consultees:
South West Water - surface water drainage strategy should be submitted to demonstrate compliance with the drainage hierarchy and providing evidence where preferred drainage options, particularly infiltration, are not practicable.

View of representations: None

ENP Policy: EB2

Decision: Proposed: AW Seconded: DC
No objection

WOODBURY & LYMPSTONE (JOINING PARISH)

None

P26/172. 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

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

Date limit for comments: 11.11.26

Members did not wish to comment.

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

Consideration was given to the above application. A map of the proposed site was previously circulated for information.

Date limit for comments: 29.10.26

Councillor Tim Dumper had forwarded his comments which were shared as follows: This looks very similar to that we commented adversely previously on. As such I still believe that it creates an obstruction causing danger to pedestrians.

Members did not wish to comment.

P26/173. 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

It was noted that the above appeal was dismissed; the decision notice was previously circulated for information.

ii. Notification of Tree Works considered an exemption to TPO 18/0099/TPO

33 Maple Drive, Exmouth, EX8 5NR

The above exemption notice was noted.

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.

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 previously circulated for information.

P26/174. East Devon District Council – Planning Decisions

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

The meeting concluded at: 19:42

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