

Date: 12/11/2025
Contact number: 01395 517565
Email: planninghouseholder@eastdevon.gov.uk
Reference: 25/0379/ENQ



Mr C Hawkins
[REDACTED]
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East Devon District Council
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Dear Mr Hawkins,

Town and Country Planning Act 1990

Proposal: Use of building as a Nano Brewery

Location: The Workshop, Little Bicton Place, Exmouth. EX8 2SS

I refer to your enquiry dated 04.11.2025 regarding your request to run a Nano Brewery at the above mentioned site.

Planning application 21/3187/FUL for the proposed change of use from store to dwelling was refused by the Local Planning Authority but the decision was later appealed by the applicant, and allowed (with conditions) on 15/11/2022.

Those conditions listed were as follows:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:
 - a. 621.2. Proposed Floor Plans 07.12.21
 - b. 621.3. Proposed Elevation 07.12.21
 - c. 621.4. + location Proposed Combined Plans 07.12.21
3. Notwithstanding the submitted details, details of the materials to be used for the windows and roof lights to include profiles, materials and finishes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall be carried out in accordance with the approved details. For the avoidance of doubt uPVC is not an acceptable material for the windows.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within the Schedule 2 Part 1 Classes A, B, C or E for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings, or for the provision within the curtilage of any building or enclosure, swimming or other pool, [other than any enclosure approved as part of the landscape management scheme].
5. A construction and environmental management plan (CEMP) shall be submitted and approved by the Local Planning Authority prior to any works commencing on site and shall be implemented

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and remain in place throughout the development. The CEMP shall include at least the following matters : Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site.

Within the planning inspectors report it was stated that 'It is common ground that the lawful use of the site falls within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).'

Having checked our records, I cannot see that the conditions detailed within the approval have been discharged, and it appears that no works commenced on site within the 3 year time limit specified.

That being the case, the permission for residential use appears not to have been implemented, so the lawful use remains Class E.

Based on the information provided within your enquiry form including confirmation that the building will not be used as a tap room for the sale of goods on site, and with no material change proposed to the building, I can confirm that an application for planning permission will not be required in this instance.

However, please note that should the activity on site expand in the future, planning permission may then be required and I would advise that you contact us again.

Yours sincerely

Mrs Zoe Gage
Householder Planning
East Devon District Council

N.B: The view that planning permission is not required is an informal opinion only and is based on the information supplied by yourself and an officer's interpretation of the relevant legislation.



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