

EAST DEVON DISTRICT COUNCIL

Minutes of the consultative Planning Committee meeting held oOnline via zoom on 13 April 2022

Attendance list at end of document

The meeting started at 10.00 am and ended at 1.25 pm. The meeting was adjourned at 12.40pm and reconvened at 1.05pm.

131 Minutes of the previous meeting

Members were happy to accept the minutes of the consultative Planning Committee held on 16 March 2022.

132 Declarations of interest

Minute 134. Local Development Order.

Councillor Sarah Chamberlain, Personal, Ward Member for Broadclyst.

Minute 135. 22/0067/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Bruce De Saram, Personal, Ward Member; Land is owned by East Devon District Council and an Exmouth Town Councillor.

Minute 135. 22/0067/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Eileen Wragg, Personal, Attended some of the Queens Drive Delivery Group meetings and known to the public speaker speaking in support of the application.

Minute 135. 22/0067/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Olly Davey, Personal, Exmouth Town Councillor; Ward Member and Member of the Queens Drive Delivery Group.

Minute 135. 22/0067/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Philip Skinner, Personal, Land is owned by East Devon District Council.

Minute 136. 21/2830/FUL (Minor) WOODBURY & LYMPSTONE.

Councillors Bruce De Saram, Olly Davey, Philip Skinner, Richard Lawrence, Personal, Received lobbying email in respect of this application.

Minute 136. 21/2830/FUL (Minor) WOODBURY & LYMPSTONE.

Councillor Eileen Wragg, Personal, Invited to attend a site visit by email but had declined.

Minute 137. 21/1546/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Bruce De Saram, Personal, Met as Ward Member with the applicant approx 1 - 2 years ago.

Minute 137. 21/1546/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Eileen Wragg, Olly Davey, Richard Lawrence, Sarah Chamberlain, Personal, Received lobbying email in respect of this application.

Minute 137. 21/1546/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Olly Davey, Personal, Exmouth Town Councillor.

Minute 138. 21/1860/FUL (Minor) OTTERY ST MARY.

Councillor Bruce De Saram, Colin Brown, Eileen Wragg, Philip Skinner, Richard Lawrence, Sarah Chamberlain, Personal, Received lobbying email in respect of this application.

Minute 140. 22/0013/FUL (Minor) BROADCLYST.

Councillor Sarah Chamberlain, Personal, Ward Member.

Non-Committee Members

Minute 136. 21/2830/FUL (Minor) WOODBURY & LYMPSTONE.

Councillor Geoff Jung, Personal, Ward Member and Cabinet Member with the responsibility for Coast, Countryside & Environment; Member of the Joint Committee of the Habitat Mitigation for the Exe Estuary and the Pebblebed Heaths; Board Member for the Pebblebed Heaths National Nature Reserve and Member of the CPRE.

Minute 138. 21/1860/FUL (Minor) OTTERY ST MARY.

Councillor Peter Faithfull, Personal, Known to the applicant and had conversations about the application.

133 **Planning appeal statistics**

The Committee noted the planning statistics report setting out seven appeal decisions, of which five had been dismissed and two allowed.

The Development Manager drew Members' attention to the two appeals allowed. The first related to planning application 20/0933/OUT – Land South of Underhill Close, Lympstone. The Inspector determined that the proposal would not harm the Green Wedge in relation to its character and appearance or encroachment towards Exmouth and was of suitable appearance in a sustainable location. The second related to planning application 20/2710/FUL – 2 Brooklyn, Stowford, Sidmouth. The Inspector determined that the proposal was in a sustainable location and that in the absence of harm to the character and appearance of the area and the AONB the appeal was allowed.

Finally, Members' noted that although an Enforcement Notice issued to Thorn Park Family Golf Centre, Salcombe Regis, had been quashed due to it being incorrectly served, it would be correctly served to the appellant again.

134 **Local Development Order**

The Committee considered the report that sought Members approval for the formal public consultation process for the Local Development Order (LDO) on Land off Long Lane. The Development Manager advised it was one of four sites to form the East Devon Enterprise Zone and would facilitate a maximum of 26,000 sq.m. for new commercial and employment development. He briefly outlined the purpose of the LDO which, if approved, allowed development work to be completed without the need for full planning permission therefore acting as a tool to speed up the planning process. Members noted that following consultation a final version of the LDO would be brought back to Committee for Members to consider.

The Committee were supportive of the detailed report and comments included:

- Clarification sought on whether other LDOs had been approved in the district. The Development Manager confirmed there was no other LDOs relating to a particular site but that there was one other LDO in place to carry out infrastructure works to district heating.
- Support was shown that the LDO would be a step forward to allow commercial businesses to grow to create much needed jobs in the area.
- Reassured that sustainability was detailed as a key aspect of the development

RECOMMENDATION:

Of approval that the formal public consultation process for the LDO on Land off Long Lane, with delegated authority to be given to the Development Manager to finalise and to agree the consultation draft of the LDO.

135 **22/0067/FUL (Minor) EXMOUTH LITTLEHAM**

Applicant:

Mr Tim Child.

Location:

Land at Queen's Drive, Exmouth.

Proposal:

Permanent use of land, buildings and structures for the purposes of entertainment, recreation and leisure.

RECOMMENDATION:

Of approval as per officer recommendation.

136 **21/2830/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr & Mrs Stott.

Location:

Pine Hollow, Hulham Road, Exmouth, EX8 5DX.

Proposal:

Change of use to a glamping site comprising two glamping pods, a refurbished stable for facilities and toilet building, with associated access and parking (retrospective) (resubmission of planning reference 21/0856/FUL).

RECOMMENDATION:

Of adoption of the Appropriate Assessment and refusal as per officer recommendation.

137 **21/1546/FUL (Minor) EXMOUTH LITTLEHAM**

Applicant:

Mr Loveridge

Location:

British Red Cross Society, South Street, Exmouth, EX8 2SA.

Proposal:

Erection of a three storey building to include four two bed flats, office suite and two front dormers with associated parking and amenity space including demolition of existing hall.

RECOMMENDATION:

Of deferral for further negotiation by officers to seek changes to reduce the bulk of the building and to amend its design and position to address the concerns raised regarding the impact upon neighbour amenity and the size of the parking spaces.

138 **21/1860/FUL (Minor) OTTERY ST MARY**

Applicant:

Mr Martin Nancekivell.

Location:

Barrack Farm, Exeter Road, Ottery St Mary, EX11 1LE.

Proposal:

Two storey, four bed, detached, principle farm house with associated parking and amenity space.

RECOMMENDATION:

Of adoption of the Appropriate Assessment and deferral for further negotiation by officers to reduce the size of the dwelling.

139 **21/1618/FUL (Minor) HONITON ST MICHAELS**

Applicant:

Mr Ayhan Adsoy.

Location:

19 New Street, Honiton, EX14 1HA.

Proposal:

Change of use of ground floor from a mixed use comprising retail (Class A1) and hot food takeaway (Class A5) to use as a hot food takeaway (Class A5) and installation of external extraction flue (revised proposal to 20/1959/FUL).

RECOMMENDATION:

Of approval as per officer recommendation.

140 **22/0013/FUL (Minor) BROADCLYST**

Applicant:

Mr James Leisk.

Location:

72 Park Lane, Exeter, EX4 9HP.

Proposal:

Erection of a detached dwelling.

RECOMMENDATION:

Of approval as per officer recommendation but with a change to Condition 6 to reflect the submission of plans detailing proposed levels prior to Committee.

141 **21/3077/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Ashley & Lisa Taylor.

Location:

Higher Stables, Meeting Lane, Lympstone, Exmouth, EX8 5JJ.

Proposal:

Demolition of three stable buildings and construction of new dwelling.

RECOMMENDATION:

Of approval as per officer recommendation.

142 **21/3060/FUL (Minor) SIDMOUTH TOWN**

Applicant:

Mr Martin Millmow.

Location:

Cambridge Cottage, Salcombe Road, Sidmouth, EX10 8PR.

Proposal:

Construction of single storey side extension.

RECOMMENDATION:

Of approval as per officer recommendation.

Attendance List

Councillors present (for some or all the meeting)

E Wragg (Chair)

S Chamberlain (Vice-Chair)

C Brown

O Davey

B De Saram

D Key

R Lawrence

G Pratt

P Skinner

T Woodward

Councillors also present (for some or all the meeting)

P Arnott

P Faithfull

N Hookway

B Ingham

G Jung

Officers in attendance (for some or all the meeting)

Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Wendy Harris, Democratic Services Officer
Amanda Coombes, Democratic Services Officer
Gerry Mills, Project Manager Place & Prosperity (Exmouth)
Frances Wadsley, Project Manager, Planning, Growth, Development & Prosperity

Councillor apologies:

J Bonetta
K Bloxham
A Colman
S Gazzard
M Howe
G Pook

Chairman

Date: