

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Otter Room/Clyst Room, Blackdown House, Honiton on 24 April 2023

Attendance list at end of document

The meeting started at 2.00 pm and ended at 5.05 pm.

In the absence of the Vice Chair, Councillor Sarah Chamberlain, the Committee agreed to Councillor Olly Davey being Vice Chair for this meeting.

118 Minutes of the previous meeting

The minutes of the Planning Committee held on 28 March 2022 were confirmed as a true record.

119 Declarations of interest

Minute 121. 22/1954/MOUT (Major) EXMOUTH LITTLEHAM.

Councillor Olly Davey, Affects Non-registerable Interest, had met with some of the objectors for this application and had also attended a presentation where the scheme was outlined.

Minute 121. 22/1954/MOUT (Major) EXMOUTH LITTLEHAM.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillors Eileen Wragg, Colin Brown, Olly Davey, Bruce De Saram, David Key, Richard Lawrence, Geoff Pratt and Philip Skinner advised receiving lobbying emails in respect of this application.

Minute 122. 22/0783/MFUL (Major) WHIMPLE & ROCKBEARE.

Councillor Olly Davey, Affects Non-registerable Interest, Member of Devon Wildlife Trust.

Minute 122. 22/0783/MFUL (Major) WHIMPLE & ROCKBEARE.

Councillor Philip Skinner, Affects Non-registerable Interest, as Ward Member had met with different people at different times about this application.

Minute 122. 22/0783/MFUL (Major) WHIMPLE & ROCKBEARE.

Councillor Richard Lawrence, Affects Non-registerable Interest, as Ward Member had been in contact with people about this application.

Minute 122. 22/0783/MFUL (Major) WHIMPLE & ROCKBEARE.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillors Eileen Wragg, Colin Brown, Olly Davey, Bruce De Saram, David Key, Richard Lawrence, Geoff Pratt and Philip Skinner advised receiving lobbying/information emails in respect of this application.

The Chair sought advice from the Planning Solicitor for clarification in the constitution about Members meeting with objectors, supporters or attending presentations. In response the Planning Solicitor advised that to safeguard members it was encouraged that members should only attend formal site visits or officer led presentations for any planning application.

120 Planning appeal statistics

The Committee noted there were no appeal decisions received for this month.

121 **22/1954/MOUT (Major) EXMOUTH LITTLEHAM**

Applicant:

Littleham 2010 Ltd., c/o Bell Cornwell.

Location:

Douglas Gardens, Douglas Avenue, Exmouth.

Proposal:

Outline application with all matters except access reserved for up to 44 residential units including demolition of 76 Douglas Avenue, open space provision, drainage and the creation of a linking pedestrian access.

RESOLVED:

1. The appropriate assessment forming part of the report be adopted.
2. Approve as per officer's recommendation with delegated authority to Assistant Director – Strategic Planning and Development Management in consultation with the Chair and Ward Members to amend Condition 9 to make it clear that notwithstanding the submitted drainage details there shall be no discharge of surface water to the combined sewer.

122 **22/0783/MFUL (Major) WHIMPLE & ROCKBEARE**

Applicant:

Aura Power Developments Limited.

Location:

Land east of Rutton Farm, Rull Lane, Whimple, EX5 2NX.

Proposal:

Construction and operation of a ground mounted solar farm, with permission being required for 40 years, comprising solar arrays, equipment housing, sub-station, fencing, ancillary equipment, landscaping and associated development.

RESOLVED:

Deferred to allow negotiations with the applicant to seek to secure amendments to minimise the visual impact of the development when viewed from the road to the south of the site.

123 **22/1761/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr R House.

Location:

Land at Venmore Barn, Woodbury, EX5 1LD.

Proposal:

Conversion and extension of existing buildings to create two residential dwellings, construction of six dwellings with associated landscaping, infrastructure and works and demolition of existing buildings.

RESOLVED:

Approved contrary to officer's recommendation with delegated authority to Assistant Director – Strategic Planning and Development Management in consultation with the Chair and Ward Members to draft appropriate planning conditions and subject to an appropriate Section 106 agreement to secure required planning obligations.

Members gave greater weight to the site being brownfield and the scheme including the conversion of the two existing buildings (in line with Policy D8) and applying the tilted balance as there is no five year land supply.

124 **22/1279/FUL (Minor) BUDLEIGH & RALEIGH**

Applicant:

Clinton Devon Estates.

Location:

Land at Frogmore Road, East Budleigh.

Proposal:

Demolition of detached garage and erection of proposed detached dwelling.

RESOLVED:

Approved as per officer's recommendation.

Attendance List

Councillors present:

E Wragg (Chair)

C Brown

O Davey

B De Saram

S Gazzard (abstained from voting on applications 22/1954/MOUT & 22/0783/MFUL as he had not attended the site inspections)

D Key

R Lawrence

G Pratt

P Skinner

Councillors also present (for some or all the meeting)

N Hookway

G Jung

Officers in attendance:

Ed Freeman, Assistant Director Planning Strategy and Development Management

Wendy Ormsby, Development Manager

Damian Hunter, Planning Solicitor

Wendy Harris, Democratic Services Officer

Councillor apologies:

- S Chamberlain
- K Bloxham
- A Colman
- M Howe
- G Pook
- E Rylance
- T Woodward

Chairman

Date: