

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 21 May 2024

Attendance list at end of document

Due to technical issues the meeting which was due to commence at 10.00 am started at 11.30 am and ended at 6.15 pm. The meeting was adjourned for lunch at 2.00 pm and reconvened at 2.40 pm and a further brief adjournment took place from 4.10 pm until 4.20 pm.

147 Minutes of the previous meeting

The minutes of the Planning Committee held on 23 April 2024 were confirmed as a true record.

148 Declarations of interest

Minute 152. 22/1910/MFUL (Major) EXMOUTH LITTLEHAM.
Councillors Olly Davey, Matt Hall and Brian Bailey Affects Non-registerable Interest, Exmouth Town Councillor.

Minute 152. 22/1910/MFUL (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 committee members advised lobbying in respect of this application.

Non Committee Members

Minute 152. 22/1910/MFUL (Major) EXMOUTH LITTLEHAM.
Councillor Nick Hookway, Affects Non-registerable Interest, Exmouth Town Councillor.

Minute 152. 22/1910/MFUL (Major) EXMOUTH LITTLEHAM.
Councillor Daniel Wilson, Affects Non-registerable Interest, Exmouth Town Councillor.

Minute 158. 4. 23/0685/MOUT (Major) AXMINSTER
Councillor Paul Hayward, Affects Non-registerable Interest, Employed as the Town Clerk by Axminster Town Council and a resident of Cloakham Lawns.

149 Matters of urgency

There were none.

150 Confidential/exempt item(s)

There were none.

151 Planning appeal statistics

The Committee noted the Development Manager's report which included an update to an appeal dismissed for planning application 23/0556/FUL – land north of Martin Gate, Sidmouth Road, Aylesbeare. The Development Manager drew Members attention to this appeal as it was relevant to item 11.

152 **22/1910/MFUL (Major) EXMOUTH LITTLEHAM**

Applicant:

Mr Azim Lalani.

Location:

Devoncourt Hotel, 16 Douglas Avenue, Exmouth, EX8 2EX.

Proposal:

Demolition of the existing Devoncourt building and outbuildings, construction of 51 open market and 15 affordable residential apartments and new 65 bed hotel with access via Maer Road car park, associated car parking and landscaping works.

RESOLVED:

Refused contrary to officer recommendation for the following reasons:

Having regard to the layout, siting, scale and massing of the proposed development it will have an unacceptable impact on the residential amenity of neighbouring properties due to noise and light spill from vehicles using the access drive adjacent the eastern site boundary; overlooking and loss of privacy, overshadowing causing loss of sunlight and due to its overbearing impact. As such the development is contrary to Policies D1 and EN14 of the East Devon Local Plan 2013 to 2031 and the provisions of the National Planning Policy Framework, 2023.

Having regard to the siting, scale, massing, design and site density of the proposed development it is out of keeping with the urban grain and character of the area and as such contrary to policy D1 of the East Devon Local Plan 2013 to 2031, policy EB2 of the Exmouth Neighbourhood Plan, 2018 to 2031 and the provisions of the National Planning Policy Framework, 2023.

153 **23/2506/MFUL (Major) CLYST VALLEY**

Applicant:

Mr Peter Quincey.

Location:

Winslade Park, Clyst St Mary.

Proposal:

Installation of solar array with associated infrastructure, access and landscaping.

RESOLVED:

Deferred – to be considered at an additional meeting on Friday, 24 May 2024.

154 **23/2537/FUL (Minor) SIDMOUTH TOWN**

Applicant:

Mr Jorge Pineda-Langford (EDDC).

Location:

Sidmouth Swimming Pool, Ham Lane, Sidmouth.

Proposal:

Erection of a new public toilet building.

RESOLVED:

Deferred – to be considered at an additional meeting on Friday, 24 May 2024.

155 **23/2455/FUL (Other) DUNKESWELL and OTTERHEAD**

Applicant:

Mr & Mrs M & J Summers.

Location:

Kains Park Farm, Kains Park Storage, Awilscombe, EX14 3NN.

Proposal:

Change of use of land for the storage of caravans, motorhomes and boats (use class B8) and associated works.

RESOLVED:

Deferred – to be considered at an additional meeting on Friday, 24 May 2024.

156 **24/0313/FUL (Minor) EXMOUTH TOWN**

Applicant:

Mr David Freer.

Location:

The Octagon, Esplanade, Exmouth, EX8 2AZ.

Proposal:

Proposed change of use from shop (Class E(a)) to café (Class E(b)) two side extensions and internal alterations.

RESOLVED:

Deferred – to be considered at an additional meeting on Friday, 24 May 2024.

157 **22/2719/FUL (Minor) WOODBURY and LYMPSTONE**

Applicant:

Misters M & C Tanton.

Location:

Stables & premises, Bond Lane Farm, Bonds Lane, Woodbury Salterton.

Proposal:

Change of use from poultry farm to industrial (Use Class E(g)) and storage (B8).

RESOLVED:

Deferred – to be considered at an additional meeting on Friday, 24 May 2024.

158 **23/0685/MOUT (Major) AXMINSTER**

Applicant:

Hortons Estate Developments Ltd.

Location:

Land adjacent Cloakham Lawn and Chard Road, Chard Road, Axminster.

Proposal:

Hybrid application: outline application for the erection of up to 140 dwellings, 0.8 hectares of Class E employment land, public open space, drainage and ancillary works (all matters reserved except access).

Full application for works to football training pitch, including drainage improvement work, 4 x 15m tall floodlighting columns and erection of 6m high ballstop netting on west side of football pitch and training ground.

RESOLVED:

1. To adopt the appropriate assessment.
2. To secure financial contributions and other matters through a Section 106 legal agreement.
3. Approved with conditions as per officer recommendation.

159 **24/0352/FUL (Minor) WEST HILL and AYLESBEARE**

Applicant:

Matt & Kaylee Smith.

Location:

Lindridge, Elsdon Lane, West Hill, EX11 1UB.

Proposal:

Demolition of existing bungalow and garage with construction of a replacement house and integral double garage.

RESOLVED:

Approved with conditions as per officer recommendation subject to an amendment to condition 9 to retain hedge at a height of 4m and additional condition to require the garage with studio above to be used for purposes incidental to the use of the main house only.

160 **23/1973/FUL (Minor) WEST HILL and AYLESBEARE**

Applicant:

Miss Kate Boulten.

Location:

The Croft, Bendarroch Road, West Hill, EX11 1UW.

Proposal:

Replacement dwelling including the demolition of the existing dwelling and multiple outbuildings located within the grounds.

RESOLVED:

Approved with conditions as per officer recommendation.

161 **23/2471/FUL (Other) YARTY**

Applicant:

Mr & Mrs Lippett.

Location:

Merrywood, Blackpool Corner, Axminster, EX13 5UH.

Proposal:

Single-storey side extension to bungalow and existing vehicle access widened.

RESOLVED:

Approved as per officer recommendation.

Attendance List

Councillors present:

B Bailey
I Barlow
C Brown
J Brown
S Chamberlain
M Chapman
O Davey (Chair)
P Faithfull
D Haggerty
A Hall
M Hall (Vice-Chair)
M Howe
S Smith
E Wragg

Councillors also present (for some or all the meeting)

J Bailey
J Loudoun
T Olive
P Hayward
N Hookway
D Wilson

Officers in attendance:

Jeremy Ebdon, Principal Planning Officer (East)
Jill Himsworth, Planning Officer
Damian Hunter, Planning Solicitor
Wendy Ormsby, Development Manager
Wendy Harris, Democratic Services Officer
Gavin Spiller, Principal Planning Officer (West)
Jamie Quinton, Senior Planning Officer
Jack Richards, Planning Assistant

Councillor apologies:

A Bruce
S Gazzard

Chairman

Date: