

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held online via zoom on 2 December 2020

Attendance list at end of document

The meeting started at 10.02 am and ended at 3.00 pm. The meeting was adjourned at 12.51pm and reconvened at 1.22pm.

176 Minutes of the previous meeting

The minutes of the meeting held on 4 November 2020 were agreed as a true record.

177 Declarations of interest

Minute 179. 20/1001/MOUT & 20/1003/LBC (Major) CLYST ST MARY.
Councillors Bruce De Saram, Geoff Pook, Geoff Pratt, Joe Whibley, Kathy McLauchlan, Mike Howe, Olly Davey, Phil Skinner, Steve Gazzard, Personal, Had received correspondence from the Chairman of Clyst St Mary Residents Association in respect of this application.

Minute 179. 20/1001/MOUT & 20/1003/LBC (Major) CLYST ST MARY.
Councillor Mike Howe, Personal, Bishops Clyst Parish Councillor. Owns the Post Office and Convenience Store in Clyst St Mary, had attended public meetings with the developer and Save Clyst St Mary Residents Association and had private discussions with the developer on two occasions to discuss noise issues and traffic highway issues and not on the development itself.

Minute 179. 20/1001/MOUT & 20/1003/LBC (Major) CLYST ST MARY.
Councillor Olly Davey, Personal, Had a conversation with a concerned resident and had been forwarded one of the objectors submissions to the planning portal.

Minute 179. 20/1001/MOUT & 20/1003/LBC (Major) CLYST ST MARY.
Councillor Tony Woodward, Personal, Received an indirect request from a public speaker in respect of this application and had been employed on the Winslade site from 1984 - 1999.

Minute 181. 20/1399/FUL (Minor) SEATON .
Councillor Olly Davey, Personal, Devon Wildlife Trust member.

Minute 181. 20/1399/FUL (Minor) SEATON .
Councillor Philip Skinner, Personal, As a former Portfolio Holder for Economy had lead the regeneration for Seaton which the Jurassic Centre had been part of.

Minute 183. 20/1234/FUL (Minor) COLY VALLEY.
Councillor Geoff Pratt, Personal, East Devon AONB Partnership Member.

Minute 183. 20/1234/FUL (Minor) COLY VALLEY.
Councillor Paul Arnott, Personal, Known to one of the directors of the Upper Coly Valley Community Land Trust and as Ward Member had one conversation with the director in respect of this application.

Minute 183. 20/1234/FUL (Minor) COLY VALLEY.

Councillor Philip Skinner, Personal, Known to the Chairman of the Upper Coly Valley Community Land Trust.

Minute 184. 20/2082/FUL (Minor) DUNKESWELL & OTTERHEAD.
Councillor David Key, Personal, Known to the applicant.

Minute 184. 20/2082/FUL (Minor) DUNKESWELL & OTTERHEAD.
Councillor Philip Skinner, Personal, Known to the applicant.

178 **Planning appeal statistics**

The Committee noted the Development Manager's report setting out 12 decisions notified and reported that 5 appeals had been dismissed and 7 allowed.

Members' attention was drawn to the 7 appeals allowed. These included the appeal against application 20/0015/CPE Rhode Hill Far, Uplyme, the Inspector had disagreed with the Council's decision to refuse the Certificate of Lawful Use determining the dwelling was no longer restricted to the agricultural tie. The appeal against application 19/2093/FUL 1 Victoria Road, Exmouth, the Inspector determined the installation of uPVC windows would be neither unsympathetic nor visually intrusive in the Exmouth Conservation Area. The appeal for application 20/0611/FUL Donnithornes, Mill Street, Ottery St Mary, the Inspector had allowed the appeal for the proposed works as it was felt it would help to preserve the character and appearance of the Conservation Area. Finally for application 19/2828/PDQ Barn South of Rull Barton, Rull Hill, Whimble, the Inspector had allowed the appeal concluding the proposed change of use did constitute permitted development.

The Development Manager advised although it had been a disappointing month in terms of appeals allowed it should be noted that the council's performance on dismissed appeals was still above the national average in that regard.

The Development Manager updated Members on the appeal against application 19/1351/FUL Land at Liverton Business Park, Exmouth. Members noted that the High Court had refused the renewal application by a member of the public for permission to apply for a Judicial Review. As a result the Inspectorate's decision to allow the appeal still stands.

179 **20/1001/MOUT & 20/1003/LBC (Major) CLYST ST MARY**

Applicant:

Mr Peter Quincey (Burrington Estates Winslade Ltd).

Location:

(20/1001/MOUT) Winslade Park, Clyst St Mary.

(20/1003/LBC) Winslade Park, Winslade Park Avenue, Clyst St Mary.

Proposal:

(20/1001/MOUT) Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floor space, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floor space, site-wide landscaping, engineering works and the provision of associated car parking spaces. Outline planning permission with all matters reserved except for access for the erection

of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland.

(20/1003/LBC) Internal and external works/alterations to Winslade Manor, Winslade House and the Terrace, refurbishment of the buildings for office use and the Terrace for amenity space.

RESOLVED:

(20/1001/MOUT) Approved as per Officer recommendation but with the following additional recommendations:

1. All discharge of conditions on application 20/1001/MOUT to be carried out in consultation with the Ward Member and Chair of Planning Committee;
2. The Development Manager to write to South West Water to express the Committees dissatisfaction at SWW's brief consultation response to application 20/1001/MOUT and to advise that the Committee expect SWW to deal with, and take responsibility for, any foul drainage matters that arise as part of the development to ensure no impact upon existing residents;
3. That an Informative be added to the Notice of Decision for 20/1001/MOUT advising the applicant of the need to consult with the public on the preparation of the Design Code and subsequent residential development forming Zones A and D before the related reserve matters applications are submitted to the LPA;
4. The late additional conditions recommended by Environmental Health be added to application 20/1001/MOUT;
5. That the Heads of Terms and subsequent legal agreement for 20/1001/MOUT include overage payment obligations and a contribution towards local doctor's surgeries subject to the NHS demonstrating that the contribution is justified with the decision on the justification and final contribution amount delegated to the Development Manager in consultation with the Ward Member and Chair of Planning Committee.

20/1003/LBC – Approved as per Officer recommendation.

180 **20/1855/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

John Lomax.

Location:

Land Adjoining The Workshop, Longmeadow Road.

Proposal:

Installation of a sewage treatment package (retrospective application).

RESOLVED:

Approved as per Officer recommendation.

181 **20/1399/FUL (Minor) SEATON**

Applicant:

Mr Richard Drysdale.

Location:

Seaton Jurassic, The Underfleet.

Proposal:

Extension to existing external area to visitor centre to include change of use of part of existing car park; raising of site levels to provide level access path; creation of play and interpretation features (to include 3 metre high earth mound) and seating areas; creation of footpath link to north.

RESOLVED:

Approved as per officer recommendation.

182 **20/1258/FUL (Minor) EXE VALLEY**

Applicant:

Mr Ben Blackburn (Drum Construction).

Location:

Lower Southmoor Farm, Brampford Speke.

Proposal:

Application to replace barn with PDQ consent (20/0129/PDQ) for conversion to 2 no larger residential dwellings, with 2 no detached dwellings.

RESOLVED:

Approved as per Officer recommendation.

183 **20/1234/FUL (Minor) COLY VALLEY**

Applicant:

Mr W Rich.

Location:

Land South Of Chilcombe Cross, Northleigh.

Proposal:

Proposed residential development comprising 6 no. affordable dwellings and associated works.

RESOLVED:

Approved as per Officer recommendation but with a change to the Contaminated Land condition 4 to reflect the latest information submitted by the applicant and revised wording recommended by the Contaminated Land Officer.

184 **20/2082/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Mr and Mrs Summers.

Location:

Kains Park Farm, Awliscombe.

Proposal:

Erection of agricultural building, construction of yard area and associated works.

RESOLVED:

Approved as per Officer recommendation.

185 **20/1531/LBC (Other) WOODBURY & LYMPSTONE**

Applicant:

Mrs J Young.

Location:

Jasmine Cottage, The Strand.

Proposal:

Replace existing passageway roof and install 3no. rooflights; construct wall at end of passageway and insert 1no. window on north elevation; removal of partition walls in utility and construct new partition wall and door opening to create wet room; create level floor across the passageway; install double doors in existing opening between dining and lounge to create bedroom.

RESOLVED:

Approved 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

S Gazzard

M Howe

D Key

K McLauchlan

G Pook

G Pratt

P Skinner

J Whibley

T Woodward

Councillors also present (for some or all the meeting):

P Arnott

P Hayward

G Jung

H Parr

J Rowland

Officers in attendance:

Chris Rose, Development Manager

Shirley Shaw, Planning Barrister

Wendy Harris, Democratic Services Officer

Sarah Jenkins, Democratic Services Officer
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)
Nicola Cooper, Solicitor

Councillor apologies:

K Bloxham
A Colman

Chairman

Date: