

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at online via the zoom app on 10 February 2021

Attendance list at end of document

The meeting started at 10.03 am and ended at 3.00 pm. (The Committee adjourned at 11.52am and reconvened at 12.10pm and adjourned again at 1.38pm and reconvened at 2.09pm)

205 Minutes of the previous meeting

The minutes of the meetings held on 6 January and 7 January 2021 were agreed as true records.

206 Declarations of interest

Minute 208. 20/0993/MRES (Major) – WOODBURY & LYMPSTONE.
Councillors Bruce De Saram, Olly Davey, Steve Gazzard, Tony Woodward, Personal, Exmouth Town Councillor.

Minute 208. 20/0993/MRES (Major) - WOODBURY & LYMPSTONE.
Councillor Eileen Wragg, Personal, Several months ago had met with a resident in Marley Road with two members of Exmouth Town Council and District Council, Councillor Davey and Councillor Whibley to discuss the access route to Goodmores Farm. The planning application itself was not discussed.

Minute 208. 20/0993/MRES (Major) - WOODBURY & LYMPSTONE.
Councillor Olly Davey, Personal, Known to the two public speakers speaking on the application and had a short conversation on the telephone with one of the public speakers.

Minute 208. 20/0993/MRES (Major) - WOODBURY & LYMPSTONE.
Councillor Tony Woodward, Personal, Known to three of the Directors of Goodmores Farm for over 30 years.

Minute 209. 19/2829/MFUL & 19/2830/LBC - (Major) EXMOUTH TOWN.
Councillors Bruce De Saram, Olly Davey, Steve Gazzard, Tony Woodward, Personal, Exmouth Town Councillor.

Minute 209. 19/2829/MFUL & 19/2830/LBC - (Major) EXMOUTH TOWN.
Councillor Olly Davey, Personal, Attended an exhibition at the church to view the early designs of the redevelopment.

Minute 209. 19/2829/MFUL & 19/2830/LBC - (Major) EXMOUTH TOWN.
Councillor Eileen Wragg, Personal, Was a member of Tower Street Methodist Church and was married there 28 years ago.

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution, Councillor Wragg advised that she was the Ward Member in respect of this application so the Vice Chair chaired the item.

Minute 210. 18/1653/MOUT (Major) - BROADCLYST.
Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor.

Minute 211. 20/2585/FUL (Minor) - EXMOUTH HALSDON.

Councillors Bruce De Saram, Olly Davey, Steve Gazzard, Tony Woodward, Personal, Exmouth Town Councillor.

Minute 211. 20/2585/FUL (Minor) - EXMOUTH HALSDON.

Councillor Eileen Wragg, Personal, Went to see the applicant at the request of a Ward Member and suggested to the applicant that he discuss the application with the Development Manager.

Minute 211. 20/2585/FUL (Minor) - EXMOUTH HALSDON.

Councillor Olly Davey, Personal, Known to the applicant as a pupil at Exeter Road Primary School while employed as a teacher at the school.

207 **Planning appeal statistics**

The Committee received and noted the Development Manager's report setting out three appeal decisions notified, of which two had been dismissed.

The Development Manager drew Members' attention to the two appeal decisions dismissed. The first appeal for planning application 20/0946/FUL had been dismissed because the Inspector had agreed with Members' concerns about the visual impact and amenity concerns. The second appeal for planning application 20/0643/FUL for the construction of a detached dwelling and associated driveway was also dismissed because the Inspector considered it was in an unsustainable location.

The Development Manager also drew Members' attention to the appeal decision allowed for planning application 19/0078/FUL for demolition of former cottage and construction of a new dwelling advising that the Inspector had considered that the visual impact was acceptable.

208 **20/0993/MRES (Major) - WOODBURY & LYMPSTONE**

Applicant:

Joanna Fowler (Eagle Investments Ltd.)

Location:

Goodmores Farm, Hulham Road, Exmouth, EX8 5BA.

Proposal:

Reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 303 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin. The provision of serviced land for mixed-use employment/commercial users and land for the provision of a primary school.

RESOLVED:

Approved as per officer recommendation but with following additional and amended conditions:

Additional conditions 7 and 8:

With the exception of works to form the creation of the accesses into the site, no site works shall commence until an ecological impact and mitigation assessment (EIA) has been submitted and approved in writing by the Local Planning Authority. The assessment shall include measures for safeguarding wildlife during construction in accordance with the EIA and the monitoring and reporting arrangements for this. Thereafter the development shall be carried out in accordance with the approved details.

(Reason: In the interests of the protection of wildlife on the site in accordance with Policy EN5 – Wildlife Habitats and Features of the adopted East Devon Local Plan.)

With the exception of works to form the creation of the accesses into the site, and notwithstanding the submitted landscaping details hereby approved, no site works shall commence until the following have been submitted and approved in writing by the Local Planning Authority:

- i) detailed hard landscape proposals have been submitted and approved to include details of individual plot boundaries, pavings, surfacings and edgings, walls, retaining structures and site furniture.
- ii) detailed levels plans and minimum of 2 sections provided (existing and proposed) to include details of embankments and any retaining structures and means of enclosure to the SUDs features.
- iii) landscape strategy and design code
- iv) detailed planting plans

(Reason: In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Strategy 3 (Sustainable Development), Strategy 4 (Balanced Communities), Strategy 5 (Environment), Strategy 43 (Open Space Standards), Policy D1 (Design and Local Distinctiveness) and Policy D2 (Landscape Requirements) of the East Devon Local Plan.)

Amended conditions 3 and 6 to read:

3. Prior to the football pitch being brought into use details including design, sections, earthworks, height, materials and a maintenance schedule for ball stop fencing around the football pitch, together with any lighting design shall be submitted to and approved in writing by the Local Planning Authority.

(Reason: To ensure the fencing is suitable given the proximity to highways and third party properties in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)

6. Prior to occupation of the first dwelling on site a detailed Landscape and Ecology Management Plan (LEMP) for a minimum period of 25 years shall be submitted and should include the following details:

- Aims and objectives of the management plan;
- Extent, ownership and responsibilities for management and maintenance;
- Details of how the management and maintenance of open space will be funded for the life of the development;
- Details of bat and bird boxes to the dwelling;
- Inspection and reporting arrangements for existing and proposed trees and hedgerows and monitoring of bio-diversity net-gain;
- Management and maintenance of trees and hedgerow;
- Management and maintenance of shrub, herbaceous and grass areas.
- Management of ecological habitat, maintenance of any ecological mitigation measures and further measures for enhancement of biodiversity value;

- Management and maintenance of any boundary structures, drainage swales and other infrastructure/ facilities within public areas.

Maintenance shall be carried out in accordance with the approved plan.

(Reason - In the interests of the protection of wildlife on the site and to preserve and enhance the character and appearance of the area in accordance with Strategy 3 (Sustainable Development), Strategy 4 (Balanced Communities), Strategy 5 (Environment), Strategy 43 (Open Space Standards), Policy EN5 (Wildlife Habitats and Features), Policy D1 (Design and Local Distinctiveness) and Policy D2 (Landscape Requirements) of the East Devon Local Plan.)

209 **19/2829/MFUL & 19/2830/LBC - (Major) EXMOUTH TOWN**

Applicant:

Mr B Male (Hansard Ltd.)

Location:

Tower Street Methodist Church, Tower Street, Exmouth, EX8 1NT.

Proposal:

Part demolition and redevelopment and part conversion of vacant buildings to create 19 residential units plus development to provide two retail units.

RESOLVED:

19/2829/MFUL – Approved as per officer recommendation.

19/2830/LBC – Approved as per officer recommendation.

210 **18/1653/MOUT (Major) - BROADCLYST**

Applicant:

Johnstone Land (South West) Ltd.

Location:

Land North Of Moonhill Copse, West Clyst, Exeter.

Proposal:

Outline planning application (appearance, landscaping, layout and scale reserved) for up to 71 dwellings, together with access and associated infrastructure, landscaping and drainage.

RESOLVED:

Deferred until the meeting of the 15 February 2021.

(Reason – Lack of highway information and impacts on planning obligations is central to consideration of this item that we defer for consideration of all issues.)

211 **20/2585/FUL (Minor) - EXMOUTH HALSDON**

Applicant:

Mr Mark Philp.

Location:

59 Mount Pleasant Avenue, Exmouth, EX8 4QR.

Proposal:

Front and rear hip to gable extension with side dormer to form new first floor living space and associated works.

RESOLVED:

Refused as per officer recommendation.

212 **20/1807/VAR (Minor) - FENITON**

Applicant:

Mr and Mrs Goodall.

Location:

Treasure Farm, Buckerell, Honiton, EX14 3EP.

Proposal:

Variation of condition 3 of planning permission 99/P0774 (Adapt one holiday let into two lets, convert garage to office and new garage/store and holiday let) to allow Owl Cottage to be used as an unrestricted residential dwelling and to amend the holiday restriction on Squirrel Cottage and Mallard Cottage.

RESOLVED:

Approved as per officer recommendation.

213 **20/0652/FUL (Minor) - SIDMOUTH TOWN**

Applicant:

Lily and Violeta Lunan.

Location:

6 Willoughby House, Peak Hill Road, Sidmouth, EX10 0NW.

Proposal:

Proposed terrace, access bridge and balustrade. Alteration and new door and new rooflights to north elevation.

RESOLVED;

Approved as per officer recommendation.

214 **20/2171/FUL (Minor) - AXMINSTER**

Applicant:

Mr Allen.

Location:

Bonnars Causeway, Axminster, EX13 5EN.

Proposal:

Formation of bin store.

RESOLVED:

Approved as per officer recommendation.

Attendance List

Councillors present:

E Wragg (Chair)
S Chamberlain (Vice-Chair)
K Bloxham
C Brown
O Davey
B De Saram
S Gazzard
M Howe
D Key
G Pook
G Pratt
P Skinner
T Woodward

Councillors also present (for some or all the meeting)

F Caygill
M Chapman
B Ingham
G Jung
P Millar
A Moulding

Officers in attendance:

Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Wendy Harris, Democratic Services Officer
Amanda Coombes, Democratic Services Officer
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)

Councillor apologies:

A Colman

Chairman

Date: