

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at online via the zoom app on 15 February 2021

Attendance list at end of document

The meeting started at 10.00 am and ended at 12.05 pm.

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

215 Declarations of interest

Minute 218. 20/1953/VAR (Major) - OTTERY ST MARY.
Councillor Geoff Pratt, Personal, Regular customer of Sainsburys at Ottery St Mary.

Minute 218. 20/1953/VAR (Major) - OTTERY ST MARY.
Councillor Philip Skinner, Personal, Customer of Sainsburys in Ottery St Mary.

Minute 220. 20/2256/FUL (Minor) - HONITON ST MICHAELS.
Councillor Colin Brown, Personal, Known to the applicant.

Minute 221. 20/2496/COU (Minor) - AXMINSTER.
Councillor Kim Bloxham, Personal, As Vice Chair of Licensing and Enforcement Committee advised she would abstain on this planning application.

Minute 222. 20/2799/FUL (Minor) DUNKESWELL AND OTTERHEAD.
Councillor Bruce De Saram, Personal, Known to the applicant.

Minute 222. 20/2799/FUL (Minor) DUNKESWELL AND OTTERHEAD.
Councillor Geoff Pook, Personal, Known to the architect and had worked with him on other projects at least five years ago.

Minute 223. 20/2785/FUL (Minor) - CLYST VALLEY.
Councillors Kim Bloxham, Olly Davey, Bruce De Saram, Steve Gazzard, David Key, Philip Skinner, Cllr Wragg Personal, Known to applicant as a member of this council.

Minute 223. 20/2785/FUL (Minor) - CLYST VALLEY.
Councillor Mike Howe, Pecuniary, In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution, Councillor Howe advised that he was the applicant in respect planning application 20/2785/FUL and was removed to the virtual lobby while this application was being discussed and did not participate in the debate or vote.

Non-Committee Members

Minute 219. 20/1958/FUL (Minor) - YARTY.
Councillor Paul Hayward, Personal, Clerk to Chardstock Parish Council.

Minute 220. 20/2256/FUL (Minor) - HONITON ST MICHAELS.
Councillor Phil Twiss, Personal, Lives within the Blackdown Hills Area of Outstanding Natural Beauty and advised he was very protective of this area.

216 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:

Approved as per officer recommendation but with the following changes to the planning obligations and the following additional and amended conditions:

Planning obligations secured as follows:

- Habitat mitigation contribution of £354 per residential unit
- Connection to the district heating system as advocated by Strategy 40 of the EDDC Local Plan.
- 50% affordable housing to be 70% rented and 30% shared ownership
- Provision of an on-site locally area for play (LAP);
- Provision and maintenance of protected bat corridors;
- Financial contribution of £3250 per dwelling towards highway improvements (including £500 per dwelling Travel Plan contribution).

Additional and Amended conditions:

1. Conditions numbered in order sequence;

2. Condition 12 to read:

Prior to the commencement of any works on site to the relevant element (including demolition and site clearance or tree works), details of the design of building foundations, access roads and car park surface construction (temporary and permanent) the layout (with positions, dimensions and levels) of service trenches, ditches, drains and other excavations on site (insofar as they may affect trees on or adjacent to the site), shall be submitted to and approved in writing by the Planning Authority. (Reason: To ensure the continued well being of retained trees in the interests of the amenity of the locality in accordance with Policy D3 (Trees and Development Sites) of the East Devon Local Plan.

3. Condition 14 deleted;

4. Condition 15 to read:

The reserved matters application(s) shall be submitted in accordance with the recommendations of Section 6 of the Ecological Impact Assessment undertaken by Clarkson and Woods Ecological Consultants dated November 2019, or any addendum to the report approved in writing by the Local Planning Authority. and the development shall thereafter be carried out in accordance with the recommendation set out therein. Reason: To ensure that the protected species found to be on

site/have the potential to be on site are dealt with in an appropriate and sensitive manner to safeguard their future and to replace lost habitats in accordance with Policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan.

5. Condition 21 to read as follows:

Prior to or as part of the Reserved Matters, the following information shall be submitted to and approved in writing by the Local Planning Authority:

- (a) Soakaway test results in accordance with BRE 365 and groundwater monitoring results in line with our DCC groundwater monitoring policy.
- (b) A detailed drainage design based upon the approved Flood Risk Assessment & Drainage Strategy Taverner's Field Broadclyst 30th October 2019 v5 and Drainage Addendum dated 8th February 2021 and the results of the information submitted in relation to (a) above.
- (c) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.
- (d) Proposals for the adoption and maintenance of the permanent surface water drainage system.
- (e) A plan indicating how exceedance flows will be safely managed at the site.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (e) above.

(Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with Policy EN22 – Surface Run-Off Implications of New Development of the East Devon Local Plan, SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.)

6. Additional two conditions as follows:

The site access and visibility splays shall be constructed, laid out and maintained for that purpose where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 0.6 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be at least 43 metres in both directions.

(Reason: To provide a satisfactory access to the site with and to provide adequate visibility from and of emerging vehicles in accordance with Policy TC7 – Adequacy of Road Network and Site Access of the East Devon Local Plan 2013-2031).

The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 20 metres back from its junction with the public highway.

(Reason: To prevent mud and other debris being carried onto the public highway in accordance with Policy TC7 – Adequacy of Road Network and Site Access of the East Devon Local Plan 2013-2031).

217 **19/1161/OUT (Minor) - EXE VALLEY**

Applicant:

Mr & Mrs Reeves.

Location:

Land West Of Kilmore House, Poltimore, EX4 0AT.

Proposal:

Outline application with all matters reserved for the erection of five affordable dwellings and three open market dwellings.

RESOLVED:

Refused as per officer recommendation.

218 **20/1953/VAR (Major) - OTTERY ST MARY**

Applicant:

Sainsburys Supermarkets Limited.

Location:

Sainsburys, Hind Street, Ottery St Mary, EX11 1BW.

Proposal:

Variation of Condition 14 (yard usage hours) of planning permission 09/2354/MFUL (erection of Class A1 food store, customer car parking, service access and associated development, as varied by 11/1173/VAR) to allow use of the yard from 6am (instead of 7am) Monday to Saturday for a temporary period of one year from the date of decision, formally extending the earlier start which began temporarily on 3 August 2020 as a result of the Government's response to the Coronavirus pandemic.

RESOLVED:

Approved as per officer recommendation.

219 **20/1958/FUL (Minor) - YARTY**

Applicant:

Alistair Rattenbury.

Location:

1A Green Lane, Chardstock, Axminster, EX13 7BL.

Proposal:

Construction of garden studio/office and decking.

RESOLVED:

Approved as per officer recommendation.

220 **20/2256/FUL (Minor) - HONITON ST MICHAELS**

Applicant:

Richard Hooper.

Location:

Middle Hill House, Church Hill, Honiton, EX14 9TE.

Proposal:

Proposed conversion of agricultural building to form residential dwelling and associated works.

RESOLVED:

Approved as per officer recommendation.

221 **20/2496/COU (Minor) - AXMINSTER**

Applicant:

Andrew Swann.

Location:

2 & 4 St Georges, Chard Street, Axminster, EX13 5DL.

Proposal:

Change of use of ground floor of buildings from shops (Class E) to micropub (sui generis)

RESOLVED:

Approved as per officer recommendation.

222 **20/2799/FUL (Minor) DUNKESWELL AND OTTERHEAD**

Applicant:

Mr N Chapman.

Location:

Higher Northcott Farm, Blackborough, Cullompton, EX15 2JF.

Proposal:

Construction of single and two storey rear extensions.

RESOLVED:

Approved as per officer recommendation.

223 **20/2785/FUL (Minor) - CLYST VALLEY**

Applicant:

Mr Michael Howe (The Stores Mills & Son).

Location:

The Stores, Clyst St Mary, Exeter, EX5 1BR.

Proposal:

Replacement of existing flat roof to store and raising roof height by 150mm.

RESOLVED:

Approved as per officer recommendation.

Attendance List

Councillors present:

E Wragg (Chair)
K Bloxham
C Brown
A Colman
O Davey
B De Saram
S Gazzard
M Howe
D Key
G Pook
G Pratt
P Skinner

Councillors also present (for some or all the meeting)

P Hayward
A Moulding
P Twiss

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:

S Chamberlain
T Woodward

Chairman

Date: