

**EAST DEVON DISTRICT COUNCIL  
LIST OF PLANNING APPEALS LODGED**

**Ref:** 21/2179/FUL **Date Received** 04.03.2022  
**Appellant:** Ms Sanders  
**Appeal Site:** Brook House Sowton Exeter EX5 2AF  
**Proposal:** Rear and side extension; adjustment of dormer over garage;  
new finishes to front elevations and balcony to the rear  
**Planning** APP/U1105/D/22/3294235  
**Inspectorate Ref:**

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**Ref:** 21/2137/FUL **Date Received** 10.03.2022  
**Appellant:** David Mortimer  
**Appeal Site:** Greenhayes Shute Axminster EX13 7QE  
**Proposal:** Conversion of agricultural building to form 2x dwellings for  
holiday accommodation and provision of associated parking  
area  
APP/U1105/W/22/3294600  
**Planning**  
**Inspectorate Ref:**

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**Ref:** 22/0041/FUL **Date Received** 10.03.2022  
**Appellant:** David Mortimer  
**Appeal Site:** Greenhayes Shute Axminster EX13 7QE  
**Proposal:** Proposed conversion of redundant agricultural building to  
form 1 no. dwellinghouse; demolition of adjacent metal shed;  
provision of associated parking area and planting of new  
native hedgerow.  
APP/U1105/W/22/3294599  
**Planning**  
**Inspectorate Ref:**

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**Ref:** 21/0463/FUL **Date Received** 14.03.2022  
**Appellant:** Miss Dawn Bradbury  
**Appeal Site:** Hornshayes Farm Stockland EX14 9BX  
**Proposal:** Retain residential use of static caravan  
APP/U1105/W/22/3294817  
**Planning**  
**Inspectorate Ref:**

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**Ref:** 20/2363/FUL **Date Received** 16.03.2022  
**Appellant:** Ms Pia Carey  
**Appeal Site:** The Cottage 11 Douglas Avenue Exmouth EX8 2EY  
**Proposal:** Demolition of existing property and construction of 3  
residential dwellings  
APP/U1105/W/22/3294916  
**Planning**  
**Inspectorate Ref:**

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**Ref:** 21/F0364 **Date Received** 21.03.2022  
**Appellant:** Stuart Partners Ltd  
**Appeal Site:** Land At Hill Barton Sidmouth Road Clyst St Mary  
**Proposal:** Appeal against an enforcement notice served in respect of the change of use of the land from agriculture to commercial parking and siting of skips and shipping containers, without planning permission.  
**Planning Inspectorate Ref:** APP/U1105/C/22/3295011

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**Ref:** 20/F0432 **Date Received** 22.03.2022  
**Appellant:** Mrs Dawn Bradbury  
**Appeal Site:** The Caravan Hornshayes Farm Stockland Honiton EX14 9BX  
**Proposal:** Appeal against an enforcement notice served in respect of the unauthorised residential use of a static caravan.  
**Planning Inspectorate Ref:** APP/U1105/C/22/3295289

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**Ref:** 21/1753/FUL **Date Received** 28.03.2022  
**Appellant:** Mrs Ruth Jones  
**Appeal Site:** 10 Fairfield Close Exmouth EX8 2BN  
**Proposal:** Single storey detached annexe to front of main dwelling  
**Planning Inspectorate Ref:** APP/U1105/W/22/3295682

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**Ref:** 21/1625/FUL **Date Received** 28.03.2022  
**Appellant:** Mr Nicholas Arrow  
**Appeal Site:** The Old Reading Room Axminster Road Musbury Axminster EX13 8AZ  
**Proposal:** Change of use from artist studio (sui generis) to hobby room ancillary to 'The Beeches' (use class C3)  
**Planning Inspectorate Ref:** APP/U1105/W/22/3295698

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**EAST DEVON DISTRICT COUNCIL  
LIST OF PLANNING APPEALS DECIDED**

<b>Ref:</b>	20/0933/OUT	<b>Appeal Ref:</b>	21/00056/REF
<b>Appellant:</b>	Mr & Mrs C Fayers		
<b>Appeal Site:</b>	Land South Of Underhill Close Lympstone		
<b>Proposal:</b>	Construction of predominately single storey dwelling with annexe accommodation (outline application with all matters except access reserved)		
<b>Decision:</b>	<b>Appeal Allowed (with conditions)</b>	<b>Date:</b>	01.03.2022
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	Delegated refusal, green wedge and countryside protection reasons overruled (EDLP Strategy 7 and LNP Policies 2 & 3).		
	<p>The Inspector considered that the development would read as infill and would relate well to surrounding housing. The scheme would consolidate the pattern of development at this village edge without harm to the character and appearance of the Green Wedge and without any semblance of encroachment towards Exmouth.</p> <p>The Inspector concluded that the scheme would protect the character and appearance of the area and that occupants of the dwelling would enjoy good access to local services and facilities. The proposal would therefore accord with Strategies 7 &amp; 8 of the EDLP, Policies 2 and 3 of the LNP and the Framework.</p>		
<b>BVPI 204:</b>	<b>Yes</b>		
<b>Planning</b>	APP/U1105/W/21/3282445		
<b>Inspectorate Ref:</b>			

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<b>Ref:</b>	20/2481/FUL	<b>Appeal Ref:</b>	21/00053/NONDET
<b>Appellant:</b>	Mr Dominic Morgan		
<b>Appeal Site:</b>	New Fountain Inn Church Road Whimble Exeter EX5 2TA		
<b>Proposal:</b>	Subdivision of public house to create dwelling and construction of three 2 bedroom dwellings with associated parking and gardens		
<b>Decision:</b>	<b>Appeal Dismissed</b>	<b>Date:</b>	02.03.2022
<b>Procedure:</b>	Hearing		
<b>Remarks:</b>	Appeal against non-determination of the application within the statutory time period. The Council resolved that had the application been determined, it should have been refused. Viability, conservation, highway and amenity reasons upheld (EDLP Policies D1, E14, EN9, EN10 & TC9 and Strategies 6 & 32).		
<b>BVPI 204:</b>	<b>No</b>		
<b>Planning</b>	APP/U1105/W/21/3281523		
<b>Inspectorate Ref:</b>			

**Ref:** 21/2232/FUL **Appeal Ref:** 21/00074/REF  
**Appellant:** Mr S Taylor  
**Appeal Site:** The Meade Sanctuary Lane Woodbury Exeter EX5 1EX  
**Proposal:** Installation of new vehicular access  
**Decision:** **Appeal Dismissed** **Date:** 02.03.2022  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, amenity reasons upheld (EDLP Policy D1 & Strategy 7).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/D/21/3288212  
**Inspectorate Ref:**

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**Ref:** 20/1618/FUL **Appeal Ref:** 21/00030/REF  
**Appellant:** Mr Henry Slade  
**Appeal Site:** Land To West Of B3180 Between The Existing Houses Tatry And Panorama West Hill  
**Proposal:** Proposed new two storey dwelling  
**Decision:** **Appeal Dismissed** **Date:** 07.03.2022  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, accessibility reasons upheld (EDLP Strategies 5B, 7 & 27 and Policy TC2).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/21/3276272  
**Inspectorate Ref:**

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**Ref:** 21/2179/FUL **Appeal Ref:** 22/00005/HH  
**Appellant:** Sanders  
**Appeal Site:** Brook House Sowton Exeter EX5 2AF  
**Proposal:** Rear and side extension; adjustment of dormer over garage; new finishes to front elevations and balcony to the rear  
**Decision:** **Appeal Invalid** **Date:** 09.03.2022  
**Procedure:** Householder  
**Remarks:** Appeal submitted out of time.  
**BVPI 204:** **No**  
**Planning** APP/U1105/D/22/3294235  
**Inspectorate Ref:**

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<b>Ref:</b>	20/2710/FUL	<b>Appeal Ref:</b>	21/00026/REF
<b>Appellant:</b>	Mr Coletti		
<b>Appeal Site:</b>	2 Brooklyn Stowford Sidmouth EX10 0NA		
<b>Proposal:</b>	Change of use of land and construction of hardstanding to allow the siting of 2no. shepherd huts for holiday accommodation		
<b>Decision:</b>	<b>Appeal Allowed (with conditions)</b>	<b>Date:</b>	10.03.2022
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	Delegated refusal, accessibility and landscape reasons overruled (EDLP Strategies 7 & 46 and Policy D1).		

The Inspector noted that the site is outside of any designated settlement boundary, including the Built-up Area Boundary of Sidmouth. As such, with regard to planning policy, the proposed site for the two tourism accommodation huts would be set within the countryside.

The Inspector also acknowledged that the proposal would not accord with Policy E16 which allows for conversions of existing buildings in the countryside and Policy E19 which allows for holiday accommodation parks, but only outside of designated landscape areas, whereas the site is within an AONB.

He considered that whilst the proposal is not in accordance with policies E16 and E19, Strategy 33 states that the Council will support and facilitate high quality tourism in East Devon. The proposal would provide two new shepherd huts as tourism accommodation near to Sidmouth, which would aid tourism growth and have a beneficial effect on the local economy.

The Inspector concluded that there would be no discernible harm to the character and appearance of the area or the scenic beauty of the AONB. Whilst there is conflict with some of the Development Plan policies, there are material considerations that indicate that this development should be allowed, such as the aforementioned significant benefits to the tourism provision for the area and also to the local economy. In this regard, the National Planning Policy Framework states that decisions should enable sustainable rural tourism developments which respect the character of the countryside.

<b>BVPI 204:</b>	<b>Yes</b>
<b>Planning</b>	APP/U1105/W/21/3275285
<b>Inspectorate Ref:</b>	

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**Ref:** 21/0106/FUL **Appeal Ref:** 21/00050/REF  
**Appellant:** Miss Pia-Maria Boast  
**Appeal Site:** Land Adjacent 4 Cheese Lane Sidmouth  
**Proposal:** Proposed new dwelling  
**Decision:** **Appeal Dismissed** **Date:** 10.03.2022  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, amenity and conservation reasons upheld (EDLP Strategy 6 and Policies D1 & EN10 and SVNP Policies 7 & 9).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/21/3280492  
**Inspectorate Ref:**

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**Ref:** 18/F0494 **Appeal Ref:** 22/00009/ENFAPP  
**Appellant:** Malcolm John Burrough  
**Appeal Site:** Thorn Park Family Golf Centre Salcombe Regis Sidmouth EX10 0JH  
**Proposal:** Appeal against enforcement notice  
**Decision:** **Enforcement** **Date:** 11.03.2022  
**Notice quashed**  
**Procedure:** Written representations  
**Remarks:** The Inspector agreed with the appellant that the Notice was not properly served on everyone with an interest in the land in accordance with section 172 of the Town and Country Planning Act 1990.  
**BVPI 204:** **No**  
**Planning** APP/U1105/C/21/3286809  
**Inspectorate Ref:**

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**Ref:** 18/F0086 **Appeal Ref:** 22/00008/ENFAPP  
**Appellant:** Darren Squires  
**Appeal Site:** No's 2, 3, 4, 5, 6, 10 & 12 Long Range Park Whimble Exeter EX5 2QT  
**Proposal:** Appeals against enforcement notices served in respect of the failure to comply with the condition of the planning permission 12/2444/VAR which requires the land to be used for holiday accommodation only  
**Decision:** **Appeal Dismissed** **Date:** 11.03.2022  
**Procedure:** Written representations  
**Remarks:** Enforcement Notice corrected and upheld  
Accessibility reasons upheld (EDLP Strategy 7 and Policies TC2, E17 & E18).  
**BVPI 204:** **No**  
**Planning** APP/U1105/C/21/3283353  
**Inspectorate Ref:**

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## East Devon District Council List of Appeals in Progress

**App.No:** 19/0078/FUL  
**Appeal Ref:** APP/U1105/W/19/3242773  
**Appellant:** Mr & Mrs Raggio  
**Address:** Lily Cottage Goldsmith Lane All Saints Axminster EX13 7LU  
**Proposal:** Demolition of former cottage and construction of new dwelling.  
**Start Date:** 8 January 2020  
**Procedure:** Hearing  
**Questionnaire Due Date:** 15 January 2020  
**Statement Due Date:** 12 February 2020  
**Hearing Date:** To be arranged

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**App.No:** 20/1115/COU  
**Appeal Ref:** APP/U1105/W/21/3277838  
**Appellant:** Mr Mark Perry  
**Address:** Building North Of Harbour Close Combpyne  
**Proposal;** Proposed change of use of 1 no existing structure from agricultural to B1 and B2 use  
**Start Date:** 17 August 2021  
**Procedure:** Written Reps.  
**Questionnaire Due Date:** 31 August 2021  
**Statement Due Date:** 28 September 2021

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**App.No:** 21/F0029  
**Appeal Ref:** APP/U1105/C/21/3278461  
**Appellant:** Mr Mark Perry  
**Address:** Building North Of Harbour Close Combpyne  
**Proposal;** Appeal against an enforcement notice served in respect of the unauthorised change of use of a building from agricultural to B1 and B2 use  
**Start Date:** 17 August 2021  
**Procedure:** Written Reps.  
**Questionnaire Due Date:** 31 August 2021  
**Statement Due Date:** 28 September 2021

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**App.No:** 20/1801/FUL  
**Appeal Ref:** APP/U1105/W/21/3281230  
**Appellant:** Mrs A Golding  
**Address:** Edenvale Turf Courtlands Dulford Cullompton EX15 2EQ  
**Proposal;** Proposed replacement dwelling.  
**Start Date:** 7 October 2021

**Procedure:**  
**Written Reps.**

**Questionnaire Due Date:** 14 October 2021  
**Statement Due Date:** 11 November 2021

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**App.No:** 20/2734/OUT  
**Appeal Ref:** APP/U1105/W/21/3282287  
**Appellant:** Mr P Sparks  
**Address:** Barn Close Kennels Combe Raleigh Honiton EX14 4SG  
**Proposal;** Demolition of existing kennel buildings and construction of 2no detached dwellings (outline application with all matters reserved)

**Start Date:** 23 November 2021  
**Procedure:**  
**Written Reps.**

**Questionnaire Due Date:** 30 November 2021  
**Statement Due Date:** 28 December 2021

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**App.No:** 21/2069/PIP  
**Appeal Ref:** APP/U1105/W/21/3285255  
**Appellant:** Mr & Mrs ND & PF McIlveen  
**Address:** Nursery Garage Courtlands Lane Exmouth EX8 5AB  
**Proposal;** Residential development  
**Start Date:** 15 December 2021

**Procedure:**  
**Written Reps.**

**Questionnaire Due Date:** 22 December 2021  
**Statement Due Date:** 19 January 2022

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**App.No:** 20/2701/FUL  
**Appeal Ref:** APP/U1105/W/21/3287929  
**Appellant:** Mr Martin Jackson  
**Address:** 18 Hartley Road Exmouth EX8 2BQ  
**Proposal;** Construction of dwelling.  
**Start Date:** 18 January 2022

**Procedure:**  
**Written Reps.**

**Questionnaire Due Date:** 25 January 2022  
**Statement Due Date:** 22 February 2022

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**App.No:** 21/1795/FUL  
**Appeal Ref:** APP/U1105/D/21/3289211  
**Appellant:** Mr And Mrs Peter Tyldesley  
**Address:** 1 Cowley Barton Cottages Cowley Exeter EX5 5EL  
**Proposal;** First floor rear extension with the addition of 2 x dormer, pergola to the front and single storey outbuilding to rear for use as garden room.  
**Start Date:** 19 January 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 24 January 2022

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**App.No:** 21/0811/FUL  
**Appeal Ref:** APP/U1105/W/21/3288093  
**Appellant:** Oliver Cleaver  
**Address:** Land And Buildings Opposite Hembury Close Broadhembury Honiton EX14 3LE  
**Proposal;** Demolition of an existing barn and construction of a 4 bedroom dwelling in its place  
**Start Date:** 18 January 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 25 January 2022  
**Statement Due Date:** 22 February 2022

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**App.No:** 20/2887/FUL  
**Appeal Ref:** APP/U1105/W/21/3287477  
**Appellant:** Chris Hammett  
**Address:** Land Adjacent Harepath Hill Seaton EX12 2TF  
**Proposal;** Proposed agricultural storage building and associated works, including new access (resubmission of planning application 19/1141/FUL)  
**Start Date:** 7 February 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 14 February 2022  
**Statement Due Date:** 14 March 2022

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**App.No:** 21/0875/FUL  
**Appeal Ref:** APP/U1105/W/21/3288638  
**Appellant:** Mr & Mrs Bere  
**Address:** Barns North Of Luton Lane Farm Payhembury  
**Proposal;** Demolition of the existing and redundant barns and construction of a single dwellinghouse, annexe and garage (alternative to change of use of agricultural building to dwellings under class Q approval reference 19/0285/PDQ)  
**Start Date:** 8 February 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 15 February 2022  
**Statement Due Date:** 15 March 2022

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**App.No:** 20/2677/FUL  
**Appeal Ref:** APP/U1105/W/21/3282836  
**Appellant:** Mr A Connell  
**Address:** Land Adjacent Poppins Goldsmith Lane All Saints  
**Proposal;** Retrospective application for the erection of an artist studio and shed (ancillary to the amenity use of field/orchard).  
**Start Date:** 14 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 21 March 2022  
**Statement Due Date:** 18 April 2022

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**App.No:** 21/1479/OUT  
**Appeal Ref:** APP/U1105/W/21/3289923  
**Appellant:** Mr & Mrs Adrian & Carolyn Williams  
**Address:** The Store Mill Lane Awliscombe  
**Proposal;** Outline permission with all matters reserved for the erection of a bungalow  
**Start Date:** 14 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 21 March 2022  
**Statement Due Date:** 18 April 2022

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**App.No:** 20/2298/FUL  
**Appeal Ref:** APP/U1105/W/22/3290996  
**Appellant:** Linda Quinn  
**Address:** Land Adjacent Heather Bell South Common Axminster  
**Proposal;** Proposed conversion of existing building to form 1 no. unit of holiday accommodation  
**Start Date:** 14 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 21 March 2022  
**Statement Due Date:** 18 April 2022

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**App.No:** 21/2341/FUL  
**Appeal Ref:** APP/U1105/D/22/3293118  
**Appellant:** Mr & Mrs B Yard  
**Address:** 7 Nurseries Close Exton Exeter EX3 0PG  
**Proposal;** Installation of front dormer and Sun lounge  
**Start Date:** 15 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 22 March 2022

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**App.No:** 20/1775/OUT  
**Appeal Ref:** APP/U1105/W/21/3286468  
**Appellant:** A & H Bullivant & Roberts  
**Address:** Land South Of 97 Beer Road Beer Road Seaton  
**Proposal;** Outline planning application for the construction of 1 no. dwellinghouse including the construction of new access (matters of appearance, landscaping layout and scale reserved)  
**Start Date:** 23 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 30 March 2022  
**Statement Due Date:** 27 April 2022

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**App.No:** 21/1612/FUL  
**Appeal Ref:** APP/U1105/W/21/3288154  
**Appellant:** Miss Sophie Watkiss  
**Address:** Brampford House Brampford Speke Exeter EX5 5DW  
**Proposal;** Erection of a single storey sun room, with retractable glass windows, and pocket doors  
**Start Date:** 24 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 31 March 2022  
**Statement Due Date:** 28 April 2022

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**App.No:** 21/1980/LBC  
**Appeal Ref:** APP/U1105/Y/21/3288966  
**Appellant:** Miss Sophie Watkiss  
**Address:** Brampford House Brampford Speke Exeter EX5 5DW  
**Proposal;** Single storey sun room with retractable glass windows and pocket doors  
**Start Date:** 24 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 31 March 2022  
**Statement Due Date:** 28 April 2022

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**App.No:** 21/0236/ADV  
**Appeal Ref:** APP/U1105/Z/21/3286343  
**Appellant:** Mr Mohammad Sherbaz  
**Address:** A303 Services Yarcombe Honiton EX14 9ND  
**Proposal;** Retention of 1 no. internally illuminated totem pole sign  
**Start Date:** 25 March 2022  
**Procedure:**  
**Written Reps.**  
**Questionnaire Due Date:** 01 April 2022

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