

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held online via zoom on 25 October 2022**

#### **Attendance list at end of document**

The meeting started at 10.04 am and ended at 1.41 pm. The meeting was briefly adjourned at 11.50 am and reconvened at 11.56 am.

#### **53 Minutes of the previous meeting**

Members accepted the minutes of the consultative Planning Committee held on 30 September 2022.

#### **54 Declarations of interest**

Minute 56. 21/2217/MRES (Major) CLYST VALLEY.

Councillor Mike Howe, Affects Non-registerable Interest, Bishops Clyst Parish Councillor and owns a shop in the village.

Minute 56. 21/2217/MRES (Major) CLYST VALLEY.

In accordance with the code of good practice for Councillor and Officers dealing with planning matters as set out in the constitution Councillors Kim Bloxham, Bruce De Saram, Olly Davey, Steve Gazzard, Mike Howe, David Key, Richard Lawrence, Geoff Pook and Philip Skinner advised lobbying in respect of this application.

Minute 57. 22/0992/FUL (Minor) EXE VALLEY.

In accordance with the code of good practice for Councillor and Officers dealing with planning matters as set out in the constitution Councillor Mike Howe advised lobbying in respect of this application.

#### **55 Planning appeal statistics**

The Committee noted the planning appeals statistics of which four had been allowed and three dismissed. The Service Lead – Planning Strategy and Development Management drew Members attention to the appeals allowed in particular to the following applications:

Application 21/2474/FUL – Goldcombe Farmhouse, Gittisham. It was determined that although the Inspector had acknowledged that access to services would be mostly favoured by driving he considered this would not have an adverse effect on the environment.

Application 20/2298/FUL for change of use to agricultural barns and 22/0041/FUL for a proposed conversion of redundant agricultural building which both related to Greenhayes, Shute, were allowed as the Inspector determined that Policy D8 relating to the conversion of rural buildings in the East Devon Local Plan was out of conformity with the National Planning Policy Framework (NPPF) and while Inspectors had previously considered Policy D8 notwithstanding this it appears that now we cannot demonstrate a five year land supply in the Inspectors mind this added weight to the NPPF over Policy D8. The Service Lead – Planning Strategy and Development Management advised there was a need to understand the consequences to this decision and future decisions and suggested that Members might start to take a more relaxed approach to conversion

applications where they are not entirely remote from services and facilities. Officers would provide further advice on relevant applications as they come to the Committee.

56 **21/2217/MRES (Major) CLYST VALLEY**

**Applicant:**

S Billings (Burrington Estates (New Homes Limited)).

**Location:**

Winslade Park, Clyst St Mary.

**Proposal:**

Reserved matters application pursuant to outline application 20/1001/MOUT seeking details of layout, appearance, scale and landscaping for a residential development of 40 apartments (Zone D).

**RECOMMENDATION:**

Of deferral for a site inspection to consider the height and massing of the proposed buildings, the impact on trees and landscaping and the impact of internal and external lighting.

57 **22/0992/FUL (Minor) EXE VALLEY**

**Applicant:**

Highcroft Prestige Properties Ltd.

**Location:**

Stoke Cottage, Stoke Canon, EX5 4AT.

**Proposal:**

Demolition of existing dwelling and construction of 7 dwellings with associated landscaping and access.

**RECOMMENDATION:**

Of refusal as per officer recommendation.

58 **22/1167/RES (Minor) NEWTON POPPLEFORD & HARPFORD**

**Applicant:**

Mr & Mrs Hugo Headon (HH Prestige Homes Ltd).

**Location:**

Land South of King Alfred Way, Newton Poppleford.

**Proposal:**

Application for approval of reserved matters (appearance, scale, layout and landscape) following approval of outline planning application 18/2608/OUT.

**RECOMMENDATION:**

Of approval as per officer recommendation (and appropriate assessment adopted) with amendments to Condition 5 so that the first part reads "Details of the three trees to be planted, as detailed on Plan 22.01.SP06a, shall be....."

59 **22/1590/FUL (Minor) TRINITY**

**Applicant:**

Mr Ian Thomas.

**Location:**

Ware Barn, Ware, Lyme Regis, DT7 3RH.

**Proposal:**

Installation of 36 ground mounted PV solar panels.

**RECOMMENDATION:**

Of approval as per officer recommendation.

60 **22/1094/RES (Minor) WEST HILL & AYLESBEARE**

**Applicant:**

Mr G Webb.

**Location:**

Hasta La Vista, Windmill Lane, West Hill, EX11 1JP.

**Proposal:**

Reserved matters application for access, appearance, layout, scale and landscaping pursuant to outline planning application 19/2834/OUT.

**RECOMMENDATION:**

Of approval as per officer recommendation (and appropriate assessment adopted).

61 **Local Development Order for Land off Long Lane**

Members considered and discussed the report presented by the Project Manager Simplified Planning that sought endorsement of the Local Development Order for Land off Long Lane to accelerate the delivery of new commercial development and employment uses.

Questions raised by Members included:

- Clarification was sought on the permitted uses for F1(a) and concerns raised about whether this would be used as a day nursery. In response it was advised the intention was for the expansion of Future Skills Centre;
- Clarification was sought on the purpose of a Local Development Order. The Project Manager Simplified Planning advised it was a council led scheme that allowed developers to move forward with development quickly in accordance with the Local Development Order without the need for multiple planning applications coming to committee;
- Clarification was sought on the rationale for the allocation for food and drink for the indoor sports and recreation as it was suggested the floor space was quite small. In response it was advised the rationale was to only provide catering services to the existing industrial estate and Future Skills Centre and not to encourage other people to the site.

**RECOMMENDATION:**

Of adoption of the Local Development Order for land off Long Lane.

Following news from the Planning Solicitor that the Planning Barrister had attended her last Planning Committee the Chair thanked Mrs Shaw for her wise counsel and guidance and said Mr Hunter would do his best to fill your shoes.

**Attendance List**

**Councillors present (for some or all the meeting)**

E Wragg (Chair)  
S Chamberlain (Vice-Chair)  
K Bloxham  
C Brown  
O Davey  
B De Saram  
S Gazzard  
M Howe (left the meeting after item 8 - application 21/2217/MRES)  
D Key  
R Lawrence  
G Pook  
G Pratt  
E Rylance  
P Skinner

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

J Bailey  
P Hayward  
G Jung  
J Kemp  
P Millar

**Officers in attendance:**

Ed Freeman, Service Lead Planning Strategy and Development Management  
Damian Hunter, Planning Solicitor  
Wendy Harris, Democratic Services Officer  
Shirley Shaw, Planning Barrister  
Amanda Coombes, Democratic Services Officer  
Frances Wadsley, Project Manager, Planning, Growth, Development & Prosperity

**Councillor apologies:**

A Colman  
T Woodward

Chairman .....

Date: .....