

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 20 December 2022**

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

The meeting started at 1.00 pm and ended at 5.04 pm. The meeting was adjourned at 3.10 pm and reconvened at 3.22 pm.

In the absence of the Chair, Councillor Eileen Wragg, the Committee agreed to Councillor Sarah Chamberlain being the Chair and to Councillor Olly Davey being Vice Chair for this meeting.

#### **75 Minutes of the previous meeting**

The minutes of the Planning Committee held on 29 November 2022 were confirmed as a true record.

#### **76 Declarations of interest**

Minute 78. 22/0990/MFUL (Major) WHIMPLE & ROCKBEARE

In accordance with the code of good practice for Councillor and Officers dealing with planning matters as set out in the constitution it was advised all Committee Members had been lobbied in respect of this planning application.

Minute 79. 22/0873/FUL (Minor) EXMOUTH WITHYCOMBE RALEIGH.

Councillor Steve Gazzard, Affects Non-registerable Interest, Exmouth Town Councillor and as a Ward Member had commented on the application but advised he had come to the meeting with an open mind.

Minute 81. 21/1546/FUL (Minor) EXMOUTH LITTLEHAM

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

Minute 82. 22/1197/FUL (Minor) FENITON

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

#### **77 Planning appeal statistics**

In the absence of the Service Lead – Planning Strategy and Development Management there was no planning appeal statistics update.

#### **78 22/0990/MFUL (Major) WHIMPLE & ROCKBEARE**

##### **Applicant:**

Mr Phil Cookson (Low Carbon Alliance)

##### **Location:**

Land at Marsh Green Farm, Marsh Green, EX5 2EU.

**Proposal:**

Construction and operation of a ground mounted solar farm and associated landscaping and ecological habitat, with permission being required for 40 years, comprising solar arrays, equipment housing, sub-station, fencing, ancillary equipment and associated development; temporary change of use of land for construction compound (off-site).

**RESOLVED:**

Refused contrary to officer recommendation for two reasons.

Members considered that the proposal was contrary to:

1. Strategy 39 as the proposal was likely to lead to increased flooding in the area, it would have a harmful impact on heritage assets that was not outweighed by public benefits and would have a landscape and visual impact such that the location of development was not correct;
2. Insufficient information had been submitted to indicate whether the proposal would lead to a substantial loss of best and most versatile (BMV) agricultural land contrary to Policy EN13 of the EDDC Local Plan.

79 **22/0873/FUL (Minor) EXMOUTH WITHYCOMBE RALEIGH**

**Applicant:**

Mr Eric Biddulph.

**Location:**

Olleston, St Johns Road, Exmouth, EX8 5EG.

**Proposal:**

Erection of a detached dwelling with associated parking and amenity space, vehicular access and landscaping.

**RESOLVED:**

Approved contrary to officer recommendation.

Members considered that the proposed development satisfied Policies D1 and D3 of the EDDC Local Plan and that the trees surrounding the site would work in harmony with the development rather than the development causing harm to them. Conditions were delegated to officers to draft in consultation with the Chair, Vice Chair and Ward Members.

80 **21/1990/FUL (Minor) BUDLEIGH & RALEIGH**

**Applicant:**

C J Wyatt & Son Richard Wyatt.

**Location:**

Higher Hawkerland Farm, Sidmouth Road, Aylesbeare, EX5 2JW.

**Proposal:**

Retention of one bedroom mobile home dwelling for farm worker (retrospective).

**RESOLVED:**

Approved temporary permission for three years contrary to officer recommendation.

Members considered that the agricultural activities associated with the breeding ewes and other agricultural activities that take place on the holding are sufficient to justify the provision of a mobile home for an initial three years to provide the applicants with an opportunity to demonstrate that it is needed on a permanent basis to facilitate the functional requirements of a full time agricultural business on the land. Conditions were delegated to officers to draft in consultation with the Chair, Vice Chair and Ward Members.

The Committee were advised that information had been provided by the applicants that indicated that one of the partners in the business had become incapacitated very recently and that this was key to their request for the mobile home to be sited on the land for an initial three year period.

81 **21/1546/FUL (Minor) EXMOUTH LITTLEHAM**

**Applicant:**

Mr Loveridge.

**Location:**

British Red Cross Society, South Street, Exmouth, EX8 2SA.

**Proposal:**

Erection of a three storey building to include four two bed flats, office suite and two front dormers with associated parking and amenity space including demolition of existing hall.

**RESOLVED:**

Deferred for a site inspection so that Members could consider the relationship between the proposed building and neighbouring properties.

82 **22/1197/FUL (Minor) FENITON**

**Applicant:**

Mr Robin Hutson.

**Location:**

Curlditch House, Gittisham, EX14 3AE.

**Proposal:**

Proposed siting of five shepherds huts in the field southeast of Curlditch House.

**RESOLVED:**

Approved as per officer recommendation.

83 **22/1547/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr Kevin Crudge.

**Location:**

Turbury Farm, Stamps Coaches, Dunkeswell, EX14 4QN.

**Proposal:**

Static home to provide managers accommodation.

**RESOLVED:**

Approved contrary to officer recommendation.

Members considered that as there was a fall-back position of siting the annexe (in the form of a mobile home) in the garden of the existing dwelling without requiring planning permission, the proposed location would better serve the business and have no greater impact on its surroundings providing it was conditioned to be used ancillary to the use of the main dwelling on site representing a departure from Policy H4. Conditions were delegated to officers in consultation with the Chair, Vice Chair and Ward Members.

**Attendance List**

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

S Chamberlain (Vice-Chair)  
C Brown  
A Colman  
O Davey  
B De Saram  
S Gazzard  
D Key  
R Lawrence  
G Pratt  
E Rylance  
P Skinner  
T Woodward

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

P Faithfull  
N Hookway  
G Jung  
B Taylor

**Officers in attendance:**

Gavin Spiller, Principal Planning Officer (West)  
Damian Hunter, Planning Solicitor  
Wendy Harris, Democratic Services Officer

**Councillor apologies:**

E Wragg  
K Bloxham  
M Howe

Chairman .....

Date: .....