

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 18 July 2023

Attendance list at end of document

The meeting started at 10.02 am and ended at 4.50 pm. The meeting was adjourned at 1.35 pm and reconvened at 2.15 pm.

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

18 Minutes of the previous meeting

The minutes of the Planning Committee held on 13 June and 20 June 2023 were confirmed as true records.

19 Declarations of interest

Minute 23. 19/1798/MOUT (Major) WHIMPLE & ROCKBEARE.

Councillor Henry Riddell, Affects and prejudicial Non-registerable Interest, Employer owns land that forms part of one of the other Cranbrook expansion areas that has previously received a resolution to grant planning permission.

Minute 26. 23/1124/MFUL (Major) YARTY.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillors Ian Barlow, Steve Gazzard, Anne Hall, John Heath, Henry Riddell, Simon Smith advised of lobbying in respect of this application.

Minute 27. 22/2410/RES (Minor) WOODBURY & LYMPSTONE.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillors Ian Barlow, Steve Gazzard, Anne Hall, John Heath, Henry Riddell, Simon Smith advised of lobbying in respect of this application.

20 Planning appeal statistics

The Committee noted the planning appeals report setting out the appeals lodged, decided and in progress.

The Development Manager updated Members on two appeals that were currently in progress as public inquiries. The first appeal related to application 22/2216/MFUL – Pound Road BESS, land north east of Axminster National Grid Substation, Pound Road, Hawkchurch and the second related to application 22/0990/MFUL – land at Marsh Green Farm, Marsh Green. The Development Manager also updated Members on a further potential public inquiry that had been lodged by Churchill Retirement Living (reference 22/2120/MFUL – Jewson Ltd., Fore Street, Exmouth). Members noted that the council was currently awaiting a decision from the Planning Inspectorate as to whether this appeal would be dealt with by way of Public Inquiry.

Finally, the Development Manager drew Members attention to an appeal decision in respect of planning application 22/1138/OUT and asked them to bear in mind the Inspector's decision to dismiss the appeal on the basis that the proposal was not in a sustainable location as it was away from services and was not safe for walking pedestrians when considering applications in the future.

21 **Confidential/exempt item(s)**

There was one confidential item recorded at minute 23.

22 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

that under Section 100(A)(4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt and private information (as set out against the Part B agenda item), is likely to be disclosed and on balance the public interest is in discussing the items in private session (Part B).

23 **Verbal update regarding Planning Appeals to Members**

The Planning Solicitor provided Members with legal advice in respect to the Pound Road BESS and Marsh Green planning appeals.

24 **23/0235/FUL (Minor) BUDLEIGH & RALEIGH**

Applicant:

Naomi & Katie Crocker.

Location:

Land east of East Budleigh Road, Budleigh Salterton, EX9 6HE.

Proposal:

Construction of two dwellings and associated access.

RESOLVED:

Approved contrary to officer recommendation.

Members considered that the bulk and scale of the roofscape of each dwelling would not be detrimental to the character and appearance to the street scene and surrounding area.

25 **19/1798/MOUT (Major) WHIMPLE & ROCKBEARE**

Applicant:

Mr T Stuart.

Location:

Land west of Gribble Lane, Rockbeare.

Proposal:

Outline application for the construction of up to 180 dwellings and associated infrastructure, with all matters reserved apart from access.

RESOLVED:

1. The appropriate assessment as set out in appendix 2 of the report be adopted.
2. Approved subject to a Section 106 Agreement with conditions as per officer's recommendation with an addition to Condition 6 regarding the volume of replacement ponds and an additional condition in relation to the use of domestic garages to be provided on the site.

26 **23/0400/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Exdon Limited.

Location:

Land south of Pump Field Close, Dunkeswell, EX14 4XX.

Proposal:

Construction of two dwellings.

RESOLVED:

Approved subject to conditions as per officer's recommendation.

27 **22/2582/FUL (Minor) SEATON**

Applicant:

Mr Justin Werb.

Location:

Barnards (land adjoining) Harepath Hill, Seaton, EX12 2TF.

Proposal:

Erection of one dwelling and associated works.

RESOLVED:

1. The appropriate assessment be adopted.
2. Refused as per officer's recommendation.

28 **23/1124/MFUL (Major) YARTY**

Applicant:

c/o Agent.

Location:

Pound Road BESS, land north of Axminster National Grid Substation, Pound Road, Hawkchurch.

Proposal:

Installation of a battery energy storage system with associated infrastructure and works.

RESOLVED:

Deferred for further information to be requested from the Fire Authority about the fire safety measures.

29 **22/2410/RES (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr & Mrs C Fayers.

Location:

Land south of Underhill Close, Lympstone.

Proposal:

Application for approval of reserved matters (appearance, landscaping, layout and scale) for the construction of a predominantly single storey dwelling following outline application 20/0933/OUT (pursuant to the grant of outline planning permission appeal reference APP/U1105/W/21/3282445).

RESOLVED:

Approved subject to conditions as per officer's recommendation.

30 **23/0310/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr Nalin Chouhan.

Location:

The Post Office, Broadway, Woodbury, EX5 1NY.

Proposal:

Erection of attached dwelling.

RESOLVED:

Approved subject to conditions as per officer's recommendation.

Attendance List

Councillors present (for some of all the meeting)

B Bailey

I Barlow

C Brown

A Bruce (left the meeting after application 19/1798/MOUT)

S Chamberlain (Vice-Chair)

S Gazzard

A Hall

J Heath

M Howe

Y Levine

H Riddell

S Smith

Councillors also present (for some or all the meeting)

D Mackinder

T Olive

Officers in attendance:

Wendy Ormsby, Development Manager
Damian Hunter, Planning Solicitor
Wendy Harris, Democratic Services Officer
Thea Billeter, Cranbrook New Community Manager
Jeremy Ebdon, Principal Planning Officer (East)

Councillor apologies:

F Caygill
E Rylance
D Wilson
E Wragg

Chairman

Date: