

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Development Management Committee held at Council Chamber, Exmouth Town Hall, Exmouth, EX8 1AW on 30 April 2019

Attendance list at end of document

The meeting started at 10.00 am and ended at 3.40 pm (The committee adjourned at 2 pm and reconvened at 2.30 pm)

1 Minutes of the previous meeting

The minutes of the Development Management Committee meeting held on 2 April 2019 were confirmed and signed as a true record.

2 Declarations of interest

Cllr Mike Howe; 17/3002/MOUT; Personal interest; Bishops Clyst Parish Councillor.

Cllr Mike Howe; 19/0208/FUL; Personal interest; Applicant was known to the Councillor.

Cllr Paul Carter; 19/0034/COU & 19/0035/COU; Personal interest; Distant family connection to the applicant.

Cllr Ben Ingham; 18/2589/MFUL; Personal interest; Agent, parish representative, objectors and supporters was known to the Councillor.

Cllr Geoff Jung; 17/3002/MOUT; Personal interest; Applicant was known to the Councillor.

Cllr Geoff Jung; 19/0208/FUL; Personal interest; Woodbury Parish Councillor.

Cllr Geoff Jung; 19/0034/COU & 19/0035/COU; Personal interest; Woodbury Parish Councillor and Member of Woodbury Salterton Residents Association. Cllr Jung outlined that he considered the civil matter against him by the owners for trespassing, which he had refuted, was now closed.

Cllr Geoff Jung; 18/1464/FUL; Personal interest; Had attended meetings with residents to discuss issues relating to bat conservation.

Cllr Geoff Jung; 19/0545/AGR; Personal interest; Woodbury Parish Councillor.

Cllr Steve Gazzard; 19/0545/AGR; Personal interest; Trustee was a friend.

Cllr Peter Faithfull; 18/1585/FUL & 18/1586/LBC; Declared that he had turned down work to repair the building; stood on the flat roof between the two chimneys; had made enquiries about the building whilst it was on the open market, visited the property twice and on the second visit took 190 photographs of the inside of the property.

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution Cllr Howe (on behalf of the Committee) advised of lobbying in respect of applications 18/2589/MFUL, 17/3002/MOUT and 18/1464/FUL.

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution, Cllr Howe advised that he was the Ward Member in respect of application 17/3002/MOUT so the Vice Chairman chaired the item.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Cllr Paul Carter withdrew from the debate and the vote in respect of applications 19/0034/COU & 19/0035/COU.

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution Cllr Brian Bailey and Cllr Geoff Jung advised of lobbying in respect of application 18/1585/FUL & 18/1586/LBC.

3 Planning appeal statistics

The Committee received and noted the Development Manager's report setting out appeals recently lodged and four appeal decisions notified – three had been dismissed and one had been allowed.

The Development Manager drew the Committee's attention to the appeal on application 17/1539/MFUL - land to the south of Redgate, Salterton Road, Exmouth. The Committee were advised that the Planning Inspectorate had dismissed the appeal which proposed an extra care unit on the site on the valid grounds of the loss of designated employment site.

The Development Manager drew the Committee's attention to the appeal of application 18/1051/OUT – land south of Knights Lane, All Saints. The Inspector dismissing the appeal on unsustainable location and countryside protection issues.

The Committee's attention was also drawn to the appeal allowed on application 17/1481/MRES – land off Clapper Lane (formerly Allotments) Honiton. The Inspector allowing the appeal on the basis the design was considered acceptable.

Finally the Committee were advised that the Inspector had upheld the Committee's decision to refuse application 17/2493/FUL – Manor Hotel Garages, Beacon Place, Exmouth on design grounds.

The Committee noted the Development Manager's report that came before Cabinet on 3 April 2019 showing the percentage of planning application decisions allowed against the authority's decision to refuse was excellent.

4 17/3002/MOUT (Major)

CLYST VALLEY 17/3002/MOUT

Applicant:

Andrew Langton (Langdon Properties).

Location:

Dart Business Park Road, Past Darts Farm, Clyst St George.

Proposal:

Outline application to extend Business Park to create 10 additional units to be used for offices, light industry and storage and distribution (Use Classes Order B1 and B8): all matters reserved other than access; consideration of scale and layout.

RESOLVED:

Refused contrary to officer recommendation. Members considered that the development was located in an unsustainable location for the scale of development proposed with a resultant harmful visual impact and as such the harm from the development outweighed

any benefits and the proposal is contrary to Local Plan Strategies 6, 7, 8, 44 and 46, Local Plan Policies D1, D2, D3, E5 and E7 and Neighbourhood Plan Policies 5, 6 and 9.

5 18/2589/MFUL (Major)

**WOODBURY AND LYMPSTONE
18/2589/MFUL**

Applicant:

Mr Luke Salter (Salter Property Investments).

Location:

Lympstone Nurseries, Church Road, Lympstone, Exmouth, EX8 5JU.

Proposal:

Demolition of existing polytunnels/greenhouses and erection of 10 dwellings, public open space and a car park for use by the church.

RESOLVED:

Approved as per officer recommendation but subject to change to the planning obligations to reflect the transfer of the car park to the church rather than the Parish Council.

(Cllr Burrows did not vote on the application as he was not present at the start of the application).

6 19/0208/FUL (Minor)

**WOODBURY AND LYMPSTONE
19/0208/FUL**

Applicant:

Ms Miles.

Location:

Land Adjacent To Melford Rise, Toby Lane, Woodbury Salterton.

Proposal:

Retention of agricultural barn.

RESOLVED:

Approved as per officer recommendation.

7 19/0034/COU & 19/0035/COU (Minor)

**RALEIGH
19/0034/COU & 19/0035/COU**

Applicant:

F W S Carter & Son.

Location:

Compound East 6 and Land Adjacent Compound East 6 (Land At Hogsbrook Farm), Greendale Business Park, Woodbury Salterton.

Proposal:

Retrospective change of use to B8 class use (storage and distribution)

RESOLVED:

Approved as per officer recommendations.

8 **18/1464/FUL (Minor)**

BUDLEIGH SALTERTON
18/1464/FUL

Applicant:

Mr Leigh Rix.

Location:

The Pound, Lower Budleigh, East Budleigh.

Proposal:

Demolition of existing barn and construction of a single dwelling.

RESOLVED:

Approved as per officer recommendation but with 3 additional conditions: to secure hedge planting between the bat barn and the dwelling to further reduce light spill; restricting the use of the bat barn such that it cannot be used for residential use ancillary to the main dwelling; and that requires the applicant to submit to the Local Planning Authority a copy of the bat licence, annex, monitoring programme, method statement, work schedule and any monitoring reports to ensure that the works are appropriately carried out in accordance with Policy EN5.

9 **18/1957/MOUT (Major)**

BEER AND BRANSCOMBE
18/1957/MOUT

Applicant:

Clinton Devon Estates.

Location:

Land Adjacent Short Furlong, Short Furlong, Beer.

Proposal:

Construction of up to 30 new dwellings (including affordable housing provision) outline application with all matters apart from access reserved.

RESOLVED:

Approved as per officer recommendation subject to removal of one of the duplicate conditions 9 and 10.

10 **18/2797/MOUT (Major)**

**BROADCLYST
18/2797/MOUT**

Applicant:

Eagle One MMIII Ltd.

Location:

Land North And South Of Anning Road, Exeter Science Park, Clyst Honiton.

Proposal:

Development of 15,329sqm floor space for Class B1b (Research and Development) uses with ancillary Class B1a and B1c uses and Science Park wide ancillary supporting uses (Retail – convenience (Class A1), café/restaurant (Class A3), crèche (Class D1) and conference and health/fitness facilities (Class D2)) together with associated infrastructure and works to form part of the Exeter Science Park (all matters reserved) on land north and south of Anning Road, Exeter Science Park, Clyst Honiton.

RESOLVED:

Approved as per officer recommendation subject to updated plan numbers and change to Condition 15 to secure a minimum 3m width pedestrian/cycle link.

11 **18/2799/MOUT (Major)**

**BROADCLYST
18/2799/MOUT**

Applicant:

Eagle One MMIII Ltd.

Location:

Exeter Science Park, Clyst Honiton (East Of Langaton Lane).

Proposal:

Erection of up to 150 dwellings with associated infrastructure and public open spaces including allotments/community gardens (all matters reserved except access).

RESOLVED:

Approved as per officer recommendation subject to a change to condition 16 to secure a minimum 3m width pedestrian/cycle link and securing of a financial contribution towards the NHS at a maximum of £216,247 subject to the Council's Viability Consultant confirming that the overall land use swap deal is viable with the contribution.

12 **18/1585/FUL & 18/1586/LBC (Minor)**

**OTTERY ST MARY TOWN
18/1585/FUL & 18/1586/LBC**

Applicant:

Belfield Developments Ltd. (Mr Justin Denno)

Location:

The Priory, Paternoster Row, Ottery St Mary, EX11 1DP.

Proposal:

Conversion of former elderly care home into 8 apartments incorporating modifications to rear section of building.

RESOLVED:

Approved as per officer recommendations.

13

19/0545/AGR (Minor)

RALEIGH

19/0545/AGR

Applicant:

Geoff Pook.

Location:

Stallcombe House, Sanctuary Lane, Woodbury, Exeter, EX5 1EX.

Proposal:

Agricultural storage building.

RESOLVED:

Approved as per officer recommendation.

Attendance List

Councillors present (for some or all the meeting):

M Howe (Chairman)

C Brown (Vice-Chairman)

M Allen

S Bond

S Gazzard

B Ingham

G Jung

D Key

H Parr

B De Saram

Councillors also present (for some or all the meeting)

P Faithfull

G Pook

T Wright

Officers in attendance:

Chris Rose, Development Manager

Shirley Shaw, Planning Barrister

Wendy Harris, Democratic Services Officer

Councillor apologies:

Chairman

Date: