

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Development Management Committee held at Council Chamber Blackdown House on 9 July 2019**

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

The meeting started at 10.00 am and ended at 4.00 pm (The committee adjourned at 12.20pm and reconvened at 2.00pm)

#### **17 Minutes of the previous meeting**

The minutes of the Development Management Committee meeting held on 18 June 2019 were confirmed as a true record.

#### **18 Declarations of interest**

7. 18/2021/VAR (Major).

Councillor Tom Wright, Personal, Budleigh Salterton Town Councillor.

10. 19/0987/FUL (Other).

Councillor Tom Wright, Personal, Budleigh Salterton Town Councillor.

11. 19/0101/FUL (Minor).

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution the Chairman (on behalf of the Committee) advised lobbying in respect of this application.

11. 19/0101/FUL (Minor).

Councillor Colin Brown, Personal, Ward Member.

11. 19/0101/FUL (Minor).

Councillor David Key, Personal, Ward Member.

12. 19/0509/FUL (Minor).

Councillor Geoff Pratt, Personal, Ottery St Mary Town Councillor and member of Neighbourhood Planning Working Party.

14. 19/0836/FUL (Minor).

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution the Chairman (on behalf of the Committee) advised lobbying in respect of this application.

14. 19/0836/FUL (Minor).

Councillor Nick Hookway, Personal, In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution Cllr Hookway advised that as Ward Member he was predetermined and did not participate in the debate or vote..

14. 19/0836/FUL (Minor).

Cllr Olly Davey, Personal, Was a member of Exmouth Town Council's Planning Committee when this application was discussed.

16. 19/0527/FUL (Minor).

Councillor Tony McCollum, Personal, Ward Member.

17. 19/0439/FUL (Minor).

Councillor Tony McCollum, Personal, Ward Member and known to the landlords at 22 New Street and 16 New Street and also lived in the flat above 16 New Street.

19 **Planning appeal statistics**

The Committee received and noted the Development Manager's report setting out appeals recently lodged and outlining 7 appeal decisions of which all 7 had been dismissed.

The Development Manager drew Members' attention to the appeal of application 18/0054/COU which had been dismissed due to policy in the Local Plan requiring a 12 month period of marketing. The Development Manager highlighted its relevance as it had similar issues to a couple of items on the agenda.

The Development Manager also drew Member's attention to the appeal of application 18/2608/OUT which was discussed at the last committee and advised the applicant had now submitted an appeal.

20 **18/2021/VAR (Major)**

**BUDLEIGH SALTERTON**

**Applicant:**

Mr Pounceby.

**Location:**

Land South Of B3178 (Evans Field), Budleigh Salterton.

**Proposal:**

Variation of Condition 2 (plans condition) of planning permission 11/2629/MFUL to propose changes in layout and furthermore to reduce the amount of affordable housing proposed.

**RESOLVED:**

Approved as per officer recommendation subject to updated plan numbers and additional conditions covering the following:

- Additional sections demonstrating that the levels adjoining hedgebank to the rear of plots 24-51 will not be altered in the interests of protecting the boundary treatment and the visual amenity of the area;
- Submission of an amended plan to remove a retaining wall from the Root Protection Area of the tree to Plot 24 to protect the tree from the development;
- Submission of details of the layout of the play area to ensure sufficient provision to serve the development;
- Submission and approval of a 10 year landscape management plan for the site in the interests of the visual amenity of the area and AONB.

21 **18/2538/FUL (Minor)**

**AXMINSTER**

**Applicant:**

Lisa Keech.

**Location:**

1 Rougemont Terrace, Musbury Road, Axminster, EX13 5JP.

**Proposal:**

Construction of a dwelling.

**RESOLVED:**

Deferred to the next committee meeting so that DCC Highways can be invited to explain their lack of highway safety objection to the application.

22     **18/1681/MOUT (Major)**

**AXMINSTER**

**Applicant:**

Axminster View Ltd.

**Location:**

Land South East of West Street Car Park, West Street, Axminster.

**Proposal:**

Outline application for the erection of 10 dwellings and associated access, parking and bin cycle store (matter of landscaping reserved).

**RESOLVED:**

Approved as per officer recommendation subject to the addition of the further 4 conditions relating to surface water drainage as requested by the Lead Local Flood Authority dated 28 June 2019.

23     **19/0987/FUL (Other)**

**BUDLEIGH AND RALEIGH**

**Applicant:**

Mr & Mrs Mike and Charlotte Lemon.

**Location:**

11B Stoneborough Lane, Budleigh Salterton, EX9 6HL.

**Proposal:**

Construction of roof over garage; extension to rear and enlarged porch.

**RESOLVED:**

Approved as per officer recommendation.

24     **19/0101/FUL (Minor)**

**DUNKESWELL AND OTTERHEAD**

**Applicant:**

Cutler.

**Location:**

Greenways, Awliscombe, Honiton, EX14 3PJ.

**Proposal:**

Construction of 5 dwellings (comprising a mix of affordable and market dwellings).

**RESOLVED:**

Approved as per officer recommendation.

25     **19/0509/FUL (Minor)**

**OTTERY ST MARY**

**Applicant:**

Mrs K Grannell.

**Location:**

30 Mill Street, Ottery St Mary, EX11 1AD.

**Proposal:**

Change of use on ground floor from part residential / part commercial to all residential and installation of timber window within existing timber surround.

**RESOLVED:**

Refused contrary to officer recommendation.

Members considered that in the absence of 12 months marketing of the premises, the proposal has the potential to undermine the vitality and viability of the town centre. As such the proposal is contrary to Policy 9, Strategies 24 and 32 of the Local Plan and Policy NP18 of the Neighbourhood Plan.

26     **19/0836/FUL (Minor)**

**EXMOUTH LITTLEHAM**

**Applicant:**

Mr Dave Turner (East Devon District Council).

**Location:**

Queen's Drive Space, Queen's Drive, Exmouth.

**Proposal:**

Overflow car park of approximately 50 vehicles.

**RESOLVED:**

Approved but only for a temporary period until 15 September 2020.

Members considered this was adequate time to enable alternative uses to come forward and as such a longer temporary period was not required.

27 **18/2261/FUL (Minor)**

**EXMOUTH WITHYCOMBE RALEIGH**

**Applicant:**

Mr & Mrs McMaster.

**Location:**

Land Rear of 198 Withycombe Village Road, Exmouth, EX8 3BD.

**Proposal:**

Proposed new dwelling.

**RESOLVED:**

Approved as per officer recommendation.

28 **19/0527/FUL (Minor)**

**HONITON ST PAUL'S**

**Applicant:**

Mr & Mrs D & A Wilkinson.

**Location:**

32-34 High Street, Honiton, EX14 1PU.

**Proposal:**

Proposed conversion and extension of existing building to create 4 dwellings, including the creation of amenity spaces and parking areas to rear and other external alterations.

**RESOLVED:**

Approved contrary to officer recommendation.

Members considered that the employment and community uses had been re-provided elsewhere within Honiton and as such there was no loss to social and community gathering facilities. As a result the proposal complies with Strategy 32 without the need for any further marketing of the premises.

29 **19/0439/FUL (Minor)**

**HONITON ST PAUL'S**

**Applicant:**

Mrs Hatice Oflaz.

**Location:**

20 New Street, Honiton, E14 1EY.

**Proposal:**

Change of use from A2 (professional services) to A3 (restaurant) use, including new rear access to serve residential unit and fenestration changes.

**RESOLVED:**

Refused contrary to officer recommendation.

Members considered that the proposal would result in harm to neighbouring residents by virtue of extended opening hours into the evening and from additional noise and disturbance likely from a restaurant use. In addition, members considered that the proposal would result in overlooking and loss of amenity from the new rear access and from activity associated with its use.

**Attendance List**

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

M Howe (Chairman)  
K McLauchlan (Vice-Chairman)  
P Arnott  
K Bloxham  
C Brown  
O Davey  
P Hayward  
N Hookway  
D Key  
T McCollum  
H Parr  
G Pratt  
J Rowland  
E Wragg  
T Wright

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

M Armstrong  
K Blakey  
B De Saram  
P Faithfull  
S Jackson  
E Rylance

**Officers in attendance:**

Chris Rose, Development Manager  
Shirley Shaw, Planning Barrister  
Wendy Harris, Democratic Services Officer

**Councillor apologies:**

S Gazzard

Chairman .....

Date: .....