

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Development Management Committee held at Council Chamber, Exmouth Town Hall on 12 February 2019

Attendance list at end of document

The meeting started at 11.00 am and ended at 4.16 pm

39 Minutes of the previous meeting

The minutes of the Development Management Committee meeting held on 8 January 2019 were confirmed and signed as a true record.

40 Declarations of interest

The Chairman noted, on behalf of all committee members, that East Devon District Council is the applicant of application 18/2842/FUL.

Cllr Mike Howe; 18/2230/VAR; Personal interest; Had attended a meeting of East Budleigh & Bickton Parish Council and had been copied into lots of correspondence.

Cllr David Barratt; 18/2382/FUL and 18/1733/FUL; Personal interest; Sidmouth Town Councillor

Cllr Geoff Jung; 18/2272/FUL; Personal interest; Friend to the owner of the scrap yard

Cllr Bruce de Saram; 18/2272/MFUL, 18/0524/MFUL and 18/2842/FUL; Personal interest; Exmouth Town Councillor

Cllr Brian Bailey; 18/2272/MFUL, 18/0524/MFUL and 18/2842/FUL; Personal interest; Exmouth Town Councillor

Cllr David Key; 18/2410/FUL; Personal interest; Applicant's father in law was known to the Councillor

Cllr Mark Williamson; 18/2272/MFUL, 18/0524/MFUL and 18/2842/FUL; Personal interest; Exmouth Town Councillor

Cllr Colin Brown; 18/2410/FUL; Personal interest; Applicant's father in law was known to the Councillor

Non-committee members

Cllr Phillip Skinner; 18/2842/FUL; Personal interest; Chairman of the Exmouth Regeneration Board

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 application 18/1464/FUL.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Cllr Mike Howe and Cllr Susie Bond advised that they had been lobbied in respect of application 18/0524/MFUL

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Cllr Susie Bond, Cllr Ben Ingham and Cllr Mike Howe advised that they had been lobbied in respect of application 18/2842/FUL.

41 Planning appeal statistics

The Committee received and noted the report written by the Development Manager setting out appeals recently lodged and outlining the six decisions notified – one had been withdrawn, four had been dismissed and one had been allowed.

The Development Manager drew Members' attention to the appeal of application 18/0673/FUL that had been allowed and advised that the Inspector determined that the building did not dominate the street scene and did not harm the character and appearance of the area.

42 **Applications for determination - 18/0789/FUL (Minor)**

**BROADCLYST
18/0789/FUL**

Applicant:
Mrs Lefebvre

Location:
Land Adjoining Bluehayes Lane (plot 1) & Land Adjoining Bluehayes House (plot 2),
Bluehayes, Broadclyst

Proposal:
Construction of two single storey detached dwellings and provision of a footpath link

RESOLVED:
REFUSED (contrary to officer recommendation).

Members were of the opinion that the site is in an unsustainable location and that the benefits from the proposed footpath (particularly given possible alternatives and lack of public access to the fields adjoining the site) do not outweigh the harm from the location of the site and impact on the Clyst Valley Regional Park. In addition Members were of the opinion that the development results in a harmful visual impact upon the area and wider Clyst Valley Regional Park.

(Cllr Mike Howe did not vote on the application as has he had not attended the site visit)

43 **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:
DEFERRED to seek further written comments from Natural England to assess the impact on protected species.

Members considered that it would be appropriate to seek the views of Natural England on the suitability of the mitigation to be provided and whether or not there should be evidence of the re-location of the bats before the demolition of the existing building.

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

44 **18/2382/FUL (Minor)**

SIDMOUTH SIDFORD
18/2382/FUL

Applicant:
Mr & Mrs Downey

Location:
48 Temple Street, Sidmouth, EX10 9BQ

Proposal:
Proposed new dwelling on land to the rear of 48 Temple Street

RESOLVED:
APPROVED as per recommendation subject to an additional condition to remove permitted development rights for extensions and loft conversions.

45 **18/1733/FUL (Minor)**

SIDMOUTH TOWN
18/1733/FUL

Applicant:
Ms Clare Beer

Location:
84 Winslade Road, Sidmouth, EX10 9EZ

Proposal:
Conversion of bungalow to two dwellings including the addition of front and rear dormer windows and new pedestrian access

RESOLVED:
APPROVED with conditions as per recommendation.

46 **18/2272/MFUL (Major)**

EXMOUTH LITTLEHAM
18/2272/FUL

Applicant:
Taylor Wimpey

Location:

Land At Pankhurst Close Trading Estate, Pankhurst Close, Exmouth

Proposal:

Construction of 120 no. dwellings with associated demolition, access, landscaping and infrastructure works

RESOLVED:

APPROVED with conditions as per recommendation, subject to updated conditions to reflect the latest plans and an additional requirement to the legal agreement to secure accessible and adaptable homes in accordance with Strategy 36.

47 **18/0524/MFUL (Major)**

EXMOUTH TOWN
18/0524/MFUL

Applicant:

Sentry Capital

Location:

Land To Rear Of 33-35 New Street, Exmouth

Proposal:

Re-development to provide mixed development comprising of 3 no. B1 units (office) and 17 no. residential apartments of which 35% is to be affordable with associated amenity and parking facilities and new vehicular access.

RESOLVED:

OFFICERS GIVEN DELEGATED POWERS TO APPROVE (contrary to officer recommendation) subject to being satisfied, in consultation with the Chairman of the Committee, that the scheme is viable to deliver the proposed affordable housing and that there is confirmation from a Registered Provider that they are willing to take the affordable housing units. If approval cannot be given the application to be returned to Committee to consider further.

48 **18/2842/FUL (Minor)**

EXMOUTH LITTLEHAM
18/2842/FUL

Applicant:

Ms Alison Hayward

Location:

Land At Queens Drive (East Of Ocean Buildings), Exmouth

Proposal:

Temporary use of land, buildings and structures for a thirty six month period for the purposes of entertainment, recreation and leisure

RESOLVED:

APPROVED with conditions as per recommendation with an additional informative to discourage the use of single-use plastics on site.

49 **18/2410/FUL (Minor)**

OTTERHEAD
18/2410/FUL

Applicant:
Mr Ryan Eaton

Location:
Otter Valley Golf Centre, Rawridge, Honiton, EX14 9QP

Proposal:
Proposed barn conversion to single dwelling with integral annex

RESOLVED:
REFUSED as per recommendation.

50 **18/2673/FUL (Minor)**

OTTERHEAD
18/2673/FUL

Applicant:
Mr Roy French

Location:
Land North Of Stadbury Cross, Cotleigh

Proposal:
Creation of new access onto highway (retrospective application)

RESOLVED:
APPROVED with conditions as per recommendation.

Attendance List

Councillors present (for some or all the meeting):

M Howe (Chairman)
C Brown (Vice-Chairman)
M Allen
B Bailey
D Barratt
S Bond
P Burrows
P Carter
B Ingham
G Jung
D Key
H Parr

B d Saram
M Williamson

Councillors also present (for some or all the meeting)

M Armstrong
J Elson
C Gardner
R Giles
M Rixson
P Skinner
E Wragg
T Wright

Officers in attendance:

Chris Rose, Development Manager
Henry Gordon Lennox, Strategic Lead Governance and Licensing
Richard Cohen, Deputy Chief Executive
Wendy Harris, Democratic Services Officer
Amanda Coombes, Democratic Services Officer

Councillor apologies:

S Gazzard
J Knight

Chairman

Date: