

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Development Management Committee held Online via the Zoom app on 18 May 2020

Attendance list at end of document

The meeting started at 10.00 am and ended at 1.17 pm

106 Minutes of the previous meeting

The minutes of the Development Management Committee held on 3 March 2020 were confirmed as a true record.

107 Declarations of interest

Minute 110. 19/1849/MFUL (Major).

Councillor Helen Parr, Personal, Received an email from the agent in relation to this application.

Minute 110. 19/1849/MFUL (Major).

Councillor Mike Howe, Personal, In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution, Councillor Howe as Ward Member stepped down from the Committee and the Vice Chairman chaired the item. He also advised that the applicant was known to him. He had also received an email from the agent in relation to this application and in the interests of openness and transparency he advised the Development Manager had received the same email.

Minute 111. 20/0280/VAR (Other).

Councillor Kathy McLauchlan, Personal, Known to applicant.

Minute 111. 20/0280/VAR (Other).

Councillor Paul Arnott, Personal, Known to applicant.

Minute 113. 19/2700/FUL (Minor).

Councillor Paul Hayward, Personal, Declared that in his role as Clerk to Chardstock Parish Council he had attended meetings when this application was discussed and conveyed said comments to the Local Planning Authority. Declared he had no input into the debate other than an advisory role and was not involved in any voting. Had also worked with the applicant on a project in previous employment.

108 Planning appeal statistics

The Committee noted the Development Manager's report setting out 7 appeal decisions notified and was pleased to note that 6 had been dismissed with only 1 allowed.

The Development Manager advised Members the appeal allowed for application 19/067LBC - Mead, Fortescue Road, Sidmouth Consent was a listed building application which related to a dismissed planning application appeal. Members noted the Inspector had dismissed the planning application for the construction of a new dwelling in the garden but allowed the associated listed building application as it only related to the extension to the stone boundary wall

The Development Manager drew attention to an appeal for planning application 19/1351/FUL – Land at Liverton Business Park that Members had previously considered. Members were advised the Inspectorate were in the process of determining whether the appeal should be dealt with by way of written representations or a public inquiry.

Finally the Development Manager updated Members on an appeal allowed for planning application 18/2339/MOUT - Hillpond Caravan Park, Clyst St Mary that the council had challenged in the High Court. The Development Manager advised Members the Inspectorate had conceded the position and had agreed for the High Court to quash their original decision and allow the Planning Inspectorate to consider the appeal again.

109 **19/0995/MFUL (Major)**

BROADCLYST

Applicant:

Eagle One MMIII.

Location:

Land South of Mosshayne Link Road, Redhayes, (Phase 8), Exeter.

Proposal:

Erection of 33 dwellings and associated work.

RESOLVED:

Approved as per the amended officer recommendation subject to conditions in the Update Report and subject to completion of the required Section 106 Legal Agreement.

110 **19/1849/MFUL (Major)**

CLYST VALLEY

Applicant:

Mr Andrew Langdon (Langdon Properties).

Location:

Dart Business Park, Clyst St George.

Proposal:

Redevelopment of part of the business park (fuel storage depot and motor sales area) and extension to create 6 additional units to be used for offices and light industry use (Use Class B1), storage and distribution (Use Class B8).

RESOLVED:

Approved as per Officer recommendation.

111 **20/0280/VAR (Other)**

OTTERY ST MARY

Applicant:

Mr Stuart Matthews.

Location:

Alfington House, Church Lane, Alfington, Ottery St Mary, EX11 1PE.

Proposal:

Application to vary Condition 1 (Use Condition) of planning permission 10/0625/FUL to allow use as a Bed and Breakfast ancillary to the use of Alfington House.

RESOLVED:

Approved contrary to officer recommendation with conditions delegated to Officers. Conditions to include ensuring access and parking is via the front of Alfington House only, and to restrict the use to Bed and Breakfast use.

Members considered that the proposal would not generate more traffic than the lawful use and as such would not lead to any increased highway safety concerns.

112 **18/1222/MFUL (Major)**

WHIMPLE AND ROCKBEARE

Applicant:

MRH (GB) Ltd.

Location:

Land South Of Lily Cottage, Exeter Road, Whimple.

Proposal:

Application for the development of a new roadside service area to include a petrol filling station comprising sales building, canopy over, car and caravan parking, fuel pumps, HGV fuel pumps, 2 underground storages tanks and ancillary arrangements, new A3/A5 use building and drive-thru, HGV and coach parking, new access arrangements and landscaping and drainage.

RESOLVED:

Refused contrary to officer recommendation.

Members considered that the proposal would result in a significant harmful visual impact and represented unsustainable development by virtue of encouraging the use of the car. As such the proposal is contrary to Strategies 3, 7 and 46 and Policies D1 and TC11.

113 **19/2700/FUL (Minor)**

YARTY

Applicant:

Mr Michael Summerhayes.

Location:

Land Adjacent Sunnyside, Birchall.

Proposal:

Construction of building for the storage of forestry equipment and machinery.

RESOLVED:

Approved as per officer recommendation.

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
S Gazzard
P Hayward
N Hookway
D Key
T McCollum
H Parr
G Pratt
E Wragg
T Wright

Councillors also present (for some or all the meeting)

J Bailey
P Faithfull
K Blakey
S Bond
C Gardner
G Jung
A Dent
D Ledger
G Pook
V Ranger

Officers in attendance:

Henry Gordon Lennox, Strategic Lead Governance and Licensing
Chris Rose, Development Manager
Wendy Harris, Democratic Services Officer
Amanda Coombes, Democratic Services Officer
Debbie Meakin, Democratic Services Officer

Councillor apologies:

J Rowland

Chairman

Date: