

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held virtually via the zoom app on 15 July 2020

Attendance list at end of document

The meeting started at 10.00 am and ended at 4.15 pm. The Committee adjourned at 1.15pm and reconvened a 2pm.

114 Minutes of the previous meeting

The minutes of the Development Management Committee held on 18 May 2020 were confirmed as a true record.

115 Declarations of interest

Minute 117. District Local Development Order.

Councillor Kim Bloxham, Personal, As Lead Member for Cranbrook Town Council had liaised with the current provider of heating for Cranbrook and also a resident of Cranbrook and a recipient of the district heating.

Minute 117. District Local Development Order.

Councillor Olly Davey, Personal, Took part in the consultation and had his comments registered.

Minute 119. 19/2762/COU (Other).

Councillor Geoff Pratt, Personal, Member of the Licensing and Enforcement Committee and advised he would abstain from the vote.

Minute 119. 19/2762/COU (Other).

Councillor Kim Bloxham, Personal, Vice Chairman of the Licensing and Enforcement Committee and advised she would abstain from the vote.

Minute 121. 20/0011/VAR (Major).

Councillor Bruce De Saram, Personal, Exmouth Town Councillor.

Minute 121. 20/0011/VAR (Major).

Councillor Eileen Wragg, Personal, As a past member of the South West Regional Flood and Coastal Committee had been involved with (and followed) the progress of the scheme.

Minute 121. 20/0011/VAR (Major).

Councillor Steve Gazzard, Personal, Exmouth Town Councillor.

Minute 124. 19/2445/FUL (Minor).

Councillor Geoff Pook, Personal, Had worked with the applicant's architect.

Minute 126. 20/0270/MFUL (Major).

Councillor Philip Skinner, Personal, Declared he was good friends with the applicants and was removed to the virtual lobby during the item and did not take part in the debate and did not vote on the application.

In accordance with the code of conduct of good practice for Councillors and Officers dealing with planning matters as set out in the constitution, Councillor Wragg advised as Ward Member for application number 20/0011/VAR she would step down as Chairman and the Vice Chairman chaired the item.

116 **Planning appeal statistics**

The Committee noted the Development Manager's report setting out 15 appeal decisions notified since the last committee and was pleased to report that 11 had been dismissed with only 4 allowed. Members noted this was a 73% success rate.

The Development Manager drew Members attention to the 4 appeals allowed. The first appeal related to 19/0439/FUL – 20 New Street, Honiton. Members had previously refused the application raising concerns about the impact on the amenity of residents from a change of use to a takeaway restaurant. However the Inspector had allowed the appeal as it was felt there was adequate control in place to not be any harm to immediate neighbours.

The second appeal related to application number 19/1571/FUL – 62 – 64 New Street, Exmouth. Members noted the Inspector did not agree with members concerns about the extensions that had been carried out without permission and the impact on the street scene and the surrounding residents and allowed the appeal.

The Development Manager also drew members' attention to planning application 19/1351/FUL – Land at Liverton Business Park, Salterton Road, Exmouth. Members had raised concerns in relation to climate change in allowing the gas powered energy plant and did not want to support the application due to the council's climate change declaration. However the Inspector disagreed and felt that the facility would support the transition to a low carbon future and allowed the appeal.

Members noted that the decision to allow the appeal showed that the Inspectorate were moving towards giving more weight to the climate change emergency.

Finally, the Development Management drew members' attention to planning application 19/1999/FUL – Barn to South of Grange Farm, Newton Poppleford that officers had refused under Delegated Powers on unsustainability grounds given the location of the site divorced from Newton Poppleford. The Inspector however considered that the building was close enough to the services and facilities of the settlement to represent sustainable development and therefore allowed the appeal.

117 **District Local Development Order**

The report presented to Committee sought Members approval for the adoption of the District Local Development Order to enable the delivery of the District Heating Network in West End of East Devon and outlined on the map attached to the report.

The Development Manager advised the purpose of the Local Development Order was to allow permitted development rights for underground pipes and cables and some minor above ground works to take place without the need to go through the planning process which would help speed up the process for infrastructure to be put in place to allow the transition to a low carbon or zero carbon energy in the future.

Councillor Rixson raised concerns that future development should be providing energy efficient homes using renewable energies such as solar power and battery or heat pumps. Councillor Rixson also emphasised that until a date had been confirmed for the transition the scheme would only guarantee income to one of the major energy providers which was condemning future residents to higher fuel bills. In response the Development Manager confirmed that the method through which the existing Energy Centre at Cranbrook would generate its energy going forward would be a matter put forward to Members at Cabinet and was not part of the consideration of this report.

Points raised during discussion included:

- Members were supportive of the District Local Development Order.
- Clarification sought on the protection of the trees. In response the Development Manager confirmed the Development Management Team and Enforcement Officers would be taking action if conditions were not being complied with.
- The District Heating system was a much preferred way of going forward.
- Steps were being taken in the right direction.
- There were no policies in place to allow the build of carbon neutral houses.
- Hopefully in the not too distance future the facility at Cranbrook would be switched over to low carbon and it has been a long time coming.
- As a recipient of district heating Councillor Bloxham disagreed with Councillor Rixson's comments about higher fuel bills.

RESOLVED:

That the District Heating Local Development Order be adopted.

118 **19/2246/FUL (Minor)**

HONITON ST MICHAELS

Applicant:

Mr M Cooper.

Location:

Land To The Rear Of 102 High Street, Honiton.

Proposal:

Construction of 3 dwellings.

RESOLVED:

Approved contrary to officer recommendation with powers delegated to the Development Manager to agree conditions in consultation with the Ward Members.

Members determined that public benefits, in the form of economic benefits from development of the site and social benefits from affordable houses by design, outweighed the less than substantial harm to heritage assets.

119 **19/2762/COU (Other)**

AXMINSTER

Applicant:

Mr Andrew Swann.

Location:

Unit 4 St Georges, Chard Street, Axminster, EX13 5DL.

Proposal:

Change of use of ground floor of building from shop (A1) to micropub (A4).

RESOLVED:

Approved as per Officer recommendation.

120 **19/2799/FUL (Minor)**

AXMINSTER

Applicant:

Mr Jonathon Christopher.

Location:

Land At Pidgeons Lane, Axminster.

Proposal:

Erection of multi-purpose building to provide storage for agricultural machinery and haystore, lambing space and stable.

RESOLVED:

Refused as per Officer recommendation.

121 **20/0011/VAR (Major)**

EXMOUTH TOWN

Applicant:

Mr David Hancock (Environment Agency)

Location:

Royal Avenue Car Park, Camperdown Terrace and The Esplanade, Exmouth.

Proposal:

Variation of Condition 2 (approved plans) of planning permission 18/2174/MOUT (Exmouth Tidal Defence Scheme) to allow changes to design, layout and materials of defence.

RESOLVED:

Approved as per Officer recommendation.

122 **19/2580/FUL (Minor)**

EXMOUTH LITTLEHAM

Applicant:

Mr Andrew Taylor.

Location:

Land Adjacent 1 The Broadway, Exmouth, EX8 2NW.

Proposal:

Proposed new dwelling, new access onto highway, cycle storage and 2.1m high boundary fence.

RESOLVED:

Approved as per Officer recommendation.

123 **19/0855/FUL (Minor)**

DUNKESWELL AND OTTERHEAD

Applicant:

D3 Farming Ltd.

Location:

Building Adjacent Turbury, Dunkeswell.

Proposal:

Change of use from agricultural to form 2 commercial units (use classes B1 and B8), including new doors, windows and external cladding, car and lorry parking areas, improved access and landscaping.

RESOLVED:

Approved as per Officer recommendation.

124 **19/2445/FUL (Minor)**

SEATON

Applicant:

Mr G Mettam.

Location:

Vintage Court, The Square, Seaton.

Proposal:

Demolition of 2 x commercial units and 1 flat to be replace with 2 x retail units and 8 flats.

RESOLVED:

Approved contrary to Officer recommendation with powers delegated to the Development Manager to agree conditions in consultation with the Ward Members.

Members considered that the design was acceptable and would enhance the area, and that that there was no harm to the Conservation Area or amenity of surrounding residents.

125 **19/2834/OUT & 20/0482/RES (Minor)**

WEST HILL AND AYLESBEARE

Applicant:

Mr E Flowers.

Location:

Hasta La Vista, Windmill Lane, West Hill, Ottery St Mary, EX11 1JP.

Proposal:

(19/2834/OUT) Outline planning application for the construction of a single dwelling house with all matters reserved.

(20/0482/RES) Application for approval for reserved matters (access, appearance, landscaping, layout and scale) for the construction of a new dwelling house pursuant to outline application 16/2517/OUT.

RESOLVED:

Deferred by Members to await the outcome of the Business and Planning Bill in relation to the extension of timescales for the implementation of planning permissions as this was considered to be a material consideration that required clarification.

126 **20/0270/MFUL (Major)**

WOODBURY AND LYMPSTONE

Applicant:

F W S Carter and Sons Ltd.

Location:

Unit 50 Greendale Business Park, Woodbury Salterton, EX5 1EW.

Proposal:

Erection of extension to warehouse (use class B8), new HGV turning head, creation of a new footpath link, regrading and associated earthworks and landscaping.

RESOLVED:

Approved as per officer recommendation.

Attendance List

Councillors present (for some or all the meeting):

E Wragg (Chairman)

S Chamberlain (Vice-Chairman)

M Howe

K McLauchlan

K Bloxham

C Brown

O Davey

S Gazzard

D Key

G Pratt

B De Saram

G Pook

P Skinner

T Woodward

Councillors also present (for some or all the meeting)

J Bailey
S Bond
I Hall
N Hookway
G Jung
A Moulding
M Rixson
E Rylance
P Twiss

Officers in attendance:

Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Wendy Harris, Democratic Services Officer
Amanda Coombes, Democratic Services Officer
Sarah Jenkins, Democratic Services Officer
Alethea Thompson, Democratic Services Officer
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)

Councillor apologies:

J Whibley
A Colman

Chairman

Date: