

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Online via the Zoom App. All Councillors and registered speakers will have been sent an appointment with the meeting link. on 9 September 2020

Attendance list at end of document

The meeting started at 10.03 am and ended at 12.08 pm

145 Minutes of the previous meeting

The minutes of the Planning Committee held on 29 July 2020 were confirmed as a true record.

Councillor Skinner sought clarification following Councillor Faithfull's accusations made at Full Council that Members of the Planning Committee do not declare interests. Councillor Skinner advised in response to these accusations he would seek advice from the Monitoring Officer and he strongly emphasised that committee members have a duty to ensure that this committee is absolutely coherent in the way of its honesty and integrity.

In response the Chairman advised members to seek advice from the Monitoring Officer if they had an issue with regards to probity.

146 Declarations of interest

Minute 148. 20/1482/FUL and 20/1483/LBC (Other) - COLY VALLEY.
Councillor Mike Howe, Personal, Known very well to the applicant of the planning application and advised he would abstain from voting.

Minute 149. 20/1049/FUL (Other) - DUNKESWELL AND OTTERHEAD.
Councillor Colin Brown, Pecuniary, Owner of the property and was removed to the virtual lobby during the discussion, debate and vote of this application.

Minute 149. 20/1049/FUL (Other) - DUNKESWELL AND OTTERHEAD.
Councillor Mike Howe, Personal, As Chairman of the previous Development Management Committee had a close working relationship with Councillor Brown as Vice Chairman and advised he would abstain from taking part in this application..

Minute 149. 20/1049/FUL (Other) - DUNKESWELL AND OTTERHEAD.
Councillor Olly Davey, Personal, Known to Councillor Brown in a working relationship.

Minute 149. 20/1049/FUL (Other) - DUNKESWELL AND OTTERHEAD.
Councillor Philip Skinner, Personal, Known to Councillor Brown as a member of the Planning Committee and is a member of the same political group.

Minute 150. 20/0842/FUL (Minor) - EXMOUTH LITTLEHAM.
Councillor Bruce De Saram, Personal, Exmouth Town Councillor.

Minute 150. 20/0842/FUL (Minor) - EXMOUTH LITTLEHAM.
Councillor Joe Whibley, Personal, Exmouth Town Councillor.

Minute 150. 20/0842/FUL (Minor) - EXMOUTH LITTLEHAM.

Councillor Olly Davey, Personal, Exmouth Town Councillor.

Minute 150. 20/0842/FUL (Minor) - EXMOUTH LITTLEHAM.

Councillor Philip Skinner, Personal, Lived at Maer Farm between the age of 5 to 24.

Minute 150. 20/0842/FUL (Minor) - EXMOUTH LITTLEHAM.

Councillor Steve Gazzard, Personal, Exmouth Town Councillor.

Minute 150. 20/0842/FUL (Minor) - EXMOUTH LITTLEHAM.

Councillor Tony Woodward, Personal, Exmouth Town Councillor.

147 **Planning appeal statistics**

The Committee noted the Development Manager's report setting out 14 appeal decisions notified and was pleased to report that 11 appeals had been dismissed with only 3 allowed.

Members' attention was drawn to the 3 appeals allowed. The Development Manager referred to planning application 19/1525/FUL – Pendor, Exmouth Road, Colaton Raleigh. The Inspector had disagreed with Members decision to refuse on sustainability grounds determining that the location, as a whole, did have acceptable facilities and allowed the appeal. Members noted the Development Manager did not agree with the Inspectors decision as it was contrary to the Local Plan.

The second appeal related to planning application 19/1962/LBC – Fiddles Reach, Preston Farm, Upottery, Honiton. Although the Inspector had accepted the proposed works would result in some changes to the listed building and its features, it was determined the changes would not be harmful to the building and allowed the appeal.

Finally, planning application 19/2233/FUL – Coldharbour Farm, East Hill, Ottery St Mary, EX11 1QL. The Inspector had disagreed with Members decision to refuse on sustainability grounds determining the location of the site was an acceptable distance from the settlement and was an acceptable walking distance of amenities and therefore allowed the appeal.

Finally the Development Manager updated Members on an appeal that had been allowed by the Planning Inspectorate for planning application 19/1351/FUL – Land at Liverton Business Park that Members had previously considered. Members noted that a third party had submitted a Judicial Review against the decision on the following grounds which would go before High Court for determination:

1. The Inspector gave too much weight to National Energy Policy and that policy was dated;
2. If the National Energy Policy was relevant the Inspector failed to apply it properly;
3. A breach of natural justice that the application was dealt with by way of written representation.

The Development Manager advised Members would be notified when a decision had been made.

148 **20/1482/FUL and 20/1483/LBC (Other) - COLY VALLEY**

Applicant:

Mr Hal Johnson

Location:

3 Sunnyside, South Street, Colyton, EX24 6EP.

Proposal:

Take down section of garden wall and re-build.

RESOLVED:

(20/1482/FUL) Approved as per Officer recommendation.

(20/1483/LBC) Approved as per Officer recommendation.

149 **20/1049/FUL (Other) - DUNKESWELL AND OTTERHEAD**

Applicant:

Colin and Jenny Brown and Wheatley-Brown.

Location:

Court Hall, Monkton, Honiton, EX14 9QH.

Proposal:

Conversion of an existing hotel/guest house (C1) to form a single, independent dwellinghouse (C3)

RESOLVED:

Approved as per Officer recommendations.

150 **20/0842/FUL (Minor) - EXMOUTH LITTLEHAM**

Applicant:

Littleham 2010 Limited.

Location:

Land Adjacent To The Meetings, Maer Lane, Exmouth, EX8 5DD.

Proposal:

Conversion of disused agricultural building to create one dwelling, including construction of single storey extension and demolition of outbuildings. Construction of new access and change of use of land from agricultural to domestic to facilitate the provision of two car parking spaces to serve existing dwelling.

RESOLVED:

Approved as per Officer recommendation.

151 **20/0652/FUL (Minor) - SIDMOUTH TOWN**

Applicant:

Lily and Violeta Lunan.

Location:

6 Willoughby House, Peak Hill Road, Sidmouth, EX10 0NW.

Proposal:

Proposed Terrace, access bridge and balustrade. Alterations and new door and new rooflights to north elevation.

RESOLVED:

Deferred for Officers to seek to negotiate amended designs for the balustrades and privacy screens, and to negotiate an increased height to the privacy screens.

Members considered that a more traditional design of balustrades is required, that the wooden hit and miss privacy screens need to be of a more sympathetic design and that the privacy screens should be increased in height. These changes are required in order to provide an acceptable visual impact to the building and AONB and to ensure adequate privacy for the neighbouring residents.

152 **20/0228/FUL (Minor) - WEST HILL AND AYLESBEARE**

Applicant:

Littleham 2010 Limited.

Location:

Barns At Barton Farm, Village Way, Aylesbeare, EX5 2FF.

Proposal:

Conversion of two agricultural buildings into five residential dwellings with access, landscaping and all other associated development.

RESOLVED:

Approved as per Officer recommendations.

Attendance List

Councillors present:

E Wragg (Chairman)
S Chamberlain (Vice-Chairman)
C Brown
O Davey
B De Saram
S Gazzard
M Howe
D Key
G Pook
P Skinner
J Whibley
T Woodward

Councillors also present (for some or all the meeting)

P Arnott
S Bond
P Faithfull
C Gardner
N Hookway
G Jung

Officers in attendance:

Chris Rose, Development Manager

Shirley Shaw, Planning Barrister

Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)

Wendy Harris, Democratic Services Officer

Amanda Coombes, Democratic Services Officer

Councillor apologies:

K Bloxham

A Colman

K McLauchlan

G Pratt

Chairman

Date: