

Agenda for Planning Committee

Tuesday, 29th November, 2022, 10.00 am



Members of Planning Committee

Councillors: E Wragg (Chair), S Chamberlain (Vice-Chair), K Bloxham, C Brown, A Colman, O Davey, B De Saram, S Gazzard, M Howe, D Key, R Lawrence, G Pook, G Pratt, E Rylance, P Skinner and T Woodward

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

Venue: Council Chamber, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.

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(or group number 01395 517546)

Issued: Thursday, 17 November 2022

www.eastdevon.gov.uk

This meeting will be streamed live to the Council's YouTube Channel at <https://www.youtube.com/channel/UCmNHQruge3LV4hcgRnbwBw>

Speaking on planning applications

In order to speak on an application being considered by the Planning Committee you must have submitted written comments during the consultation stage of the application. Those that have commented on an application being considered by the Committee will receive a letter or email detailing the date and time of the meeting and instructions on how to register to speak. The letter/email will have a reference number, which you will need to provide in order to register. Speakers will have 3 minutes to make their representation.

The number of people that can speak on each application is limited to:

- Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
- Minor/Other applications – parish/town council representative, 2 supports and 2 objectors and the applicant or agent

The revised running order for the applications being considered by the Committee and the speakers' list will be posted on the Council's website (agenda item 1 – speakers' list) on the Friday before the meeting. Applications with registered speakers will be taken first.

Parish and town council representatives wishing to speak on an application are also required to pre-register in advance of the meeting. One representative can be registered to speak on behalf of the Council from 10am on Monday, 21 November 2022 up until 12 noon on Thursday, 24 November 2022 by leaving a message on 01395 517525 or emailing planningpublicspeaking@eastdevon.gov.uk.

Speaking on non-planning application items

A maximum of two speakers from the public are allowed to speak on agenda items that are not planning applications on which the Committee is making a decision (items on which you can register to speak will be highlighted on the agenda). Speakers will have 3 minutes to make their representation. You can register to speak on these items up until 12 noon, 3 working days before the meeting by emailing planningpublicspeaking@eastdevon.gov.uk or

by phoning 01395 517525. A member of the Democratic Services Team will contact you to confirm whether your request has been successful.

- 1 Speakers' list and revised running order for the applications (Pages 4 - 5)
The speakers' list and revised running order for the application will be available on Friday, 25 November 2022.
- 2 Minutes of the previous meeting (Pages 6 - 11)
Minutes of the Planning Committee meeting held on 25 October 2022 and 15 November 2022
- 3 Apologies
- 4 Declarations of interest
Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)
- 5 Matters of urgency
Information on [matters of urgency](#) is available online
- 6 Confidential/exempt item(s)
To agree any items to be dealt with after the public (including press) have been excluded. There are no items that officers recommend should be dealt with in this way.
- 7 Planning appeal statistics (Pages 12 - 23)
Update from the Service Lead – Planning Strategy and Development Management.

Applications for Determination

- 8 22/0990/MFUL (Major) WHIMPLE & ROCKBEARE (Pages 24 - 102)
Land at Marsh Green Farm, Marsh Green, EX5 2EU.
- 9 21/3243/MFUL (Major) CLYST VALLEY (Pages 103 - 130)
Cat and Fiddle Inn, Sidmouth Road, Clyst St Mary, EX5 1DP.
- 10 22/1547/FUL (Minor) DUNKESWELL & OTTERHEAD (Pages 131 - 139)
Turbury Farm, Stamps Coaches, Dunkeswell, EX14 4QN.
- 11 22/0864/FUL (Minor) BUDLEIGH & RALEIGH (Pages 140 - 150)
34 The Creamery, Fore Street, Budleigh Salterton, EX9 6NH.
- 12 22/0873/FUL (Minor) EXMOUTH WITHYCOMBE RALEIGH (Pages 151 - 165)

Olleston, St Johns Road, Exmouth, EX8 5EG.

- 13 22/1513/FUL (Minor) FENITON (Pages 166 - 180)
Otters Pocket, Weston, EX14 3PF.
- 14 21/3308/RES (Minor) NEWTON POPPLEFORD & HARPFORD (Pages 181 - 206)
Waterleat, High Street, Newton Poppleford, EX10 0DU.
- 15 22/1407/FUL (Minor) SIDMOUTH RURAL (Pages 207 - 230)
Hare and Hounds Inn, Putts Corner, Sidbury, EX10 0QQ.

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chair has the power to control public recording and/or reporting so it does not disrupt the meeting.

Members of the public exercising their right to speak during Public Speaking will be recorded.

[Decision making and equalities](#)

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