

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Otter Room/Clyst Room, Blackdown House, Honiton on 25 April 2023**

#### **Attendance list at end of document**

The meeting started at 10.00 am and ended at 5.00 pm. A brief adjournment took place at 11.25 am and reconvened at 11.30 am. A further adjournment took place at 1.00 pm and reconvened at 2.00 pm.

#### **125 Declarations of interest**

Minute 126. 22/0406/MOUT (Major) CRANBROOK.  
Councillor Kim Bloxham, Affects Non-registerable Interest, Cranbrook Town Councillor.

Minute 126. 22/0406/MOUT (Major) CRANBROOK.  
Councillor Richard Lawrence, Affects Non-registerable Interest, Ward Member as part of the land runs into Whimble and known to applicant as used to work with spouse.

Minute 126. 22/0406/MOUT (Major) CRANBROOK.  
In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Councillors Eileen Wragg, Kim Bloxham, Olly Davey advised receiving lobbying email in respect of this application.

Minute 127. 23/0047/FUL (Minor) BROADCLYST.  
Councillor Sarah Chamberlain, Affects Non-registerable Interest, Broadclyst Parish Councillor and Ward Member.

Minute 129. 22/2782/FUL (Minor) DUNKESWELL & OTTERHEAD.  
Councillor Colin Brown and Councillor David Key, Affects Non-registerable Interest, Ward Member.

Minute 130. 23/0504/FUL (Minor) EXMOUTH LITTLEHAM.  
Councillor Bruce De Saram, Affects Non-registerable Interest, Ward Member, member of Place Making Delivery Group formerly known as Queens Drive Delivery Group and land owned by East Devon District Council.

Minute 130. 23/0504/FUL (Minor) EXMOUTH LITTLEHAM.  
Councillor Olly Davey, Affects Non-registerable Interest, Exmouth Town Councillor and member of Place Making Delivery Group formerly known as Queens Drive Delivery Group.

Minute 130. 23/0504/FUL (Minor) EXMOUTH LITTLEHAM.  
Councillor Steve Gazzard, Affects Non-registerable Interest, Exmouth Town Councillor and member of the Place Making Delivery Group.

Minute 130. 23/0504/FUL (Minor) EXMOUTH LITTLEHAM.  
In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution the Chair, on behalf of the Committee, advised that the Council owned the land in relation to this application.

#### Non-Committee Members

Minute 134. 22/1645/FUL (Minor) OTTERY ST MARY.

Councillor Peter Faithfull, Affects Non-registerable Interest, Ottery St Mary Town Council representative for the Feoffee Community Centre and a member of the Ottery St Mary refugee group that use the building.

The Planning Solicitor sought clarification from Councillor De Saram in relation to his comments set out on page 287 of the agenda regarding application 23/0504/FUL. Councillor De Saram confirmed that he had come to the committee with an open mind and was prepared to listen to representations from all parties before reaching a final conclusion in respect to this application.

126 **22/0406/MOUT (Major) CRANBROOK**

**Applicant:**

Persimmon Homes.

**Location:**

Land at Cobdens, north of London Road, east of Cranbrook.

**Proposal:**

Outline planning application for up to 1,435 new residential dwellings, a neighbourhood centre with a maximum of 750 sqm gross ground floor space (Use Classes E and sui generi (hot food takeaways and pubs/bars)), a three form entry primary school (Use Class F1) with associated nursery provision (Use Class E) and community room (Use Class F2), a 50 space special educational needs school (Use Class F1), alternative natural green space, drainage basins, landscaping, place of worship (Use Class F1), parsonage, cemetery, 10 serviced pitches for gypsies and travellers, demolition of four barns and associated infrastructure with all matters reserved except for principal vehicular access off London Road to the south, connection to Phase 1 to the west and vehicular access to the serviced pitches for gypsies and travellers off London Road to the south east.

**RESOLVED:**

1. That the appropriate assessment set out in appendix 2 of the report be adopted.
2. Approved as per officer's recommendation with delegated authority to the Assistant Director – Planning Strategy and Development Management in consultation with the Chair and Ward Members to make changes/additions to conditions as follows:  
'Amend or add conditions to:  
(a) Require a timescale for providing street lighting and;  
(b) Require details to ensure safe pedestrian access for all is available to occupied dwellings during the construction phase.'

127 **23/0047/FUL (Minor) BROADCLYST**

**Applicant:**

Mr Gary Moore (Land and Planning Consultancy).

**Location:**

The Gardens, Blackhorse, EX5 2FT.

**Proposal:**

Construction of five bungalows with associated access, parking and landscaping and demolition of existing stable building.

**RESOLVED:**

Approved as per officer's recommendation.

128 **22/1377/FUL (Minor) NEWBRIDGES**

**Applicant:**

Mr & Mrs D Branker.

**Location:**

Site of Spillers Cottage, Shute, EX13 7QG.

**Proposal:**

Construction of a dwelling (retrospective) for occupation while the dwelling permitted under reference 21/0535/VAR is constructed, after which the first dwelling will be demolished.

**RESOLVED:**

Refused as per officer's recommendation.

129 **22/2782/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr & Mrs Phillips.

**Location:**

Holmsleigh, land and buildings, Monkton, EX14 9NP.

**Proposal:**

Retrospective application for the temporary siting of a static caravan as a rural worker's dwelling.

**RESOLVED:**

Approved as per officer's recommendation.

130 **23/0504/FUL (Minor) EXMOUTH LITTLEHAM**

**Applicant:**

Mr Gerald Mills.

**Location:**

Queen's Drive Space, Queen's Drive, Exmouth, EX8 2AY.

**Proposal:**

Use of land for outdoor sport and recreation purposes, specifically for external hire for the running of exercise classes.

**RESOLVED:**

Approved as per officer recommendation.

131 **22/2409/MFUL (Major) BUDLEIGH & RALEIGH**

**Applicant:**

Mrs Mari Webster.

**Location:**

Higher Hawkerland Farm, Sidmouth Road, Aylesbeare, EX5 2JW.

**Proposal:**

Proposed solar farm development with permission being required for 40 years, comprising solar arrays, equipment housing, sub-station, fencing CCTV, ancillary equipment, landscaping and biodiversity enhancements.

**RESOLVED:**

Approved as per officer's recommendation.

132 **22/0395/FUL (Minor) COLY VALLEY**

**Applicant:**

Mr Bernard Vanier.

**Location:**

The Oaks, Holyford Lane, Colyford, EX24 6HW.

**Proposal:**

Change of use of land to garden and construction of building to form artist studio/workshop and garden machinery store for use incidental to the enjoyment of the main dwelling house and associated works, including retention of earthworks, level changes and Devon Bank, hardstanding and installation of gates and landscaping (part retrospective).

**RESOLVED:**

1. The appropriate assessment to adopted.
2. Approved as per officer's recommendation.

133 **22/2632/FUL (Minor) COLY VALLEY**

**Applicant:**

Deborah Rymer

**Location:**

Clarkham Cottages, Swan Hill Road, Colyford, EX24 6QG.

**Proposal:**

Construction of one dwelling, means of access and associated works.

**RESOLVED:**

Approved as per officer's recommendation.

134 **22/1645/FUL (Minor) OTTERY ST MARY**

**Applicant:**

Mr Keith Taylor.

**Location:**

9 Mill Street, Ottery St Mary, EX11 1AA.

**Proposal:**

Construction of three detached dwellings to rear of The Old Manse with associated amenity space and parking.

**RESOLVED:**

1. That the Habitat Regulations Appropriate Assessment be adopted;
2. Approved as per officer's recommendation.

135 **22/2305/FUL (Minor) OTTERY ST MARY**

**Applicant:**

Trustees of Ottery Feoffee Charity.

**Location:**

Ottery Feoffee Day Centre, Brook Street, Ottery St Mary, EX11 1EZ.

**Proposal:**

Replacement of community centre with four residential flats (almshouses) with associated development to include access, landscaping and drainage.

**RESOLVED:**

1. That the Habitat Regulations Appropriate Assessment be adopted;
2. Approved contrary to officer's recommendation for the following reasons:
  - Sufficient evidence has been provided to demonstrate compliance with Strategy 32 of the East Devon Local Plan and there are a number of other community facilities in Ottery St Mary;
  - The sequential test with regard to flood risk is met because the applicant who is providing social housing has no other land available to them to deliver this particular and specialised form of housing;
  - The scale, design and appearance is now acceptable and has no significant adverse impacts on the Conservation Area;
  - There is adequate space around the building to secure adequate amenity for existing and future residents;
  - The social benefits outweigh any harm.
3. Delegated authority to the Assistant Director – Planning Strategy and Development Management in consultation with the Chair and Ward Members to draft appropriate planning conditions.

**Attendance List**

**Councillors present (for some or all the meeting)**

E Wragg (Chair)

S Chamberlain (Vice-Chair)

K Bloxham

C Brown (left the meeting at 3.10 pm)

O Davey

B De Saram

S Gazzard

D Key

R Lawrence

G Pratt (present for the afternoon session only)  
P Skinner

**Councillors also present (for some or all the meeting)**

I Chubb  
P Faithfull  
N Hookway  
T Wright

**Officers in attendance:**

Damian Hunter, Planning Solicitor  
Wendy Ormsby, Development Manager  
James Brown, New Community Officer, Development Management  
Wendy Harris, Democratic Services Officer

**Councillor apologies:**

A Colman  
M Howe  
G Pook  
E Rylance  
T Woodward

Chairman .....

Date: .....