

Agenda for Planning Committee

Tuesday, 26th September, 2023, 10.00 am

Members of Planning Committee

Councillors B Bailey, I Barlow, C Brown, A Bruce,
S Chamberlain (Vice-Chair), S Gazzard,
A Hall, J Heath, M Howe, Y Levine,
H Riddell, E Rylance, S Smith, D Wilson and
E Wragg (Chair)

Venue: Council Chamber, Blackdown House, Honiton

Contact: Wendy Harris, Democratic Services Officer
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(or group number 01395 517546)
Issued: Friday, 15 September 2023



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This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#)

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 supporters, 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 Tuesday *** up until 12 noon on Friday *** 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 if your request to speak has been successful.

1 Speakers' list and revised running order for the applications

Speakers' list removed.

2 Minutes of the previous meeting (Pages 5 - 10)

Minutes of the Planning Committee meeting held on 22 August 2023.

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)

There is one item to be dealt with after the public (including press) have been excluded.

Local Government (Access to Information) Act 1985 – Exclusion of Press and Public

“that under Section 100(A) (4) of the Local Government Act 1972 and in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 the public (including the press) be excluded from the meeting as exempt information, of the description set out on the agenda, is likely to be disclosed and on balance the public interest is in discuss this item in private session (Part B)”

Applications for Determination

7 23/0331/MOUT (Major) HONITON ST PAULS (Pages 11 - 69)

Land at Middle Northcote Farm, Honiton, EX14 4PR.

8 20/1663/VAR (Other) CRANBROOK (Pages 70 - 88)

South Whimble Farm, Clyst Honiton, EX5 2DY.

- 9 **23/0867/FUL (Minor) CLYST VALLEY** (Pages 89 - 99)
Enfield, Oil Mill Lane, Clyst St Mary, EX5 1AF.
- 10 **22/1104/VAR & 22/1106/VAR (Other) CLYST VALLEY** (Pages 100 - 135)
Enfield Farm Biodigester, Oil Mill Lane, Clyst St Mary, EX5 1AF.

AFTERNOON SESSION - the applications below will not be considered before 2pm

- 11 **22/2633/FUL (Minor) NEWBRIDGES** (Pages 136 - 151)
Ashdale Farm, Dalwood, EX13 7HS.
- 12 **23/0847/FUL (Minor) WOODBURY & LYMPSTONE** (Pages 152 - 177)
Meadowgate, Church Road, Lymptone, EX8 5JU.
- 13 **23/1113/FUL (Minor) WEST HILL & AYLESBEARE** (Pages 178 - 194)
Elsdon House, land at Orchard Cottage, Elsdon Lane, West Hill.
- 14 **23/0615/VAR (Other) SIDMOUTH RURAL** (Pages 195 - 206)
Salcombe Regis Camping & Caravan Park, Salcombe Regis, EX10 0JH.
- 15 **23/1131/VAR (Other) WOODBURY & LYMPSTONE** (Pages 207 - 215)
The Glade, Stony Lane, Woodbury Salterton, EX5 1PP.
- 16 **23/1478/FUL (Minor) BROADCLYST** (Pages 216 - 224)
Land to the north of Stuart Way, Clyst St Mary.

PART B

17 Verbal update regarding Planning Appeal to Members

Under the Openness of Local Government Bodies Regulations 2014, 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.

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546