

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 26 March 2024**

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

The meeting started at 10.07 am and ended at 3.40 pm. Adjournments took place at 11.35 am and reconvened at 11.45am and 1.42 pm and reconvened at 2.17 pm.

In the absence of the Chair, Councillor Eileen Wragg, and the Vice Chair, Councillor Sarah Chamberlain, the Committee agreed to Councillor Mike Howe being Chair and Councillor Eleanor Rylance being Vice Chair for this meeting.

#### **127 Minutes of the previous meeting**

The minutes of the Planning Committee held on 27 February 2024 were confirmed as a true record.

#### **128 Declarations of interest**

There were no declarations of interest.

#### **129 Matters of urgency**

There were none.

#### **130 Confidential/exempt item(s)**

There were none.

#### **131 Planning appeal statistics**

The Committee noted the Development Manager's report. The Development Manager drew Members attention to two appeals. The first related to an appeal that had been allowed for application 22/2030/FUL – Exmouth Beach Queens Drive, Exmouth. The Inspector determined that the construction of a single storey flexible office/community hub building would not have an adverse impact on the surrounding area. The second related to application 23/0298/FUL – Greendale Farm Shop NHS Drive Through Vaccination Centre, Sidmouth Road, Farringdon. The Inspector had dismissed the appeal on accessibility and landscape reasons and because the NHS had not demonstrated an overriding need to be sited in this unsustainable location.

#### **132 23/2749/MFUL (Major) WOODBURY & LYMPSTONE**

##### **Applicant:**

Mr Paul James.

##### **Location:**

NHS Vaccination Centre, Greendale Business Park, Woodbury Salterton, EX5 1EW.

##### **Proposal:**

Permanent use of the building and car park for Use Class E (e) medical and health facility and ancillary parking.

**RESOLVED:**

Deferred for a site visit and to allow the applicant the opportunity to submit details relating to surface water management.

133 **24/0099/FUL (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

F W S Carter & Sons

**Location:**

Land adjacent Greendale Business Park, Greendale Business Park, Woodbury Salterton, EX5 1EW.

**Proposal:**

Proposed 30 EV charging points and battery farm (enclosed within a building – part retrospective) with associated parking spaces, internal road network/hardstanding and access and egress onto the Greendale Business Park Private Road Network.

**RESOLVED:**

**APPLICATION WITHDRAWN**

134 **22/1478/FUL (Minor) SEATON**

Councillor Simon Smith joined the meeting during the officer presentation and did not take part in the discussions or vote.

**Applicant:**

Mr T Sidhu.

**Location:**

Axe Valley Mini Travel, 26 Harbour Road, Seaton, EX12 2NA.

**Proposal:**

Demolition of existing STC store and bus garage on site to be replaced by seven residential units, 198 sqm of commercial floorspace (Use Class E) and landscaped gardens and private parking.

**RESOLVED:**

Deferred to allow the applicant the opportunity to submit a revised Flood Risk Assessment addressing the Sequential Test and Exception Test and to provide a Flood Warning and Evacuation Plan.

135 **23/0174/FUL (Minor) NEWBRIDGES**

Councillor Alasdair Bruce joined the meeting during the discussions and did not take part in the discussions or vote.

**Applicant:**

Mr A Frankpitt.

**Location:**

Sunnylands, Dalwood, EX13 7EA.

**Proposal:**

Proposed replacement agricultural dwelling, including demolition of the existing dwelling and garage.

**RESOLVED:**

1. To adopt the Beer Quarry and Caves SAC Appropriate Assessment.
2. To adopt the River Axe SAC Appropriate Assessment.
3. Approved contrary to officer recommendation with delegated authority to the Development Manager in consultation with the Chair and Ward Member to draft appropriate planning conditions subject to the following additional conditions:
  - to include woodland planting within the southern part of the site to mitigate the loss of tree planting to screen the poultry sheds.
  - The existing dwelling to be demolished prior to occupation of new dwelling.

Members considered the proposed agricultural dwelling was of a good quality design and sympathetic to the Blackdown Hills National Landscape.

136 **24/0392/FUL (Minor) OTTERY ST MARY**

**Applicant:**

Mrs Chantelle Osborn.

**Location:**

34 Raleigh Road, Ottery St Mary, EX11 1TG.

**Proposal:**

Demolition of two outbuildings to be replaced with two bed detached chalet bungalows (re-submission of 23/2485/FUL)

**RESOLVED:**

Approved contrary to officer recommendation with delegated authority to the Development Manager in consultation with the Chair and Ward Members to draft appropriate planning conditions.

Members considered that the proposal to erect the detached dwelling involving sub-division of the plot would not give rise to a cramped, incongruous and contrived form of development that would detract from the surrounding development or impact negatively on the living conditions of the occupiers of the development or the host property.

137 **22/1873/FUL & 22/1874/LBC (Minor) EXMOUTH BRIXINGTON**

**Applicant:**

Halcyon Care Limited (Mr Pradham).

**Location:**

Knappe Cross Nursing Home, Brixington Lane, Exmouth, EX8 5DL.

**Proposal:**

Single storey rear extension for eight bedrooms.

**RESOLVED:**

Approved with conditions as per officer recommendation with an amendment to conditions to require details of the maintenance of the sedum roof.

138 **23/2536/FUL (Minor) HONITON ST PAULS**

**Applicant:**

Mr Jorge Pineda-Langford (EDDC)

**Location:**

Toilets, Lace Walk, Honiton

**Proposal:**

Demolish existing public toilets and replace with a new public toilet building.

**RESOLVED:**

Approved with conditions as per officer recommendation with an informative encouraging the provision of CCTV.

139 **23/2626/FUL (Minor) BUDLEIGH & RALEIGH**

**Applicant:**

Mr Jorge Pineda-Langford (EDDC)

**Location:**

Toilets, Salting Hill, Budleigh Salterton, EX9 6NU.

**Proposal:**

Demolish existing public toilets and replace with a new public toilet building.

**RESOLVED:**

Approved with conditions as per officer recommendation.

**Attendance List**

**Councillors present:**

B Bailey  
I Barlow  
C Brown  
J Brown  
A Bruce  
D Haggerty  
A Hall  
J Heath  
M Howe  
Y Levine  
E Rylance  
S Smith

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

R Collins  
P Faithfull

B Ingham  
G Jung

**Officers in attendance:**

Wendy Harris, Democratic Services Officer  
Andrew Digby, Senior Planning Officer  
Jeremy Ebdon, Principal Planning Officer (East)  
Paul Golding, Senior Planning Officer  
Damian Hunter, Planning Solicitor  
Wendy Ormsby, Development Manager  
Lynne Shwenn, Senior Development Control Officer  
Jill Himsworth, Planning Officer

**Councillor apologies:**

S Chamberlain  
S Gazzard  
D Wilson  
E Wragg

Chairman .....

Date: .....