

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Otter Room & Clyst Room on 28 July 2023**

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

The meeting started at 10.05 am and ended at 1.30 pm. The meeting was adjourned at 12.00 pm and reconvened at 12.16 pm.

#### **31 Elect a Chair and Vice Chair for the meeting**

Following apologies received from the usual Chair, Councillor Eileen Wragg and Vice Chair, Councillor Sarah Chamberlain the Committee agreed that Councillor Mike Howe be Chair and Councillor Colin Brown be Vice Chair for this meeting.

#### **32 Declarations of interest**

Minute 38. 23/0459/CPE (Minor) COLY VALLEY.  
Councillor Colin Brown, Directly relates Non-registerable Interest, Relative of the applicant.

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

There was one confidential item recorded at minute 41.

#### **34 22/2533/MOUT (Major) WEST HILL & AYLESBEARE**

##### **Applicant:**

Morrish Homes & Messrs Compton, Stephenson, Olliff & Sanders.

##### **Location:**

Land north of Oak Road, West Hill, EX11 1SJ.

##### **Proposal:**

Outline application for the erection of 23 dwellings with all matters reserved save for formation of vehicular and pedestrian access.

##### **RESOLVED:**

1. The Appropriate Assessment to adopted.
2. That the Secretary of State be advised that had the planning authority been able to determine the planning application then this would have resulted in a refusal for the reasons stated within the report.
3. That officers notify the Secretary of State that there is a preference for the appeal to be dealt with by way of a public hearing rather than by way of written representations.

#### **35 23/0116/FUL (Major) YARTY**

##### **Applicant:**

Mrs Ann Bartlett.

**Location:**

Land at Parricks Lane, Hawkchurch, EX13 5XB.

**Proposal:**

Change of use of agricultural land and buildings to private equestrian use, construction of a menage and construction of a replacement for building 2 (retrospective). Building 1 to be used as a feed store and shelter for visiting vets, farriers etc. Building 2 to be used as a hay barn and building 3 to be used as a field shelter.

**RESOLVED:**

Approved with conditions as per officer's recommendation subject to conditions outlined in the officer's report and two additional conditions to remove the menage if it is no longer needed for equestrian purposes and to detail how manure should be dealt with on the site.

36 **23/0624/FUL (Minor) NEWTON POPPLEFORD & HARPFORD**

**Applicant:**

Mr D Welch.

**Location:**

Luscombes, Back Lane, Newton Poppleford, EX10 0EZ.

**Proposal:**

Replacement of five outbuildings associated to one dwelling, with three new outbuildings for workshop/store and stables.

**RESOLVED:**

Deferred for a site inspection to consider the impact on the AONB.

37 **23/0890/FUL (Minor) SEATON**

**Applicant:**

Mr Daniel Ledger & Ms Abigail Down.

**Location:**

29 Poplar Tree Drive, Seaton, EX12 2TW.

**Proposal:**

Raising of roof, conversion of roof space to habitable space including front and rear dormers and balcony.

**RESOLVED:**

Refused with revised reason for refusal (first sentence deleted) so that the reason for refusal relates only to the rear of the property.

Members considered the design and appearance of the front dormer and extension was acceptable.

38 **23/0459/CPE (Minor) COLY VALLEY**

**Applicant:**

Patricia Warrick.

**Location:**

Gibbons Farm, Wilmington, EX14 9JQ.

**Proposal:**

Application for a lawful development certificate (CLUED) to establish the lawful use of existing vehicular access and adjacent building for domestic garage and parking of cars.

**RESOLVED:**

That a certificate of lawful use and development be granted as per officer's recommendation.

39 **23/1124/MFUL (Major) YARTY**

**Applicant:**

C/O Agent.

**Location:**

Pound Road BESS, Land north east of Axminster National Grid Substation, Pound Road, Hawkchurch.

**Proposal:**

The installation of a battery energy storage system with associated infrastructure and works.

The Chair advised that the application would be deferred for consideration to the Planning Committee on 22 August 2023. This was primarily because the consultation response received from the Fire Authority raised some issues that required further clarity and the relevant Fire Officer was not available until next week.

40 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

That under Section 100(A)(4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt and private information (as set out against the Part B agenda item), is likely to be disclosed and on balance the public interest is in discussing the items in private session (Part B).

41 **Verbal update to Members regarding appeal in respect of planning application 22/2216 - Pound Road BESS, land north of Axminster National Grid Substation, Pound Road, Hawkchurch**

The Planning Solicitor provided Members with a verbal update in respect to the Pound Road BESS appeal against the Committee's decision to refuse to grant planning application 22/2216/MFUL.

**Attendance List**

**Councillors present:**

B Bailey

I Barlow

C Brown (left the room for application 23/0459/CPE and did not take part in discussions of vote)

M Howe  
Y Levine  
D Wilson

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

J Bailey  
C Burhop  
D Mackinder

**Officers in attendance:**

Wendy Ormsby, Development Manager  
Damian Hunter, Planning Solicitor  
Wendy Harris, Democratic Services Officer

**Councillor apologies:**

A Bruce  
F Caygill  
S Chamberlain  
S Gazzard  
A Hall  
J Heath  
H Riddell  
E Rylance  
S Smith  
E Wragg

Chairman .....

Date: .....