

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 20 August 2024**

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

The meeting started at 10.05 am and ended at 5.55 pm. The Committee adjourned for lunch at 1.50 pm and reconvened at 2.30 pm.

During the meeting brief adjournments took place at 11.33 am and reconvened at 11.45 am and 4.50 pm and reconvened at 5.00 pm.

#### **191 Minutes of the previous meeting**

The minutes of the Planning Committee meeting held on 16 July 2024 were confirmed as a true record.

#### **192 Declarations of interest**

Minute 199. 23/1269/MFUL (Major) WOODBURY and LYMPSTONE.  
Councillor Olly Davey, Affects Non-registerable Interest, Member of RSPB.

Minute 199. 23/1269/MFUL (Major) WOODBURY and LYMPSTONE.  
In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution Members advised of lobbying in respect of this application.

#### **193 Matters of urgency**

There were none.

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

There were none.

#### **195 Planning appeal statistics**

The Committee noted the Development Manager's report which included two updates. The first related to an appeal against an enforcement notice in respect of Higher Wick Farm (21/F0358). Members were advised that as the enforcement notice had not specified sufficient information on the alleged breach the Inspector had deemed it invalid.

The second related to an appeal against the refusal of a lawful development certificate in respect of Salcombe Regis Camping and Caravan Park (23/0027/CPL) which would have allowed the siting a large number of static caravans with unfettered use. The Development Manager was pleased to report that as a result of all the hard work from officers representing the council's position the Inspector had dismissed this appeal which was a good result for the council and residents.

#### **196 22/1478/FUL (Minor) SEATON**

**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 7 residential units, 198 square metres of commercial floorspace (Use Class E) and landscaped gardens and private parking.

**RESOLVED:**

Approved contrary to officer recommendation subject conditions to be agreed by the Development Manager in consultation with the Chair, Vice Chair and Ward Members which should include:

1. Not to be used for holiday lettings
2. Notwithstanding the existing FWEP, prior to commencement a revised FWEP is to be prepared and approved.
3. Permitted Development Rights Class E to be removed to prevent conversion to Class C3.

Members considered that the sequential test had been met and that the Flood Warning and Evacuation Plan had demonstrated that the development would be safe for its lifetime and so was not contrary to Policy EN21 of the East Devon Local Plan.

197 **23/1276/MOUT & 23/1271/FUL (Major) DUNKESWELL and OTTERHEAD**

**Applicant:**

Mr R Falle.

**Location:**

Land adjacent to Hillcrest, Awliscombe.

**Proposal:**

23/1276/MOUT

Outline planning application for construction of 20 dwellings, village hall and farm shop and provision of village green and car parking, seeking approval of access only (matters of appearance, landscaping, layout and scale reserved).

23/1271/FUL

Change of use of agricultural land to form recreation area.

**RESOLVED:**

23/1276/MOUT

Refused in accordance with officer recommendation.

23/1271/FUL

Approved contrary to officer recommendation with conditions to be agreed by the Development Manager in consultation with the Chair, Vice Chair and Ward Members.

Members considered that the proposal was in line with Policy RC 4 (Recreation Facilities in the Countryside and Coast) and so would not conflict with the countryside, nature or landscape nor would it detract from the amenities of the area.

198 **24/0226/FUL & 24/0227/LBC (Minor) BROADCLYST**

**Applicant:**

Mr & Mrs Stewart.

**Location:**

Town Tenement Farm, Clyst Hydon, Cullompton, EX15 2NB.

**Proposal:**

24/0226/FUL

Demolition of lean-to structure, proposed part conversion to one residential dwelling with garden and associated works and the rebuild, repair and conservation of the existing barns.

24/0227/LBC

Demolition of lean-to structure and the rebuild, repair and conservation of the existing barns.

**RESOLVED:**

24/0226/FUL

1. The Appropriate Assessment be adopted.
2. Approved contrary to officer recommendation subject to planning conditions to be agreed by the Development Manager in consultation with the Chair, Vice Chair and Ward Members.

Members considered that the heritage benefits would outweigh the minor conflicts with Policy D8 (Re-use of Rural Buildings Outside of Settlements) and the proposal is in line with Chapter 16 of the NPPF.

24/0227/LBC

Approved with conditions in accordance with officer recommendation.

199 **23/1269/MFUL (Major) WOODBURY and LYMPSTONE**

**Applicant:**

Mr Nick Yeo (3West Strawberry Hill Ltd.)

**Location:**

Land south of Meeting Lane, Lypstone.

**Proposal:**

Construction of 42 residential units, affordable housing, new vehicular accesses from Meeting Lane and Strawberry Lane, associated internal roadways, SUDS features and landscaping.

**RESOLVED:**

1. The Appropriate Assessment be adopted
2. Refused contrary to officer recommendation.

Members considered that:

- The site is located outside the settlement boundary of Lypstone in an unsustainable location, distant from local services and without safe pedestrian access to services contrary to Strategy 7 and 27.
- It would have an adverse impact on trees contrary to Policies D1 and D2.
- Poor layout in particular failure to pepper pot affordable homes throughout the development creating a division of social cohesion contrary to Strategy 34.

200 **24/1197/PIP (Other) FENITON**

**Applicant:**

Mr Graham Braddick.

**Location:**

Land adjacent to Hamlet House, Nags Head Road, Gittisham.

**Proposal:**

Permission in principle application for the conversion of an existing building into a single dwelling.

**RESOLVED:**

Refused in accordance with officer recommendation.

201 **24/0603/FUL (Minor) TALE VALE**

**Applicant:**

Mr Craig Davies.

**Location:**

Beacon Copse, Talaton.

**Proposal:**

Erection of 4 x military tents, installation of 20ft container for storage of equipment, installation of two person compost toilet.

**RESOLVED:**

Approved with conditions in accordance with officer recommendation.

**Attendance List**

**Councillors present:**

B Bailey  
I Barlow  
C Brown  
J Brown  
M Chapman  
O Davey (Chair)  
P Faithfull  
D Haggerty  
A Hall  
M Hall (Vice-Chair)  
S Smith  
E Wragg

K Bloxham

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

- R Collins
- M Hartnell
- B Ingham
- G Jung
- T Olive

**Officers in attendance:**

- Wendy Harris, Democratic Services Officer
- Nigel Barrett, Senior Planning Officer
- Jeremy Ebdon, Principal Planning Officer (East)
- Liam Fisher, Senior Planning Officer
- Damian Hunter, Planning Solicitor
- Wendy Ormsby, Development Manager
- Jamie Quinton, Senior Planning Officer
- Gavin Spiller, Principal Planning Officer (West)

**Councillor apologies:**

- S Chamberlain
- S Gazzard
- M Howe

Chairman .....

Date: .....