

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 22 October 2024**

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

The meeting started at 10.10 am and ended at 4.45 pm. The Committee adjourned for lunch at 1.20 pm and recommenced at 1.50 pm.

#### **210 Minutes of the previous meeting**

The minutes of the Planning Committee held on 24 September 2024 were confirmed as a true record.

#### **211 Declarations of interest**

Minute 218. 23/2749/MFUL (Major) WOODBURY & LYMPSTONE

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution, the Chair, Councillor Olly Davey, on behalf of Committee Members, advised lobbying in respect of this application.

#### **212 Matters of urgency**

There were none.

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

There were none.

#### **214 Planning appeal statistics**

The Committee noted the appeals statistics report.

Members' attention was drawn to an appeal allowed for the site of Spillers Cottage, Shute – reference 22/1377/FUL for the construction of a dwelling for occupation while the dwelling permitted under reference 21/0535/VAR was constructed. The Inspector allowed the appeal determining that as the dwelling had already been approved the temporary dwelling would not increase in occupancy.

#### **215 23/0727/MOUT (Major) WEST HILL & AYLESBEARE**

##### **Applicant:**

Blue Cedar Homes.

##### **Location:**

Land north of Eastfield, West Hill.

##### **Proposal:**

Erection of up to 30 dwellings with all matters reserved apart from means of access.

##### **RESOLVED:**

1. The Appropriate Assessment be adopted.

2. Approved with conditions in accordance with officer recommendation subject to a Section 106 Agreement and an amendment to Condition 14 requiring the landscaping to be maintained for a period of 10 years.

216 **23/1143/MFUL (Major) WEST HILL & AYLESBEARE**

**Applicant:**

Mr Bill Richardson (Strongvox Ltd).

**Location:**

Land south of Windmill Lane, West Hill.

**Proposal:**

Erection of 34 dwellings (35% of which will be provided as affordable housing), formation of access, open space and associated infrastructure on land to the south of Windmill Lane, West Hill.

**RESOLVED:**

Deferred by Committee to allow the applicant the opportunity to reduce the site density and to prepare a scheme that is more in keeping with the character of the area.

217 **24/1154/VAR (Major) BROADCLYST**

**Applicant:**

Mr Stevenson (Persimmon Homes Ltd).

**Location:**

Mosshayne, land north of Titebarn Lane, Clyst Honiton.

**Proposal:**

Variation of Condition 13 (Construction and Environment Management Plan) of planning permission reference 17/1019/MOUT for the demolition of existing buildings and development of the site to provide up to 900 dwellings and a primary school with car and cycle park, public and private open space, together with landscaping and associated servicing (all matters reserved) which was accompanied by an Environmental Statement Amendment to construction hours on Saturdays.

**RESOLVED:**

Approved with conditions subject to a Section 106 Deed of Variation in accordance with officer recommendation including revisions to two further conditions to reflect recently discharged conditions.

218 **23/2749/MFUL (Major) WOODBURY & LYMPSTONE**

Councillor Kim Bloxham and Councillor Sarah Chamberlain advised that as they did not attend the site visit they would not take place in the discussion or vote for this application.

**Applicant:**

Mr Paul James.

**Location:**

NHS Vaccination Centre, Greendale Business Park, Woodbury Salterton.

**Proposal:**

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

**RESOLVED:**

Approved contrary to officer recommendation with powers delegated to the Development Manager to agree conditions which will include restricting the use of the building to Class E(e) medical and health only, in consultation with the Chair, Vice Chair and Ward Members.

Members determined that their previous concerns regarding flooding had been addressed and that the landscape impact was not substantial and that the public benefit of retaining the building for use as a NHS Covid Surge Centre if a pandemic reoccurred demonstrated exceptional circumstances to depart from the Local Plan.

219 **24/0674/FUL (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

C & E Wintrell.

**Location:**

Land at 22 Underhill Crescent, Lymstone.

**Proposal:**

Construction of two dwellings.

**RESOLVED:**

Approved with conditions in accordance with officer recommendation.

**Attendance List**

**Councillors present:**

B Bailey  
I Barlow  
K Bloxham  
C Brown  
J Brown  
S Chamberlain  
M Chapman  
O Davey (Chair)  
P Faithfull  
S Gazzard  
D Haggerty  
A Hall  
M Hall (Vice-Chair)

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

B Ingham  
G Jung  
R Collins

**Officers in attendance:**

Wendy Harris, Democratic Services Officer  
Gareth Stephenson, Principal Planning Officer  
Liam Fisher, Senior Planning Officer  
Lynne Shwenn, Senior Development Control Officer  
Paul Golding, Senior Planning Officer

**Councillor apologies:**

M Howe  
S Smith  
E Wragg

Chairman .....

Date: .....