

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 19 November 2024**

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

The meeting started at 10.01 am and ended at 4.55 pm

#### **220 Minutes of the previous meeting**

The minutes of the Planning Committee held on 22 October 2024 were confirmed as a true record.

#### **221 Declarations of interest**

Minute 229: 23/2166/MOUT (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.

#### **222 Matters of urgency**

There were none.

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

There were none.

#### **224 Planning appeal statistics**

The Committee noted the appeals statistics report.

#### **225 24/0721/FUL (Minor) WOODBURY & LYMPSTONE**

##### **Applicant:**

Mr I White

##### **Location:**

Land North East of Grange Close Lympstone EX8 5LD

##### **Proposal:**

The erection of two detached dwellings with integral double garages, to include associated hard and soft landscaping.

##### **RESOLVED:**

Refused contrary to officer recommendation for the follow reasons:

The design, scale and massing of the proposed development is out of character with the area contrary to Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan, 2015 to 2031 and Policies 6 and 7 of the Lympstone Neighbourhood Plan and the provisions of the National Planning Policy Framework, 2023, in particular paragraph 135.

226 **24/1278/FUL (Minor) OTTERY ST MARY**

**Applicant:**

Tim and Libby Read

**Location:**

Land Adjacent Upper Spilsby, Exeter Road, Ottery St Mary

**Proposal:**

Construction of a new dwelling and associated landscaping

**RESOLVED:**

Refused contrary to officer recommendation for the following reasons:

1. The proposed development would result in the creation of an isolated dwelling in the countryside without ready access to services and where occupiers would be reliant on use of the private car contrary to Strategies 1 (Spatial Strategy, for Development), 5B (Sustainable Transport) and 7 (Development in the Countryside) and Policy TC2 (Accessibility of New Development) of the East Devon Local Plan 2013 to 2031. The development does not meet any of the exception criteria set out in paragraph 84 of the National Planning Policy Framework, in particular the design is not truly outstanding, does not reflect the highest standards in architecture and would not help to raise standards of design more generally in rural areas. Furthermore, it would not significantly enhance its immediate setting, nor would it be sensitive to the defining characteristics of the local area. As such there are no exceptional circumstances that justify approving this unsustainable development in the countryside contrary to the Development Plan and the provisions of the National Planning Policy Framework, 2023, in particular paragraph 84.
2. It has not been demonstrated that the development would not attract wildlife to the area which could result in a health and safety hazard to users of Exeter Airport contrary to Policy TC12 (Aerodrome Safeguarded Areas and Public Safety Zones) of the East Devon Local Plan, 2015 to 2031

227 **24/1491/FUL (Minor) BUDLEIGH & RALEIGH**

**Applicant:**

Mr & Mrs Wastenage

**Location:**

Site of Penny Park Kersbrook Lane, Kersbrook

**Proposal:**

Demolition of existing dwelling and replace with 1no new dwelling, extension of domestic amenity space, creation of a new driveway off an existing access to the highway, and associated landscaping and parking.

**RESOLVED:**

Approved contrary to officer recommendation with powers delegated to the Development Manager to agree conditions in consultation with the Chair and Ward Members.

Members considered that the proposal would not cause harm to the National Landscape and would have minimal impact on the rural characteristics of the site.

228 **24/0632/FUL (Minor) BEER & BRANSCOMBE**

**Applicant:**

Mr Leighton Chumbley

**Location:**

Sea Chimneys Southdown Road Beer Devon EX12 3AE

**Proposal:**

Demolition and replacement dwelling and garage with associated landscaping.

**RESOLVED:**

Approval with conditions in accordance with officer recommendation.

229 **23/2166/MOUT (Major) WOODBURY & LYMPSTONE**

**Applicant:** Mr Nick Yeo (3West Group, BE Giles, DJC Dyball & CGS Dybal)

**Location:**

Land South of Gilbrook House Woodbury

**Proposal:**

Outline application for the construction of up to 60 dwellings including affordable housing seeking approval for new vehicular access and pedestrian access, with matters of layout, scale, appearance and landscaping reserved for future consideration.

**RESOLVED:**

1. ADOPT the Appropriate Assessment.
2. APPROVE the application in accordance with officer recommendation subject to a S106 legal agreement and conditions.

230 **24/0301/MOUT (Major) WOODBURY & LYMPSTONE**

**Applicant:**

Mr Nick Yeo

**Location:**

Land South of Meeting Lane Lympstone

**Proposal:**

Outline application (with all matters reserved apart from access) for the erection of up to 42 dwellings, affordable housing and associated infrastructure.

**RESOLVED:**

1. Adopt the appropriate assessment forming part of the report
2. Approve the application in accordance with officer recommendation subject to a S106 legal agreement and conditions including an additional HMMP (BNG) condition.

**Attendance List**

**Councillors present:**

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

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

A Bailey  
B Ingham  
V Johns  
G Jung

**Officers in attendance:**

Liam Fisher, Senior Planning Officer  
Jill Himsworth, Planning Officer  
Damian Hunter, Planning Solicitor  
Debbie Meakin, Democratic Services Officer  
Wendy Ormsby, Development Manager  
Jamie Quinton, Senior Planning Officer  
Amanda Coombes, Democratic Services Officer  
Lynne Shwenn, Senior Development Control Officer

**Councillor apologies:**

S Chamberlain  
S Gazzard

Chair .....

Date: .....