

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 following 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

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Date:

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