

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 17 December 2024

Attendance list at end of document

The meeting started at 10.04 am and ended at 3.30 pm

231 Minutes of the previous meeting

The minutes of the Planning Committee held on 19 November 2024 were confirmed as a true record.

232 Declarations of interest

There were no declarations of interests.

233 Matters of urgency

There were no matters of urgency.

234 Confidential/exempt item(s)

There were no confidential or exempt items.

235 Housing Monitoring Update to year ending 31 March 2024

The Housing Monitoring update report was brought to Planning Committee at the request of the Strategic Planning Committee meeting on 29 November, to bring to the attention of the Planning Committee the Council's housing land supply position. The Planning Committee were advised that at the time of publication of the agenda the Council's position was at a 4.15-year housing land supply which was an adequate supply target set by the previous government.

As a result of the recent publication of the government's proposed reforms to the National Planning Policy Framework published on 12 December 2024 the Assistant Director – Planning Strategy and Development Management was disappointed to report that the Council's position had now become significantly worse. He explained that the Council now had to assess its housing land supply position against the new standard method figure of 1,188 homes per year, an increase of just over 200 homes per year as well as include a requirement of a 5% buffer. As a result, the Council's housing land supply position is 2.97 years.

The Assistant Director – Planning Strategy and Development Management urged Committee Members when considering planning applications to give substantial weight to the Council's housing land supply position with the need to bring forward planning applications to help bolster the housing land supply within a limited time before the Local Plan was submitted for examination.

The Planning Committee noted the report and sought further clarification on the following:

- Clarification was sought on the current position of the draft Local Plan and whether it was valid. The Assistant Director – Planning Strategy and Development Management explained about the transitional arrangements for the new NPPF which allowed the council to progress the Local Plan on the lower figure if the Regulation 19 consultation stage started by 12 March 2025.
- Clarification was sought on the number of outstanding planning applications. Although there are not many applications outstanding Committee was reassured by the Assistant Director – Planning Strategy and Development Management that he anticipated more applications would come forward now that the new NPPF had been published.
- If the current Local Plan is out of date how much weight can be given to the emerging Local Plan once it reaches the Regulation 19 stage. It was advised that more weight can be given to the emerging Local Plan once the Regulation 19 consultation stage has been published.
- A concern was raised about the strain on the Planning Department and whether there was a requirement for additional resources or additional planning meetings to meet the need for more planning applications to come forward to achieve the adoption of the Local Plan.
- Clarification was sought on the impact of the Devolution White Paper. The Assistant Director – Planning Strategy and Development Management explained as the white paper had only been published it was too soon to understand its impact but reassured Committee it would not affect this Local Plan but could impact on any future Local Plans.
- Clarification was sought on what powers did the council have to force developers to complete developments within the required timeframe. Committee were advised the council did have powers to reduce the current three-year planning application lifespan but questioned whether this would achieve the required result as any development that was not delivered within a shorter lifespan would fall out of the five-year housing land supply. The Assistant Director – Planning Strategy and Development Management explained it would be better to seek reassurance from developers about their intentions of their delivery trajectories.

236 **Planning appeal statistics**

The Committee noted the appeals statistics report and noted that there had been an increase in the number of appeals allowed by the Inspector. The Development Manager drew Committee's attention to three appeals that had been allowed.

237 **24/2049/MFUL (Major) BROADCLYST**

Applicant:

Mr Paul Osborne (EDDC).

Location:

Land to the south of Shercroft Close, Station Road, Broadclyst.

Proposal:

Construction of a new 16 space car park with access from Station Road and a network of footpaths and the change of use of surrounding land to Country Park (Suitable Alternative Natural Greenspace – SANGS)

RESOLVED:

Approved with conditions as per officer recommendation but subject to an amendment to Condition 10 regarding fencing.

238 14/2945/MOUT (Major) CRANBROOK

Councillor Kim Bloxham advised as she had objected to planning application 14/2945/MOUT – Farlands, London Road, Whimple, before becoming a Committee Member she would only speak as the Ward Member for Cranbrook and would not take part in the discussions or vote for this application.

Applicant:

Cranbrook LVA LLP.

Location:

Farlands, London Road, Whimple, EX5 2PJ.

Proposal:

Development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved except access and accompanying Environmental Statement).

RESOLVED:

1. The Appropriate Assessment be adopted.
2. Approved with conditions as per officer recommendation subject to three additional conditions recommended by South West Water (potable water, water use efficiencies and foul drainage methodology) and subject to a Section 106 Agreement which captures the heads of terms set out in the report to Planning Committee.

239 24/1816/FUL (Minor) NEWTON POPPLEFORD & HARPFORD

Applicant:

Mr Christopher Drake.

Location:

Homefield Farm, Newton Poppleford, EX10 0BY.

Proposal:

Conversion of barn to dwelling and associated works.

RESOLVED:

Approved with conditions as per officer recommendation but subject to an additional condition to require the removal of the portacabin prior to occupation of the new dwelling.

240 24/0371/FUL (Minor) NEWTON POPPLEFORD & HARPFORD

Applicant:

Mr Kevin Howe.

Location:

Bridgend, Harpford, EX10 ONG.

Proposal:

Removal of residential caravan and conversion of building to dwelling.

RESOLVED:

Refused as per officer recommendation.

Attendance List

Councillors present:

B Bailey
I Barlow
K Bloxham
C Brown
J Brown
O Davey (Chair)
P Faithfull
S Gazzard
A Hall
S Smith

Councillors also present (for some or all the meeting)

C Burhop
R Collins
P Fernley

Officers in attendance:

Ed Freeman, Assistant Director Planning Strategy and Development Management
Wendy Ormsby, Development Manager
Damian Hunter, Planning Solicitor
Jamie Quinton, Senior Planning Officer
James Brown, New Community Officer, Development Management
Ben Chesters, Planning Officer
Callum Moir, Planning Officer
Wendy Harris, Democratic Services Officer

Councillor apologies:

S Chamberlain
M Chapman
D Haggerty
M Hall
M Howe
E Wragg

Chairman

Date: