

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 25 February 2025

Attendance list at end of document

The meeting started at 10.00 am and ended at 6.59 pm. The meeting adjourned for lunch at 1:45 pm and reconvened at 2:30 pm.

251 Minutes of the previous meeting

The minutes of the previous meeting held on 28 January 2025 were agreed as a true record.

252 Declarations of interest

Minute 259. 22/2781/MOUT (Major) SEATON

Minute 256. 23/0296/MFUL (Major) FENITON

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 the Committee Members, advised lobbying in respect of these applications.

Minute 258. 24/1545/OUT (Other) WEST HILL & AYLESBEARE.

Councillor Jessica Bailey, Affects and Prejudicial Non-registerable Interest, the applicant had previously supported the Councillor. Cllr Bailey was advised to leave the room during the discussion and vote in respect of this item.

Minute 260. 21/3025/MFUL (Major) AXMINSTER.

Councillor Simon Smith, Affects and Prejudicial Non-registerable Interest, Councillor lives on an estate neighbouring the site. Cllr Smith was advised to leave the room during the discussion and vote in respect of this item.

Minute 261. 21/2604/OUT (Other) BROADCLYST.

The applicant, Mrs Sarah Chamberlain, is an East Devon District Councillor and Ward Member for Broadclyst.

Councillor Kim Bloxham, Affects Non-registerable Interest, Councillor is a Ward Member for Cranbrook which adjoins the parish of Broadclyst.

Minute 256. 23/0296/MFUL (Major) FENITON

Councillor Peter Faithfull advised that he is a member of Facebook Group against development in Feniton. Councillor Faithfull is a member for information purposes only and is not biased or pre-determined on this application.

253 Matters of urgency

There were no matters of urgency.

254 Confidential/exempt item(s)

There were no confidential or exempt items.

255 Planning appeal statistics

The Committee noted the appeals statistics report.

256 **23/0296/MFUL (Major) FENITON**

Applicant:

Mr Andrew Woods (Cresco Asset Management Limited).

Location:

Burlands Mead, Feniton, Devon EX14 3BS.

Proposal:

Construction of development comprising 35 dwellings and associated landscaping and infrastructure.

RESOLVED:

Approved as per officer recommendation subject to the adoption of an Appropriate Assessment and completion of a Section 106 Agreement and conditions including:

1. Amendment to condition 9 to require smart water butts to be provided on each plot with a minimum capacity of 100 litre per bedroom
2. Condition to require first floor windows of affordable housing apartment block to be obscure glazed.
3. Condition to require details of solar panels to be submitted and agreed and to be installed on each dwelling prior to its occupation.
4. Condition requiring a bat or bird box and a bee brick to be provided on each dwelling prior to occupation in accordance with details that have previously been approved by the LPA.

257 **23/1143/MFUL (Major) WEST HILL & AYLESBEARE**

Applicant:

Mr Bill Richardson (Strongvox Ltd).

Location:

Land South of Windmill Lane, West Hill.

Proposal:

The erection of 31 dwellings (11 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:

Approved as per officer recommendation subject to the adoption of an Appropriate Assessment and completion of a Section 106 Agreement and conditions including:

1. Revisions to conditions as set out in officer update including 2 x conditions recommended by Exeter Airport and revisions to drainage condition.
2. AMS condition updated including deletion of part 14(c) – no burning.

3. Condition to require details of solar panels to be submitted and agreed and to be installed on each dwelling prior to its occupation.
4. Amendment to condition 18 to require a bat and/or bird box and a bee brick to be provided on each dwelling prior to occupation in accordance with details that have previously been approved by the LPA.
5. Landscaping condition amended to require maintenance to be for 10 years rather than 5.
6. Amendment to Water Conservation condition to require smart water butts with a minimum capacity of 100 litres per bedroom to be provided on each dwelling.

258 **24/1545/OUT (Other) WEST HILL & AYLESBEARE**

Applicant:

Mrs Rosaleen Dickman.

Location:

Heather Down Farm, Aylesbeare, Devon EX5 2DQ.

Proposal:

1no. proposed dwelling (Outline with matter of appearance only reserved) to replace existing static caravan with lawful use as a dwelling.

RESOLVED:

Approved in accordance with officer recommendation subject to the adoption of an Appropriate Assessment and completion of a Section 106 Agreement and conditions including:

1. Additional condition restricting use to permanent residential only and not to be used for holiday accommodation.

259 **22/2781/MOUT (Major) SEATON**

Applicant:

Baker Estates Ltd.

Location:

Land Adjacent to Harepath Road, Seaton, Devon EX12 2WH.

Proposal:

Outline planning application (with details of access to be considered and all other matters reserved) for mixed use development comprising of up to 130 dwellings to the east of Harepath Road and the laying out of a new community football pitch, parking and welfare facilities to the west of Harepath Road, formation of accesses on Harepath Road and Colyton Road, public open space and other associated infrastructure.

RESOLVED:

Approved as per officer recommendation subject to the adoption of an Appropriate Assessment and completion of a Section 106 agreement and conditions including:

1. Any reserved matters application for layout shall include details of a means of providing a safe pedestrian crossing across Harepath Road from the application site to the football pitch, and the provision of a pedestrian refuge within Colyford Road to secure a safer pedestrian route to Seaton Wetlands, unless Devon County Council Highway Authority state in writing that it objects in principle to either or both of these works. The pedestrian crossing across Harepath Road shall be provided before the football pitch is brought into use and the safety improvements at Colyford Road shall be completed prior to occupation of the 70th dwelling unless an alternative timescale has been previously agreed in writing by the Local Planning Authority.
2. Prior to the occupation of any dwelling, it shall be fitted with smart water butt(s) with capacity to hold 100 litres of rainwater per bedroom unless alternative means of rainwater harvesting are previously agreed in writing by the Local Planning Authority and provided. The rainwater harvesting measures shall be maintained and retained as such for the lifetime of the development.
3. Any reserved matters application for appearance shall include details of solar panels which shall be provided on all dwellings. The solar panels shall be installed prior to the occupation of the dwelling to which they relate.
4. Any reserved matters application shall include details, including location, of bat, bird and bee boxes or bricks which shall be provided on each dwelling prior to the occupation of the dwellings.

260 **21/3025/MFUL (Major) AXMINSTER**

Applicant:

Neal Summerfield Homes.

Location:

Land West of Prestaller Farm, Beavor Lane, Axminster.

Proposal:

Erection of 29 dwellings to include highways, drainage, landscaping and ancillary incidental works.

RESOLVED:

Approved as per officer recommendation subject to the adoption of an Appropriate Assessment and completion of a Section 106 Agreement and conditions including:

1. Plans to be amended to ensure all dwellings meet NDSS, revised plans to be agreed in consultation with Development Manager, Chair and Ward Members.
2. Condition to require details of solar panels to be submitted and agreed and to be installed on each dwelling prior to its occupation.
3. Condition requiring a bat or bird box and a bee brick to be provided of each dwelling prior to occupation in accordance with details that have previously been approved by the LPA.

4. Condition regarding Water Conservation measures to be submitted, agreed and implemented prior to occupation including provision of smart water butt with a minimum capacity of 100 litres per bedroom.

261 **21/2604/OUT (Other) BROADCLYST**

Applicant:

Mrs Sarah Chamberlain.

Location:

6 Railway Terrace, Broadclyst Station, Exeter EX5 3AX.

Proposal:

Outline application, with all matters reserved, for the erection of seven dwellings.

RESOLVED:

Approved as per officer recommendation subject to the adoption of an Appropriate Assessment and completion of a Section 106 Agreement and conditions.

262 **24/1185/FUL (Minor) YARTY**

Applicant:

Mr Derek Dyer.

Location:

Land off James Lane, Yarcombe.

Proposal:

Proposed construction of an earth banked agricultural slurry store.

RESOLVED:

Approved with conditions as per officer recommendation.

Attendance List

Councillors present:

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

Councillors also present (for some or all the meeting)

J Bailey

R Collins
M Hartnell
P Arnott
P Hayward
S Jackson

Officers in attendance:

James Brown, New Community Officer, Development Management
Jeremy Ebdon, Principal Planning Officer (East)
Paul Golding, Principal Planning Officer
Sarah James, Democratic Services Officer
Wendy Ormsby, Development Manager
Gareth Stephenson, Principal Planning Officer
Damian Hunter, Planning Solicitor

Councillor apologies:

B Bailey
S Chamberlain

Chair

Date: