

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 15 July 2025

Attendance list at end of document

The meeting started at 10.09 am and ended at 5.57 pm. The meeting was adjourned for lunch at 1.50 pm and reconvened at 2.23 pm.

1 Minutes of the previous meeting

The minutes of the Planning Committee held on 10 June 2025 were confirmed as a true record.

2 Declarations of interest

Minute 6. 25/0007/MOUT (Major) WOODBURY & LYMPSTONE.

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

Minute 6. 25/0007/MOUT (Major) WOODBURY & LYMPSTONE.

Councillor Ian Barlow, Affects Non-registerable Interest, Knows the owners of the neighbouring land.

Minute 8. 25/0711/FUL (Minor) BROADCLYST.

Councillor Kim Bloxham, Directly relates Non-registerable Interest, Known to the applicant.

Minute 8. 25/0711/FUL (Minor) BROADCLYST.

Councillor Sarah Chamberlain, Directly relates Non-registerable Interest, Known to the applicant.

Minute 8. 25/0711/FUL (Minor) BROADCLYST.

Councillor Olly Davey, Directly relates Non-registerable Interest, Close friend of the applicant.

Minute 9. 25/0724/LBC (Other) SIDMOUTH TOWN.

All Councillors declared an Affects Non-registerable Interest as they were known to the applicant.

Minute 10. 23/1480/MFUL (Major) EXMOUTH HALSDON.

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

Non-Committee Member

Minute 8. 25/0711/FUL (Minor) BROADCLYST.

Councillor Paula Fernley, Directly relates Non-registerable Interest, Known to the applicant.

3 Matters of urgency

There were no matters or urgency.

4 Confidential/exempt item(s)

There were no confidential or exempt items.

5 Planning appeal statistics

The Committee noted the appeal statistics report and noting that the appeal for application 24/1116/OUT – Sandy Way, Kerswell had been dismissed due to the unsustainable location and the appeal for 23/1785/FUL – The Old Reservoir, Ridgeway Lane, Colyton had been allowed as the Inspector considered that the proposal would not have a harmful impact on the character and appearance of the area.

The Development Manager gave an update on two appeals that had been decided after the report had been published. The first appeal for application 24/0431/MOUT – land east of Colestocks Road, Feniton for 86 dwellings was upheld because it substantially boosts the supply of houses (including Affordable Housing), leads to a betterment relating to off-site flood risk and generates moderate economic benefits despite the Inspector finding that the application was contrary to the Spatial Strategy of the current Local Plan and, that it also failed the sequential test and causes harm due to the loss of Best and Most Versatile Agricultural Land (BMVAL). The second appeal for an outline application 23/1276/MOUT – land adjacent to Hillscresc, Awliscombe for 20 dwellings, a village hall and farm shop was dismissed as the Inspector determined that Awliscombe was not a sustainable location for development and the development would result in harm to the landscape.

6 25/0007/MOUT (Major) WOODBURY & LYMPSTONE

Appliant:

Eagle Investments (SW) Ltd.

Location:

Land NE of Kings Garden and Leisure, Hulham Road, Exmouth.

Proposal:

Outline application seeking approval for access only (with matters of layout, scale, appearance and landscaping reserved) for residential development comprising of up to 75 dwellings, the formation of vehicular and pedestrian access from the adjoining Goodmores development site, public open space and other associated infrastructure.

RESOLVED:

1. The Appropriate Assessment be adopted.
2. Approved with conditions as per officer recommendation subject to a Section 106 Agreement and subject to two further conditions as recommended by South West Water relating to water conservation and water supply.
3. Delegated authority to be given to the Assistant Director – Planning Strategy and Development Manager in consultation with the Chair and Ward Members to explore further with South West Water if there is adequate capacity at Maer Lane Pumping Station to cope with additional foul drainage and if not to agree a suitably worded Grampian condition.
4. Delegated authority to assess if the Police request for S106 contributions meets the necessary tests to be required within the S106 Agreement.

7 **24/2664/MFUL (Major) BROADCLYST**

Applicant:

N/A

Location:

Land north of Saundercroft Road, Broadclyst.

Proposal:

Construction of a Battery Energy Storage System (BESS) and associated infrastructure.

RESOLVED:

Approved with conditions as per officer recommendation.

8 **25/0711/FUL (Minor) BROADCLYST**

Councillors Olly Davey, Sarah Chamberlain and Kim Bloxham left the chamber for the following application and did not take part in discussions or vote. Councillor Sarah Chamberlain left the meeting following this application. Non-Committee Member, Councillor Paula Fernley spoke as the Ward Member and then left the chamber.

In the absence of the Chair, Councillor Olly Davey and the Vice Chair, Councillor Sarah Chamberlain, the Committee agreed to Councillor Mike Howe as Chair for this planning application and to Councillor Eileen Wragg as being appointed as Vice Chair for the remainder of the meeting.

Applicant:

Mr Henry Gent (Mosshayne Farm Partnership)

Location:

Mosshayne Farm, West Clyst, EX1 3TR.

Proposal:

Siting of temporary rural workers dwelling (retrospective)

RESOLVED:

Refused as per officer recommendation.

9 **25/0724/LBC (Other) SIDMOUTH TOWN**

Applicant:

Cllr Mike Goodman.

Location:

Church Cottage, Church Lane, Sidmouth, EX10 8LG.

Proposal:

Retention of various works to include: lathe and plaster ceilings replastered; insulate ceilings; strip back partition walls to stud work and reinstate; install new partition walls; replace fireplace surround with lintel and fire in living room; replaster walls and ceilings; new vent in bathroom and install new cowl.

RESOLVED:

Approved with time condition and informative as per officer recommendation.

10 **23/1480/MFUL (Major) EXMOUTH HALSDON**

Applicant:

Mr Brendan Lee.

Location:

Warren View Sports Ground, Halsdon Avenue, Exmouth, EX8 3DH.

Proposal:

Construction of new boxing gym and community sport building with associated parking and landscaping.

RESOLVED:

Approved with conditions as per officer recommendation subject to an additional condition requiring details of ball catch netting.

11 **23/0511/MFUL (Major) CRANBROOK**

Applicant:

Halland Land Management Ltd.

Location:

Land to the south of Tillhouse Road, Cranbrook.

Proposal:

Full planning permission for residential development and associated roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities).

RESOLVED:

1. The Appropriate Assessment (as set out in Appendix 1) be adopted.
2. Approved with conditions as per officer recommendation subject to a S106 Agreement with final wording delegated to the Development Manager.

12 **25/0039/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Mr & Mrs Emma & Nigel Parris.

Location:

Land adjoining Stockland C of E Primary Academy, Stockland, EX14 9EF.

Proposal:

Proposal to reinstate historic barn with extension to form dwelling with associated works.

RESOLVED:

Refused as per officer recommendation.

13 **24/2290/FUL (Minor) NEWBRIDGES**

Applicant:

Will Hallett.

Location:

Land adjacent Grove Cottage, Shute.

Proposal:

Full planning application for the construction of dwelling, within existing walls and means of access and associated works.

RESOLVED:

1. The Appropriate Assessment be adopted.
2. Refused as per officer recommendation.

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25/0750/FUL (Minor) SEATON

Applicant:

Mr Justin Werb.

Location:

Barnards, Harepath Hill, Seaton, EX12 2TF.

Proposal:

Construction of self build dwelling and associated works.

RESOLVED:

1. The Appropriate Assessment be adopted.
2. Approved with conditions as per officer recommendation.

Attendance List

Councillors present:

B Bailey
I Barlow
K Bloxham
C Brown
S Chamberlain (Vice-Chair)
M Chapman
B Collins
O Davey (Chair)
P Faithfull
S Gazzard
M Howe
S Hughes
Y Levine
S Smith
E Wragg

Councillors also present (for some or all the meeting)

I Chubb
R Collins
T Dumper

P Fernley
G Jung
A Toye
D Wilson

Officers in attendance:

Wendy Harris, Democratic Services Officer
Damian Hunter, Planning Solicitor
Wendy Ormsby, Development Manager

Councillor apologies:

D Haggerty

Chairman

Date: