

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 23 September 2025

Attendance list at end of document

The meeting started at 10.00 am and ended at 11.58 am

26 Minutes of the previous meeting

The minutes of the Planning Committee held on 19 August 2025 were confirmed as a true record.

27 Declarations of interest

Minute 31. 22/2306/MRES & 22/2354/MFUL (Major) BROADCLYST.

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, advised lobbying in respect of this application.

28 Matters of urgency

There were no matters of urgency.

29 Confidential/exempt item(s)

There were no confidential or exempt items.

30 Planning appeal statistics

The Committee noted the appeal statistics report which detailed appeal decisions taken since the last Planning Committee.

31 22/2306/MRES & 22/2354/MFUL (Major) CRANBROOK

22/2306/MRES (Major) CRANBROOK

Applicant:

East Devon Community Partners

Location:

Land to the North of Tillhouse Road, Cranbrook

Proposal:

Application seeking approval of the reserved matters (access, appearance, landscaping, layout and scale) for the construction of 31 dwellings including affordable housing, parking, roads, footpaths, landscaping, open space, associated site infrastructure, and all other associated works (including ground modelling and utilities). This is a subsequent application in respect of outline permission 03/P1900 which was accompanied by an Environmental Statement and seeks the discharge of the relevant conditions of the outline permission (11, 22, 23, 28, 36 and 37).

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. An additional condition in relation to 'Water Conservation and the use of Water Butts' with wording to be delegated to the Development Manager.
2. Deletion of Condition 11.

22/2354/MFUL (Major) CRANBROOK

Applicant:

Persimmon Homes South West

Location:

Tillhouse Road, Cranbrook

Proposal:

Development of residential dwellings and associated car parking, roads, access, landscaping, infrastructure and engineering works (including ground modelling and utilities).

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. An additional condition in relation to 'Water Conservation and the use of Water Butts' with wording to be delegated to the Development Manager.
2. Deletion of Condition 13.

32 **23/0554/MFUL (Major) CRANBROOK**

Applicant:

Taylor Wimpey UK Ltd

Location:

Land Off Court Royal and Badger Way

Proposal:

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

RESOLVED:

Approved as per officer recommendation subject to the adoption of an Appropriate Assessment and completion of a Section 106 Agreement and conditions including an additional condition in relation to 'Water Conservation and the use of Water Butts' with wording to be delegated to the Development Manager.

33 **25/0081/FUL (Other) NEWTON POPPLEFORD & HARPFORD**

Applicant:

East Devon District Council

Location:

1 School Lane, Newton Poppleford

Proposal:

Single storey side extension, remove existing chimney externally, off street parking space and external ramps for disabled adaptation.

RESOLVED:

Approval with conditions in accordance with officer recommendation.

34

25/0810/FUL (Other) SIDMOUTH TOWN

Applicant:

Cllr Mike Goodman

Location:

Church Cottage, Church Lane, Sidmouth

Proposal:

The retention of fencing, and proposed erection of picket fence.

RESOLVED:

Approval with conditions in accordance with officer recommendation.

Attendance List

Councillors present:

B Bailey
I Barlow
K Bloxham
C Brown
B Collins
O Davey (Chair)
P Faithfull
S Hughes
S Smith
E Wragg (Vice-Chair)

Councillors also present (for some or all the meeting)

A Bailey
R Collins

Officers in attendance:

Thea Billeter, Cranbrook New Community Manager
Ben Chesters, Planning Officer
Amanda Coombes, Democratic Services Officer
Liam Fisher, Senior Planning Officer
Damian Hunter, Planning Solicitor
Wendy Ormsby, Development Manager
Emerald McGuire-Febey, Assistant Planning Officer

Councillor apologies:

M Chapman
S Gazzard
M Howe

Y Levine

Chair

Date: