

Agenda for Planning Committee

Tuesday, 18th November, 2025, 10.00 am



Members of Planning Committee

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

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(or group number 01395 517546)

Issued: Friday, 7 November 2025

This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#)

[Speaking on planning applications](#)

In order to speak on an application being considered by the Planning Committee you must have submitted written comments during the consultation stage of the application. Those that have commented on an application being considered by the Committee will receive a letter or email detailing the date and time of the meeting and instructions on how to register to speak. The letter/email will have a reference number, which you will need to provide in order to register. Speakers will have 3 minutes to make their representation.

The number of people that can speak on each application is limited to:

- Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
- Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent

The revised running order for the applications being considered by the Committee and the speakers' list will be posted on the council's website (agenda item 1 – speakers' list) on the Friday before the meeting. Applications with registered speakers will be taken first.

Parish and town council representatives wishing to speak on an application are also required to pre-register in advance of the meeting. One representative can be registered to speak on behalf of the Council from 10am on Tuesday, 11 November 2025 up until 12 noon on Friday, 14 November 2025 by leaving a message on 01395 517525 or emailing planningpublicspeaking@eastdevon.gov.uk.

Speaking on non-planning application items

A maximum of two speakers from the public are allowed to speak on agenda items that are not planning applications on which the Committee is making a decision (items on which you can register to speak will be highlighted on the agenda). Speakers will have 3 minutes to make their representation. You can register to speak on these items up until 12 noon, 3 working days before the meeting by emailing planningpublicspeaking@eastdevon.gov.uk or by phoning 01395 517525. A member of the Democratic Services Team will contact you if your request to speak has been successful.

1 Speakers' list for the applications (Pages 4 - 5)

Speakers' list for the applications.

2 Minutes of the previous meetings (Pages 6 - 12)

Minutes of the Planning Committee meeting held on 23 September 2025 and 21 October 2025

3 Apologies

4 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

5 Matters of urgency

Information on [matters of urgency](#) is available online

6 Confidential/exempt item(s)

To agree any items to be dealt with after the public (including press) have been excluded. There are no items that officers recommend should be dealt with in this way.

7 Planning appeal statistics (Pages 13 - 37)

Update from the Development Manager

Applications for Determination

8 25/0057/OUT (Minor) WEST HILL & AYLESBEARE (Pages 38 - 80)

Land adjoining West Hayes, Eastfield, West Hill, EX11 1GG.

Please note that this is a deferred application and public speaking will not be reopened.

9 25/1487/PIP (Other) CLYST VALLEY (Pages 81 - 96)

Land adjoining Shepherds Court, Lower Lane, Ebford.

Please note that this is a deferred application and public speaking will not be reopened.

- 10 **25/1180/FUL (Minor) NEWTON POPPLEFORD & HARPFORD** (Pages 97 - 114)
Elmside, Newton Poppleford, EX10 0BY.
- 11 **25/1638/FUL (Minor) NEWTON POPPLEFORD & HARPFORD** (Pages 115 - 124)
29 Glebelands, Newton Poppleford, EX10 0HB.

The applications below will not be considered before 1.30pm

- 12 **25/1034/FUL (Other) BEER & BRANSCOMBE** (Pages 125 - 146)
The Sea Shanty, Branscombe, Seaton, EX12 3DP.
- 13 **25/1409/FUL (Minor) EXMOUTH TOWN** (Pages 147 - 165)
Flat 1, 8 Church Street, Exmouth, EX8 1PE.

Under the Openness of Local Government Bodies Regulations 2014, members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chair has the power to control public recording and/or reporting so it does not disrupt the meeting.

[Decision making and equalities](#)

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