

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 16 December 2025

Attendance list at end of document

The meeting started at 10.04 am and ended at 12.55 pm

55 Minutes of the previous meeting

The minutes of the Planning Committee meeting held on 18 November 2025 were confirmed as a true record.

56 Declarations of interest

There were no declarations of interest.

57 Matters of urgency

There were no matters of urgency.

58 Confidential/exempt item(s)

There was one confidential item recorded under minute 64.

59 Planning appeal statistics

The Committee noted the appeal statistics report and received brief updates on two appeals. The first related to planning application 24/2067/MFUL for the installation of 50MW battery units on land to the west of Wareham Road, Scouse Farm, Axminster. This was originally scheduled as a joint inquiry with application 24/0096/MFUL for a Battery Energy System (BESS) on land just south of Hazelhurst, Raymonds Hill, Axminster. However, as the application 24/2067/MFUL was withdrawn, it is just the appeal in respect of application 24/0096/MFUL which will now be heard at the public inquiry next year.

The second appeal related to planning application 24/1278/FUL for the construction of a new dwelling and associated landscaping at land adjacent Upper Spilsby, Exeter Road, Ottery St Mary. The Inspector allowed this appeal on the basis that the dwelling was of exceptional quality and met policy criteria for isolated homes in the countryside.

The Development Manager also noted that, although not indicated in the report, the appeal for planning application 25/0128/FUL for 30 EV charging points and associated battery farm at Greendale Business Park would also be heard by inquiry next year.

60 21/2045/FUL (Other) TALE VALE

Applicant:
C/O Agent

Location:
Land north of The Shrubbery, Escot Park, Ottery St Mary

Proposal:

Change of use from agricultural land to outdoor leisure pursuits and associated operational development.

RESOLVED:

Approved in accordance with officer recommendation subject to an amendment to Condition 3 to read as follows:

- With regard to the clay shooting activities, or any other shooting activities permitted by this permission, the following shall apply:
 - a. The mean Shot Noise Level (SNL) must not exceed a maximum A-weighted sound pressure level of 55dB(A), when measured or determined at the boundary of any noise sensitive property during a continuous measurement period of 30 minutes.

For information, the SNL will be obtained by using the 25 loudest shot level readings taken within the continuous measurement period (30 minutes) using the maximum A-weighted sound pressure level caused by the firing of the shot. Any measurements and calculations shall be carried out in accordance with the CIEH 'Clay Target Shooting: Guidance on the Control of Noise'.

- b. The use of the clay target shooting hereby permitted shall be carried out only between the following hours:
 - Monday to Saturdays: 10:00hrs to 16:30hrs
 - Sundays or any Public or Bank Holidays: 10:00hrs to 14:30hrs
- c. Only the firing of 410 gauge, subsonic cartridges is permitted within the site unless otherwise agreed in writing by the Local Planning Authority.
- d. No more than two people may simultaneously fire shots (for the avoidance of doubt, this number does not relate to the overall group size, only to the number of people who can fire a shot at the same time) within the application site.

(Reason – To ensure that the noise produced by shooting activities on the site is not harmful to the amenity of local residents, the setting of near-by listed buildings or to the rural setting of the site, and to accord with the provisions of Strategies 46 (Landscape Conservation and AONB's) and 49 (The Historic Environment) and Policies D1 (Design and Local Distinctiveness), EN8 (Significance of Heritage Assets and their Setting) and EN14 (Control of the adopted East Devon Local Plan 2013-2031) of the adopted East Devon Local Plan 2013-2031), in addition to guidance contained within the National Planning Policy Framework 2024).

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25/1942/PIP (Other) WOODBURY & LYMPSTONE

Applicant:

Mr John Guyan.

Location:

Land south of Orchard Cottage, Exmouth Road, Exton.

Proposal:

Permission in principle for demolition of garage and construction of one dwelling.

RESOLVED:

1. The Appropriate Assessment be adopted.
2. Approved in accordance with officer recommendation.

62 **25/2039/LBC (Other) WOODBURY & LYMPSTONE**

Applicant:

Mrs J Young.

Location:

Jasmine Cottage, The Strand, Lymington, Exmouth, EX8 5JR.

Proposal:

Replace existing passageway roof and install three rooflights; construct wall at end of passageway and insert one window on north elevation; removal of partition walls in utility and construct new partition wall and door opening to create wet room; create new level floor across the passageway; install double doors in existing opening between dining and lounge to create bedroom.

RESOLVED:

Approved with conditions in accordance with officer recommendation.

63 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

The Committee agreed that under Section 100(A)(4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt and private information (as set out against the Part B agenda item), is likely to be disclosed and on balance the public interest is in discussing the item in private session (Part B).

64 **Verbal update regarding Planning Appeal to Members**

The Development Manager and Planning Solicitor provided the Committee with an update to an ongoing appeal.

Attendance List

Councillors present:

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

Councillors also present (for some or all the meeting)

R Collins
P Faithfull
G Jung

Officers in attendance:

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

Councillor apologies:

S Chamberlain

Chairman

Date: