

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 24 March 2026**

#### **Attendance list at end of document**

The meeting started at 10.00 am and ended at 12.05 pm

#### **88 Minutes of the previous meeting**

The minutes of the previous meeting held on 24 February 2026 were agreed as a true record subject to Councillor Kim Bloxham's apologies being formally noted.

#### **89 Declarations of interest**

Minute 93. 23/2077/MOUT (Major) OTTERY ST MARY.

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.

Minute 94. 25/2593/PIP (Other) CLYST VALLEY.

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

Minute 94. 25/2593/PIP (Other) CLYST VALLEY.

Councillor Mike Howe, Affects Non-registerable Interest, Clyst Valley Ward Member.

#### **90 Matters of urgency**

There were none.

#### **91 Confidential/exempt item(s)**

There were none.

#### **92 Planning appeal statistics**

The Committee received the planning appeal statistics report noting that an appeal had been lodged for planning application 23/2627/MFUL – land north east of Parkfield Cottages, Pink House Corner, Lypstone for the construction of an 'Educatering' facility. The Committee also received an update on three enforcement appeals and were pleased to hear that all three appeals had been dismissed with the Enforcement Notices upheld.

#### **93 23/2077/MOUT (Major) OTTERY ST MARY**

##### **Applicant:**

Mr Graham Hudson.

##### **Location:**

Land south of Hansford Way, Ottery St Mary.

**Proposal:**

Outline application for single storey class B8, E(c) and E(g) development comprising floor space of up to 2640 sq.m. (all matters reserved).

**RESOLVED:**

Approved with conditions in accordance with officer recommendation.

94 **25/2593/PIP (Other) CLYST VALLEY**

**Applicant:**

Mr Christopher Heal.

**Location:**

Land adjacent to A376 Exmouth Road, Ebford Lane, Ebford.

**Proposal:**

Permission in principle for the development of up to five detached dwellings.

**RESOLVED:**

Permission in Principle be approved in accordance with officer recommendation.

95 **23/2663/FUL (Minor) YARTY**

**Applicant:**

Mr & Mrs Raggio.

**Location:**

Lily Cottage, Goldsmith Lane, All Saints, Axminster, EX13 7LU.

**Proposal:**

Demolition of cottage and erection of new dwelling.

**RESOLVED:**

1. The Appropriate Assessment be adopted.
2. Approved in accordance with officer recommendation subject to a S106 agreement to secure a foul drainage upgrade and subject to an amendment to Condition 10 to read as follows:  
"Prior to first occupation, a written report shall be submitted to and approved in writing by the Local Planning Authority confirming that the sustainability measures identified in the Design & Access Statement (December 2023), or updated measures or equivalent or superior performance, have been installed and commissioned. These shall include:
  - (a) a low-carbon heating system, such as a ground or air source heat pump, or any alternative technology that achieves equal or greater energy efficiency and carbon savings;
  - (b) a whole-dwelling mechanical ventilation system with heat recovery;
  - (c) an eaves mounted renewable electricity-generating system with capacity equal to or exceeding 7.5kWp installed in accordance with the details under Condition 8;
  - (d) on-site energy storage with capacity equal to or exceeding 13.5 kWh;
  - (e) a breathable, bio-based fabric construction, including hob, straw bale and wood fibre;

The approved measures, or approved updated equivalents, shall thereafter be retained and maintained for the lifetime of the development.

(Reason – To ensure the dwelling achieves and maintains the very high levels of sustainability that form a key component of the planning balance under NPPF paragraph 139.)

96 **25/1601/OUT (Minor) WOODBURY & LYMPSTONE (APPLICATION DEFERRED)**

**Applicant:**

Mr Anthony.

**Location:**

Car park land south of Underhill Close, Lymestone.

**Proposal:**

Outline application for the erection of three detached dwellings (all matters reserved)

**This application was deferred to a later date.**

**Attendance List**

**Councillors present:**

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

**Councillors also present (for some or all the meeting)**

J Bailey  
R Collins  
P Faithfull  
D Mackinder

**Officers in attendance:**

Nigel Barrett, Senior Planning Officer  
Andrew Digby, Senior Planning Officer  
Wendy Harris, Democratic Services Officer  
Jill Himsworth, Planning Officer  
Damian Hunter, Planning Solicitor  
Wendy Ormsby, Development Manager

**Councillor apologies:**

B Bailey

S Gazzard

Chairman .....

Date: .....