

# Agenda for Planning Committee Tuesday, 12th May, 2026, 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), S Gazzard, J Heath,  
M Howe, S Hughes, S Hunt, Y Levine,  
S Smith and E Wragg (Vice-Chair)

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**Venue:** Council Chamber, Blackdown House, Honiton

**Contact:** Wendy Harris, Democratic Services Officer  
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(or group number 01395 517546)

Issued: Friday, 1 May 2026

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, 5 May 2026 up until 12 noon on Friday, 8 May 2026 by leaving a message on 01395 517542 or emailing [planningpublicspeaking@eastdevon.gov.uk](mailto: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](mailto:planningpublicspeaking@eastdevon.gov.uk) or by phoning 01395 517542. 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 planning applications.

2 **Minutes of the previous meeting** (Pages 6 - 9)

Minutes of the Planning Committee meeting held on 21 April 2026.

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 10 - 26)

Update from the Development Manager

### **Applications for Determination**

8 **25/1150/MFUL (Major) BROADCLYST** (Pages 27 - 79)

Land to the south west of Exeter Substation, Exeter

9 **25/0086/MFUL (Major) BUDLEIGH & RALEIGH** (Pages 80 - 133)

Land to the west of Barn Lane, Budleigh Salterton.

10 **25/2502/FUL (Minor) BUDLEIGH & RALEIGH** (Pages 134 - 151)

Redundant barn adjacent to Burnthouse Cottage, Northmostown, Sidmouth.

- 11 **25/2531/FUL (Minor) TALE VALE** (Pages 152 - 168)  
Blacksmiths Arms, Plymtree, EX15 2JU.

**The following planning application will not be considered before 2.00pm**

- 12 **25/2468/MOUT (Major) OTTERY ST MARY** (Pages 169 - 237)  
Land adjacent to Gerway Nurseries, Gerway Close, Ottery St Mary.

**Public speaking at planning committee on 12 May 2026 regarding planning application ref: 25/2468/MOUT, Land adjacent Gerway Nurseries, Gerway Close, Ottery St Mary**

People who have previously submitted comments about the above application will be informed about the date of the planning committee either by email, or where no email address is available by post. Due to the very large number of comments with no email supplied, there was a delay in issuing the letters, but they are now in the post. Anyone wanting to register to speak at the planning committee meeting should register with democratic services by 12pm on Friday 8 May to [planningpublicspeaking@eastdevon.gov.uk](mailto:planningpublicspeaking@eastdevon.gov.uk). Please note that only 5 people may register to speak in support and 5 against the application.

- 13 **25/0356/MOUT (Major) SIDMOUTH SIDFORD** (Pages 238 - 278)  
Land east of Burscombe Lane, Sidford, Sidmouth, EX10 9SG.

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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