

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 12 May 2026

Attendance list at end of document

The meeting started at 10.00 am and ended at 5.55 pm. The meeting was adjourned for lunch at 1.55pm and reconvened at 2.30pm.

108 Minutes of the previous meeting

The minutes of the previous meeting held on 21 April 2026 were agreed as a true record.

109 Declarations of interest

113. 25/1150/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 Ollly Davey, on behalf of the Committee advised lobbying in respect of this application.

117. 25/2468/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 Ollly Davey, on behalf of the Committee, advised lobbying in respect of this application.

118. 25/0356/MOUT (Major) SIDMOUTH SIDFORD

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 Ollly Davey, on behalf of the Committee, advised lobbying in respect of this application. Councillors Bailey, Barlow, Gazzard and Howe advised that they had also received a telephone call from the agent in respect of this application.

Non-Committee Member

115. 25/2502/FUL (Minor) BUDLEIGH & RALEIGH.

Councillor Charlotte FitzGerald, Affects Non-registerable Interest, Known to the architect via their daughter's school.

115. 25/2502/FUL (Minor) BUDLEIGH & RALEIGH.

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

110 Matters of urgency

There were none.

111 Confidential/exempt item(s)

There were none.

112 Planning appeal statistics

The Committee noted the planning appeals statistics report and received an update on an appeal that had been decided relating to Greendale Business Park, planning application 25/0128/FUL. The Inspector had dismissed the appeal on public health mitigation reasons as the applicant had failed to demonstrate its fire and water management. In addition the Inspector concluded that the development would not have access to adequate services.

The Committee also received a brief post publication update on a dismissed appeal relating to planning application 25/0509/MOUT for up to 85 dwellings on land at Ottery Road, Feniton.

113 **25/1150/MFUL (Major) BROADCLYST**

Applicant:

Mr Jamie Gleeson (Broadclyst Energy Storage Ltd.)

Location:

Land to the south-west of Exeter Substation, Exeter.

Proposal:

The construction and operation of a battery energy storage system (BESS), including access tracks and access works; earthworks; landscaping; associated infrastructure; substation and an underground cable connection route.

RESOLVED:

Approved with conditions in accordance with officer recommendation subject to:

1. An amendment to Condition 10 to change reference to 'developer' to operator and/or land owner'.
2. Additional condition to restrict the total number of battery units on the site to 108.

The exact wording of the above conditions was delegated to officers.

114 **25/0086/MFUL (Major) BUDLEIGH & RALEIGH**

Applicant:

Wain Homes (SW) Ltd.

Location:

Land to the west of Barn Lane, Budleigh Salterton.

Proposal:

Construction of 35 dwellings (including open market and affordable), access and associated landscaping, open space and SUDS drainage.

RESOLVED:

1. The Appropriate Assessment be adopted.
2. Approved with conditions in accordance with officer recommendation subject to the completion of Section 106 obligations to secure affordable housing provision (including off-site financial contribution), open space and SUDS provision and maintenance and habitat mitigation contribution) and subject to:
 - (i) Additional condition to require the submission and agreement of a water conservation strategy which shall include, where practicable, the provision of water butts with a capacity of 110 litres per bedroom.

- (ii) Additional condition to secure provision of footpaths within the southern section of the site that meets the east and west site boundaries, delivered prior to occupation of the 30th dwelling.
- (iii) Amendments to Condition 7 as suggested by the agent to allow the flexibility in delivery of ecological mitigation in phases.
- (iv) Additional Heads of Terms to be added to the Section 106 instruction to secure the delivery of the off-site footpath link to be built to an adoptable standard along the B3178 to link the footpath in front of Evans Fields, prior to occupation of the first dwelling.
- (v) Revised plans to be submitted where necessary to ensure they are all consistently showing the internal footpath links to the east and west site boundaries.

The exact wording of the above conditions was delegated to officers.

115 **25/2502/FUL (Minor) BUDLEIGH & RALEIGH**

Applicant:

Clinton Devon Estates.

Location:

Redundant barn adjacent to Burnthouse Cottage, Northmostown, Sidmouth.

Proposal:

Conversion of existing barn to create new dwelling including rear single storey extension.

RESOLVED:

Deferred for a site visit to enable Members to consider the potential heritage harm and to allow the appropriate ecology assessment to be undertaken.

The Committee requested that the Conservation Officer should also attend the site visit if possible.

116 **25/2531/FUL (Minor) TALE VALE**

Applicant:

Mrs Susie Carter.

Location:

Blacksmiths Arms, Plymtree, EX15 2JU.

Proposal:

Change of use and associated works to a detached storage outbuilding and adjoining former stables, including alterations, partial demolition and partial rebuilding to form a single dwelling.

RESOLVED:

Approved with conditions in accordance with officer recommendation.

117 **25/2468/MOUT (Major) OTTERY ST MARY**

Applicant:

Landra Developments Ltd.

Location:

Land adjacent to Gerway Nurseries, Gerway Close, Ottery St Mary.

Proposal:

Outline application (with all matters reserved except for access from Sidmouth Road) for the demolition of a farm building and the erection of up to 140 residential dwellings (Class C3) with associated infrastructure and engineering works including landscaping, open space, surface water drainage and internal roads/footpaths/cycleways.

RESOLVED:

Refused contrary to officer recommendation for the following broad reasons:

1. Having regard to the extension of residential development to the west of the draft allocated site the development will have an adverse impact on the rural character of the area contrary to Strategy 46 and Policy D1 of the East Devon Local Plan 2013 to 2031, East Devon District Council emerging Local Plan 2020 to 2042, National Planning Policy Framework and Neighbourhood Plan.
2. The development will result in the loss of best and most versatile agricultural land and it has not been demonstrated that there is an overriding need for the development the benefits of which would justify the loss. As such the development is contrary to Policy EN13 of the East Devon Local Plan 2013 to 2031.
3. The development is located outside of the built-up area of Ottery St Mary, within the countryside. This significant development of 140 houses is contrary to the spatial strategy of the East Devon Local Plan and emerging East Devon Local Plan which seeks to focus development in East Devon's West End with development in towns such as Ottery St Mary focused and limited to that required to meet local needs and to maintain the vibrancy of the town. As such the development is contrary to Strategies 1, 2 and 7 of the East Devon Local Plan 2013 to 2031, East Devon District Council emerging Local Plan 2020 to 2042, the National Planning Policy Framework and the Neighbourhood Plan.
4. And reasons for refusal to reflect the fact that in the absence of a legal mechanism to secure the matters set out in the Section 106 Heads of Terms, the impacts of the development cannot be fully mitigated nor deemed to be policy compliant.

The exact wording of the reasons for refusal was delegated to officers.

118 **25/0356/MOUT (Major) SIDMOUTH SIDFORD**

Applicant:

Mr P Aubery (Tavistock Green Ltd.)

Location:

Land east of Burscombe Lane, Sidford, Sidmouth, EX10 9SG.

Proposal:

Residential development for up to 15 dwellings (outline application seeking approval of details of access only).

RESOLVED:

1. The Appropriate Assessment be adopted.

2. Approved with conditions in accordance with officer recommendation subject to completion of Section 106 obligations to secure affordable housing provision (including off-site financial contribution), open space and SUDS provision and maintenance and habitat mitigation contribution) and subject to:
 - (i) An additional condition to secure provision of the pedestrian footpath link to join the existing footpath to the south prior to occupation of the first dwelling.

Attendance List

Councillors present:

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

Councillors also present (for some or all the meeting)

J Bailey
R Collins
P Faithfull
P Fernley
C Fitzgerald
V Johns

Officers in attendance:

Nigel Barrett, Senior Planning Officer
Wendy Harris, Democratic Services Officer
Damian Hunter, Planning Solicitor
Wendy Ormsby, Development Manager
Jamie Quinton, Senior Planning Officer
Gareth Stephenson, Principal Planning Officer

Councillor apologies:

K Bloxham
S Chamberlain

Chairman

Date: