

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 9 June 2026

Attendance list at end of document

The meeting started at 10.05 am and ended at 1.35 pm

1 Minutes of the previous meeting

The minutes of the previous meeting held on 12 May 2026 were agreed as a true record.

2 Declarations of interest

125. 25/1259/MFUL (Major) HONITON ST MICHAELS.

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 Eileen Wragg, on behalf of the Committee advised lobbying in respect of this application.

Non-Committee Member

125. 25/1259/MFUL (Major) HONITON ST MICHAELS.

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

3 Matters of urgency

There were none.

4 Confidential/exempt item(s)

There were none.

5 Planning appeal statistics

The Committee noted the planning appeals statistics report and received updates on five determined appeals.

Four appeals were allowed:

25/0180/OUT – land south of Knights Lane, All Saints. Outline application for a self-build dwelling and associated works. While some landscape harm was identified, greater weight was given to the lack of a five-year housing land supply.

25/0057/OUT – land adjoining West Hayes, Eastfield, West Hill. Outline application for nine dwellings, including four affordable and associated parking. The appeal arose due to non-determination within the required timeframe. Although there were identified impacts on trees and biodiversity, the Inspector considered the site sustainably located despite being outside the built-up area boundary. An application for full award of costs against the Council was refused.

25/1588/FUL – Coombe Dairy Annexe, Exe View Road, Lypstone. Use as an unrestricted dwelling. Despite concerns about the location, significant weight was given to the to the lack of a five-year housing land supply.

25/0649/CPL – Bridewell Cottage, Hawkchurch. Certificate of lawfulness for proposed repairs. The Inspector found that, based on the evidence and specific circumstances, planning permission was not required.

One appeal was dismissed:

25/0509/MOUT – land at Ottery Road, Feniton. Application for 85 dwellings, a community eco-hut and associated infrastructure with vehicular access. The Inspector concluded the proposal would result in significant landscape harm and gave weight to the Council's strategic approach to the scale of development in Feniton.

In response to a question regarding the status of the adopted Local Plan compared to the emerging Local Plan, the Planning Solicitor advised that increasing weight would be given to the emerging Local Plan as it progresses through its stages; however, at present, it carried little or no weight.

6 **25/2502/FUL (Minor) BUDLEIGH & RALEIGH**

Councillors Brian Bailey, Kim Bloxham, Colin Brown, Steve Gazzard, Simon Smith did not attend the site visit and did not participate in discussions or vote for this application.

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.

A recorded vote was taken.

Councillors Wragg, Hunt and Davey voted in favour.

Councillors Barlow and Hughes voted against.

No abstentions.

RESOLVED:

Refused in accordance with officer recommendation, subject to the removal of Reason 4 (ecology) from the reasons for refusal, as set out in the amended recommendation.

7 **25/1259/MFUL (Major) HONITON ST MICHAELS**

Applicant:

Frontier Estates (Mal Care) Limited.

Location:

Former Mill Water School, Honiton Bottom Road, Honiton.

Proposal:

Construction of a care home (within Class C2) with access, car parking, cycle parking, refuse storage, landscaping, boundary treatments, tree works including works to T15 (pedunculate oak) protected by a Tree Preservation Order (19/0073/TPO G1) and other associated works.

RESOLVED:

Approved with conditions in accordance with officer recommendation, subject to completion of the Section 106 Agreement and subject to the following additional/amended conditions:

- CEMP condition to be amended to require details of timings for construction traffic moving to and from the site to take place outside of Littleton Primary School drop off and pick up times, to be agreed and adhered to.
- Prior to installation of any air source heat pumps within the site a technical statement shall be submitted to the Local Planning Authority to demonstrate whether noise mitigation measures are required. If required, the noise mitigation measures shall be provided prior to the air source heat pumps being brought into use and the measures shall be retained and maintained for the lifetime of the development

Reason: In the interest of amenity in accordance with Policy D1 of the East Devon Local plan, 2013 to 2031

8 **25/2444/FUL (Minor) COLY VALLEY**

Applicant:

Mr J Reed.

Location:

Land south-east of Townsend Plantation, Southleigh, Colyton.

Proposal:

Retrospective application for an earth lined slurry lagoon.

RESOLVED:

Approved with conditions in accordance with officer recommendation.

Attendance List

Councillors present:

E Wragg (Chair)

S Hunt (Vice-Chair)

B Bailey

I Barlow

K Bloxham

C Brown

O Davey

S Gazzard

S Hughes

S Smith

Councillors also present (for some or all the meeting)

P Arnott
R Collins

Officers in attendance:

Wendy Harris, Democratic Services Officer
Andrew Digby, Senior Planning Officer
Damian Hunter, Planning Solicitor
Wendy Ormsby, Development Manager
Jack Richards, Planning Assistant
Sarah Leete-Groves, Conservation Officer

Councillor apologies:

S Chamberlain
M Chapman
B Collins
M Howe
Y Levine

Chairman

Date: