

EAST DEVON DISTRICT COUNCIL

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

Attendance list at end of document

The meeting started at 10.00 am and ended at 4.10 pm

65 Minutes of the previous meeting

The minutes of the previous meeting held on 16 December 2025 were agreed as a true and accurate record.

66 Declarations of interest

Minute 73. 25/1788/MOUT (Major) SEATON and Minute 75. 25/2165/FUL (Minor) TRINITY

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 these applications.

67 Matters of urgency

There were no matters of urgency.

68 Confidential/exempt item(s)

There was one confidential item recorded under minute 77.

69 Planning appeal statistics

The Committee noted the appeal statistics report and received three post-publication updates, all concerning dismissed appeals dealt with by public inquiry in relation to enforcement notices.

The first inquiry concerned application 22/F0373 regarding land at Huntsland Farm, Pinhoe, for the residential use of agricultural land. The second concerned application 24/F0114 for the retention of the NHS Drive-Through Vaccination Centre building at Greendale Farm, Farringdon, with the Inspector confirming that the building must be removed within three months. The third inquiry, related to application 22/F0379 and held jointly with application 24/F0114, concerned the removal of an unauthorised building on land adjacent to the existing NHS Vaccination Centre.

70 25/1060/MOUT (Major) FENITON

Applicant:

South West Strategic Developments Ltd.

Location:

Land north of Beechwood Farm, Green Lane, Feniton.

Proposal:

Construction of up to 60 dwellings (including affordable), provision of public open space (including dedicated ecological areas) and drainage and ancillary works (outline application with all matters reserved except for access.)

RESOLVED:

1. The Appropriate Assessment be adopted.
2. Approved in accordance with officer recommendation subject to completion of a S106 Agreement with amended heads of terms and a revised lists of conditions as presented by the planning officer including:
 - (i) Condition 13 to be amended to include a requirement to provide water butts of a minimum size of 110 litres per bedroom.

71 **24/0841/MFUL (Major) HONITON ST PAULS**

Applicant:

Honiton Town Community Football & Sports Association.

Location:

Land west of Tower Road and east of Cuckoo Down Lane, Honiton.

Proposal:

Detailed planning application for the change of use of land to football pitches, erection of clubhouse, new access and parking, landscaping, engineering and ancillary works.

This application was deferred to a later date.

72 **25/1820/FUL (Minor) SEATON**

Applicant:

Mr Jorge Pineda-Langford (EDDC)

Location:

Toilets, West Walk, Castle Hill, Seaton, EX12 2QW.

Proposal:

Proposal to demolish existing public toilets and replace with a new modular public toilet building. (Retrospective application for design changes to approved application 23/2561/FUL).

RESOLVED:

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

“Within two months of the date of permission hereby granted, further details of the heavy duty netting, indicated on approved drawing numbers DR-A-3001 rev.C05 and DR-A-2002 rev. C07 and to be used to deter access to the rear/roof of the building, shall have been submitted to the Local Planning Authority for their approval in writing. Such details shall include materials (which shall not be plastic), colour, finish and method of securing the netting (and where so required a sample). Development shall then be carried out in accordance with the approved details and shall be completed within three months of the date of approval of the details, unless any alternative timescale has first been agreed in writing by the Local Planning Authority.”

Reason:

In the interests of the character and appearance of the area and in accordance with Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013-2031 and national policy set out in the National Planning Policy Framework and associated Practice Guidance.

73 **25/1788/MOUT (Major) SEATON**

Applicant:

Baker Estates Limited.

Location:

Land to the south of Harepath Hill, Seaton.

Proposal:

Outline application (approval sought for means of access) for residential development comprising of up to 72 dwellings, the formation of vehicular and pedestrian access from Harepath Road, public open space and other associated infrastructure.

RESOLVED:

1. The Shadow Habitat Regulations Assessment be adopted as EDDC's Appropriate Assessment.
2. Approved in accordance with officer recommendation subject to completion of S106 Agreement and;
 - (i) Additional phasing condition as presented by the officer.
 - (ii) Amend Condition 2 to add 'for each phase' at the end of the last sentence.
 - (iii) Additional condition to require a water conservation strategy that will include the provision of water butts with a minimum capacity of 110 litres per bedroom.

74 **25/1601/OUT (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr Anthony.

Location:

Car park, land south of Underhill Close, Lympstone.

Proposal:

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

RESOLVED:

Approved in accordance with officer recommendation subject to an additional condition to require evidence that there is adequate capacity in the foul drainage system to accommodate these additional dwellings. If capacity cannot be evidenced then no dwelling shall be occupied until any identified system upgrades have been completed.

75 **25/2165/FUL (Minor) TRINITY**

Applicant:

Mrs R Boser.

Location:

Ware Farm Manor, Ware, Lyme Regis, DT7 3RH.

Proposal:

Installation of one door on north elevation and galvanised anti-chew bars/lining to stable doors (retrospective).

RESOLVED:

Approved in accordance with officer recommendation.

76 **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).

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

Members received a verbal update on a planning appeal.

RESOLVED:

That the Planning Committee note the verbal update.

Attendance List

Councillors present:

I Barlow
C Brown
O Davey (Chair)
M Howe
S Hughes
S Hunt
Y Levine
S Smith
E Wragg (Vice-Chair)

Councillors also present (for some or all the meeting)

R Collins
P Faithfull
G Jung
S Westerman

Officers in attendance:

Jeremy Ebdon, Principal Planning Officer (East)
Ed Freeman, Assistant Director Planning Strategy and Development Services
Jill Himsworth, Planning Officer
Damian Hunter, Planning Solicitor
Sarah James, Democratic Services Officer
Andrew Melhuish, Democratic Services Manager
Wendy Ormsby, Development Manager
Gareth Stephenson, Principal Planning Officer

Councillor apologies:

B Bailey
K Bloxham
S Chamberlain
B Collins
S Gazzard
J Heath

Chairman

Date: