

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Development Management Committee held at Council Chamber Blackdown House on 6 August 2019

Attendance list at end of document

The meeting started at 10.00 am and ended at 3.50 pm (The Committee adjourned at 12.20 pm and reconvened at 2.00 pm)

30 Minutes of the previous meeting

The minutes of the Development Management Committee meeting held on 9 July 2019 were confirmed as a true record.

31 Declarations of interest

9. 18/2799/MOUT (Major).

Councillor Kathy McLauchlan, Personal, Declared that she had previously and her spouse does work for the RD&E Trust and advised that as she was not able to consider the application fairly and so would not participate or vote in the matter.

9. 18/2799/MOUT (Major).

Councillor Paul Hayward, Personal, Spouse works for the RD&E Trust.

9. 18/2799/MOUT (Major).

The Chairman noted on behalf of the Committee that the Council was a shareholder in the Science Park company.

13. 19/0941/LBC (Other).

Councillors Arnott, Hayward, Hookway and the Chairman (on behalf of the Committee) declared a Personal Interest as the applicant was an East Devon District Councillor.

14. 18/2608/OUT (Minor).

Councillor Paul Hayward, Personal, Declared that in his role as Clerk to Newton Poppleford and Harpford Parish Council he had attended meetings when this application was discussed and conveyed said comments to the Local Planning Authority. Also declared that he had no input in the debate other than as an advisory role and was not involved in any voting.

15. 18/2772/FUL (Minor).

Councillor Paul Hayward, Personal, Declared that in his role as Clerk to Newton Poppleford and Harpford Parish Council had attended meetings when this application was discussed and conveyed said comments to the Local Planning Authority. Also declared that he had no input into the debate other than as an advisory role and was not involved in any voting.

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution, Councillor Howe advised that he was the Ward Member in respect of application 19/0784/FUL so the Vice Chairman chaired the item.

32 Planning appeal statistics

The Committee received and noted the Development Manager's report setting out appeals recently lodged drawing members' attention to the appeal of application 18/2446/VAR which had been dismissed due to a lack of marking of the units for continued use as holiday accommodation, contrary to the Local Plan, and application 18/2514/FUL which had also been dismissed as it did not adequately mitigate its adverse effects on both the Exe Estuary SPA and the East Devon Pebblebed Heaths SPA and SAC.

33 **18/2538/FUL (Minor)**

AXMINSTER

Applicant:

Lisa Keech.

Location:

1 Rougemont Terrace, Musbury Road, Axminster, EX13 5JP.

Proposal:

Construction of a dwelling.

RESOLVED:

Approved as per officer recommendation.

34 **18/2799/MOUT (Major)**

BROADCLYST

Applicant:

Eagle One MMLIII Ltd.

Location:

Exeter Science Park, Clyst Honiton.

Proposal:

Erection of up to 150 dwellings with associated infrastructure and public open spaces including allotments/community garden (all matters reserved except access).

RESOLVED:

Deferred to seek further advice on the legitimacy of the health contribution following additional information being submitted by the applicant in response to the publication of the Committee Report.

35 **19/0784/FUL (Minor)**

CLYST VALLEY

Applicant:

Mr Terence Adams.

Location:

Greendale Farm, Greendale Lane, Clyst St Mary, EX5 1AW.

Proposal:

Demolition of existing farmhouse and replacement with 3 cottages and associated car parking, landscaping, bin store and ancillary works.

RESOLVED:

Approved as per officer recommendation.

36 **19/1038/FUL (Minor)**

DUNKESWELL AND OTTERHEAD

Applicant:

Mr A Luxton.

Location:

Emmetts Farm, Beacon, Yarcombe, Honiton, EX14 9LU.

Proposal:

General purpose agricultural building.

RESOLVED:

Approved contrary to officer recommendation with delegated authority to officers to impose appropriate conditions.

Members considered that the proposal was of an appropriate scale and materials such that it would conserve and enhance the AONB. In addition, it was considered that the proposed building was a sufficient distance from the nearby listed building to not cause any harm to its setting.

37 **19/1046/FUL (Minor)**

WOODBURY AND LYMPSTONE

Applicant:

FWS Carter and Sons Ltd.

Location:

10 Hogsbrook Units, Woodbury Salterton, EX5 1PY.

Proposal:

Retention of extension to industrial unit (including change of use from agricultural to Class B8 (storage)).

RESOLVED:

Approved as per officer recommendation.

38 **19/0941/LBC (Other)**

SIDMOUTH RURAL

Applicant:

Mr John Loudoun.

Location:

Bourne Cottage, Cotford Road, Sidbury, EX10 0SQ.

Proposal:

Replace existing cladding on gable extension of sunroom on (south elevation) with high level glazing to match below.

RESOLVED:

Approved as per officer recommendation.

39 **18/2608/OUT (Minor)**

NEWTON POPPLEFORD AND HARPFORD

Applicant:

Mr Rix.

Location:

Land South Of King Alfred Way, Newton Poppleford, EX10 0DG.

Proposal:

Construction of up to 2 dwellings (with all matters other than access reserved).

RESOLVED:

As per officer recommendation that the Planning Inspectorate be advised that the application would have been approved with conditions had the applicant not appealed against non-determination.

40 **18/2772/FUL (Minor)**

NEWTON POPPLEFORD AND HARPFORD

Applicant:

Mr C Drake.

Location:

Homefield Farm, Newton Poppleford, EX10 0BY.

Proposal:

Application for a 'live/work' unit in conjunction with the existing business.

RESOLVED:

Approved contrary to officer recommendation with delegated authority to officers to impose appropriate conditions including the tying of the residential element to the business, removal of the portacabin before first use of the building, submission of a landscaping scheme, submission of materials for approval and submission of details of glazing for approval to reduce light-spill in the AONB.

Members considered that material considerations in terms of the nature of the work and wider economic and community benefits outweighed the lack of any planning policy support for the proposal.

Attendance List

Councillors present (for some or all the meeting):

M Howe (Chairman)
K McLauchlan (Vice-Chairman)
P Arnott
C Brown
O Davey
S Gazzard
P Hayward
N Hookway
T McCollum
H Parr
G Pratt
J Rowland
E Wragg

Councillors also present (for some or all the meeting)

M Allen
K Blakey
S Bond
G Jung
V Ranger
P Skinner

Officers in attendance:

Ed Freeman, Service Lead Planning and Development Management
Henry Gordon Lennox, Strategic Lead Governance and Licensing
Chris Rose, Development Manager
Wendy Harris, Democratic Services Officer

Councillor apologies:

K Bloxham
D Key
T Wright

Chairman

Date: