

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Development Management Committee held at Council Chamber Blackdown House on 3 September 2019**

#### **Attendance list at end of document**

The meeting started at 10.00 am and ended at 3.15 pm. (The Committee adjourned at 12.35 pm and reconvened at 2.00 pm.)

#### **41 Minutes of the previous meeting**

The minutes of the Development Management Committee held on 6 August 2019 were confirmed as a true record.

#### **42 Declarations of interest**

9. 18/1850/MOUT (Major).

Councillor Helen Parr, Pecuniary, Director of Bakers which owns the land adjacent to the application site. Husband is a tenant of the field which is part of the application and is also a Director of Bakers and a shareholder. Cllr Helen Parr withdrew from the debate and the vote in respect to application 18/1850/MOUT.

9. 18/1850/MOUT (Major).

Councillor Paul Arnott, Personal, Member of Colyton and Colyford Community Land Trust which may or may not be involved in the affordable housing element if the application were to be approved.

11. 19/0591/MFUL (Major).

Councillor Colin Brown, Personal, The agent for planning application 19/0591/MFUL stayed as a paying guest at his hotel prior to the meeting. He had not spoken with the agent.

12. 19/0816/RES (Minor).

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Cllr Howe (on behalf of the Committee) advised that correspondence had been received from the objector in respect of this application.

#### **43 Planning appeal statistics**

The Committee received and noted the Development Manager's report setting out the appeals recently lodged and seven appeals decisions notified – four had been allowed and three dismissed.

The Development Manager drew the Committee's attention to the four appeals allowed. The Committee were advised the council were seeking legal advice on the Inspectors decision to allow the appeal on application 18/2030/PDQ – land north of Canterbury House Farm, Woodbury. The Inspector had allowed the appeal on the basis that a separate application should have been made under Regulation 77 of the Conservation of Habitats and Species Regulations 2017. The Committee were also advised that Natural England too had concerns about the decision made by the Inspector.

The Committee's attention was also drawn to the appeal allowed on application 18/0346/FUL – Dunscombe Barn, Salcombe Regis, Sidmouth. The Inspector determining that the proposal would not have a harmful to the setting of the nearby heritage asset.

Finally the Committee were advised that the Inspector had allowed the appeals on applications 18/2280/FUL – 55 Peaslands Road, Sidmouth and 18/2296/FUL – 6 Endsleigh Crescent, Blackhorse, Exeter. The Inspector allowing the appeals on the basis the reduced daylight was considered acceptable.

The Development Manager drew attention to the Planning Inspectorate allowing more appeals on applications for house extensions and advising Members that any harm arising from house extensions would need to be significant in order for the Council to be able to win appeals against the refusal of planning permission.

44 **19/1184/FUL (Minor)**

**BROADCLYST**

**Applicant:**

Messrs Glanvill.

**Location:**

Land At Holbrook Farm, Clyst Honiton.

**Proposal:**

Demolition and replacement of agricultural building with erection of storage and distribution building (use class B8) and associated works.

**RESOLVED:**

Approved as per officer recommendation.

45 **18/1850/MOUT (Major)**

**COLY VALLEY**

**Applicant:**

Homes England.

**Location:**

Ceramtec UK Ltd., Sidmouth Road, Colyton, EX24 6JP.

**Proposal:**

Application for outline planning permission (all matters reserved for later approval except for access) for demolition of existing buildings and the development for up to 72 new houses and 6 B1 use class light industrial units (up to 1,000 sq.m.)

**RESOLVED:**

Approved as per officer recommendation but subject to the following changes:

The recommendation be amended to read:

‘That delegated authority is given to the Service Lead – Planning Strategy and Development Management in consultation with the Chairman of Development Management and Ward Members to grant consent, subject to:’

- Condition 19 of Reptile Mitigation Strategy be strengthened to ensure that the relocation of the slow worms occurs prior to commencement of development;
- The removal of condition 17 (as it is a duplicate of condition 21;
- Changes to wording of condition 21 to remove ‘and those set out in the [Document Name] (Report Ref, [Document Reference]), Rev. [Document Revision], dated [Document Date].’

46 **19/1065/FUL (Minor)**

**HONITON ST MICHAEL’S**

**Applicant:**

Mr Dave Vallender.

**Location:**

Pegasus House, King Street, Honiton.

**Proposal:**

Convert part of building to 2 x 1 bed single storey apartments, demolition of timber/corrugated sheds and construction of 1 x 1 bed house and 2 x 2 bed houses.

**RESOLVED:**

Approved as per officer recommendation.

47 **19/0591/MFUL (Major)**

**WOODBURY AND LYMPSTONE**

**Applicant:**

Plutus Energy Ltd., (Mr Paul Lazarevic)

**Location:**

Storage Land Adjacent Electricity Sub Station, Woodbury, EX5 1LD.

**Proposal:**

Installation of 20 self-contained natural gas engine driven electricity generators for the provision of flexible electricity generation, 2 switch rooms, 1 gas governor, 1 transformer, 4 metre high acoustic fence and landscaping, including screening bund.

**RESOLVED:**

Refused contrary to officer recommendation.

Members considered that the proposal was contrary to Local Plan Strategies 1, 3, 5, 7, 39, Local Plan Policies D1 and EN13 and guidance within the NPPF with the benefits from the proposal being outweighed by the harm created through development in the countryside of a power generator reliant upon fossil fuel. In addition, Members considered that the proposal would result in the harmful pollution of the local environment contrary to Local Plan Policy EN14.

48 **19/0816/RES (Minor)**

**EXMOUTH HALSDON**

**Applicant:**

Mr & Mrs M Murray

**Location:**

9 Seafield Avenue, Exmouth, EX8 3NJ.

**Proposal:**

Construction of detached dwelling, pursuant to outline application 17/1020/OUT (seeking permission for access, appearance, landscaping, layout and scale).

**RESOLVED:**

Deferred for a Site Inspection to assess the impact upon the adjoining property at 7A Seafield Avenue.

49 **19/1267/FUL (Minor)**

**EXMOUTH TOWN**

**Applicant:**

Mr C Olisa.

**Location:**

Flat 1, 6 Alston Terrace, Exmouth, EX8 1BH.

**Proposal:**

Subdivision of flat 1 into 2 flats (retrospective application).

**RESOLVED:**

Refused as per officer recommendation.

50 **19/0203/FUL (Minor)**

**EXMOUTH TOWN**

**Applicant:**

Mr J Garrett.

**Location:**

St Saviours, 12 Morton Road, Exmouth, EX8 1AZ.

**Proposal:**

Change of use of building from nursing home to 19 bed house of multiple occupation (large HMO).

**RESOLVED:**

Refused contrary to officer recommendation.

Members considered that the intensive nature of the proposal and associated activity, coupled with its location, would adversely affect the character and amenities of the area

to the detriment of residential amenity and local tourism contrary to policies D1 and H3 of the Local Plan.

**Attendance List**

**Councillors present (for some or all the meeting):**

M Howe (Chairman)  
K McLauchlan (Vice-Chairman)  
P Arnott  
K Bloxham  
C Brown  
P Hayward  
N Hookway  
D Key  
T McCollum  
H Parr  
G Pratt  
J Rowland  
E Wragg

**Councillors also present (for some or all the meeting)**

M Armstrong  
J Bailey  
S Bond  
B Ingham  
G Jung

**Officers in attendance:**

Chris Rose, Development Manager  
Henry Gordon Lennox, Strategic Lead Governance and Licensing  
Wendy Harris, Democratic Services Officer

**Councillor apologies:**

K Bloxham (PM only)  
O Davey  
S Gazzard  
G Pratt (PM only)  
T Wright

Chairman .....

Date: .....