

Agenda for Development Management Committee

Tuesday, 3rd March, 2020, 10.00 am

Members of Development Management Committee

Councillors: M Howe (Chairman), K McLauchlan (Vice-Chairman), P Arnott, K Bloxham, C Brown, O Davey, S Gazzard, P Hayward, N Hookway, D Key, T McCollum, H Parr, G Pratt, J Rowland, E Wragg and T Wright

Venue: Council Chamber Blackdown House

Contact: Wendy Harris;

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(or group number 01395 517546)

Friday, 21 February 2020



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Committee Members please note that a training session will be provided on Planning and Viability between 12pm to 1pm in the Council Chamber. Lunch will be provided. (The session is not open to the public)

[Speaking on planning applications](#)

In order to speak on an application being considered by the Development Management Committee you must have submitted written comments during the consultation stage of the application. Those that have commented on an application being considered by the Committee will receive a letter or email (approximately 9 working days before the meeting) detailing the date and time of the meeting and instructions on how to register to speak. The letter/email will have a reference number, which you will need to provide in order to register. Speakers will have 3 minutes to make their representation. **Please note there is no longer the ability to register to speak on the day of the meeting.**

The number of people that can speak on each application is limited to:

- Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
- Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent

The day before the meeting a [revised running order for the applications](#) being considered by the Committee will be posted on the council's website). Applications with registered speakers will be taken first.

Parish and town council representatives wishing to speak on an application are also required to pre-register in advance of the meeting. One representative can be registered to speak on behalf of the Council.

Registration to speak starts at 10am on **Monday 24 February up until 12 noon on Thursday 27 February** by leaving a message on 01395 517525 or emailing planningpublicspeaking@eastdevon.gov.uk.

Speaking on non-planning application items

A maximum of two speakers from the public are allowed to speak on agenda items that are not planning applications on which the Committee is making a decision (items on which you can register to speak will be highlighted on the agenda). Speakers will have 3 minutes to make their representation. You can register to speak on these items up until 12 noon, 3 working days before the meeting by emailing planningpublicspeaking@eastdevon.gov.uk or by phoning 01395 517525. A member of the Democratic Services Team will only contact you if your request to speak has been successful.

1 **Speakers' list and running order for the applications** (Pages 4 - 5)

2 **Minutes of the previous meeting** (Pages 6 - 9)

Minutes of the Development Management Committee meeting held on 4 February 2020.

3 **Apologies**

4 **Declarations of interest**

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

5 **Matters of urgency**

Information on [matters of urgency](#) is available online

6 **Confidential/exempt item(s)**

To agree any items to be dealt with after the public (including press) have been excluded. There are no items that officers recommend should be dealt with in this way.

7 **Planning appeal statistics** (Pages 10 - 22)

Update from the Development Manager

8 **District Heating Local Development Order** (Pages 23 - 35)

The report seeks support for undertaking the Local Development Order (LDO) process and consulting on a draft order with a view to the Council adopting a LDO for District Heating (DH) Networks in East Devon's West End.

Applications for Determination

Please note that the following applications are all scheduled to be considered but the order may change. Please see the front of the agenda for when the revised order will be published.

9 **19/0995/MFUL (Major)** (Pages 36 - 89)

BROADCLYST

Land South Of Mosshayne Link Road, Redhayes (Phase 8), Exeter.

- 10 **19/2246/FUL (Minor)** (Pages 90 - 103)
HONITON ST MICHAELS
Land To The Rear Of 102 High Street, Honiton, EX14 1JW.
- 11 **19/2311/FUL (Minor)** (Pages 104 - 116)
TALE VALE
Upcott Farm, Broadhembury, Honiton, EX14 3LP.
- 12 **19/2312/FUL (Minor)** (Pages 117 - 129)
TALE VALE
Upcott Farm, Broadhembury, Honiton, EX14 3LP
- 13 **19/2092/FUL (Minor)** (Pages 130 - 135)
EXMOUTH TOWN
1 Victoria Road, Exmouth, EX8 1DL.

Please note:

Planning application details, including plans and representations received, can be viewed in full on the Council's [website](#).

This meeting is being audio recorded by EDDC for subsequent publication on the Council's website.

Under the Openness of Local Government Bodies Regulations 2014, members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546