

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Online via the Zoom App on 4 November 2020**

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

The meeting started at 10.05 am and ended at 2.05 pm. The meeting was adjourned at 12.27 pm and reconvened at 12.45 pm.

#### **165 Speakers' list and revised running order for the applications**

The Chair advised Committee Members and members of the public watching online via the livestream that planning application 20/0297/FUL – Ladram Bay Holiday Park, Ladram Bay, Otterton had been withdrawn from the agenda and would not be considered.

#### **166 Minutes of the previous meeting**

The minutes of the Planning Committee held on 7 October 2020 were confirmed as a true record.

#### **167 Declarations of interest**

Minute 170. 20/1246/VAR (Minor) OTTERY ST MARY.

Councillor Kathy McLauchlan, Personal, Had met with the residents of the Long Range Caravan Park some time ago.

Minute 172. 20/1617/FUL (Minor) BROADCLYST.

Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor.

Minute 174. 20/0375/FUL (Minor) - YARTY.

Councillor Geoff Pratt, Personal, East Devon AONB Partnership Member.

Minute 174. 20/0375/FUL (Minor) - YARTY.

Councillor Paul Hayward, Personal, Clerk to Chardstock Parish Council. Declared he had attended the meeting to give his own submission as Ward Member for Yarty.

Minute 175. 19/2283/COU (Minor) YARTY.

Councillor Geoff Pratt, Personal, East Devon AONB Partnership Member.

Minute 175. 19/2283/COU (Minor) YARTY.

Councillor Philip Skinner, Personal, Member of the same political group as the applicant.

#### **168 Planning appeal statistics**

The Committee noted the Development Manager's report setting out 7 decisions notified and reported that 5 appeals had been dismissed and 2 allowed.

Members' attention was drawn to the 2 appeals allowed. Planning application 20/0471/FUL – Holmleigh, Back Lane, Newton Poppleford was allowed. The Inspector determined the visual impact of the increase in height of the proposal would not harm the character and appearance of the existing dwelling, the street scene or the surrounding

area. The second appeal allowed for planning application 19/F0171 – Land Opposite Woodbury Business Park, Woodbury. The Inspector determined the change of use to a car parking area would not harm the visual impact to the countryside.

Members was pleased to note the Inspector had upheld the decision to refuse planning application 19/2348/FUL – 13 – 15 High Street, Honiton for the erection of 2 dwellings in a rear garden within a conservation area.

Members also noted for information planning application 18/2339/MOUT – Hill Pond Caravan Park, Clyst St Mary, EX5 1DP. The Development Manager advised the Inspectors decision to allow the appeal had been challenged by the Council and was quashed by order of the High Court. As a result the appeal had been brought back to the Inspector for determination and was dismissed.

169 **20/1395/FUL (Minor) SIDMOUTH TOWN**

**Applicant:**

Mr Tim Drake.

**Location:**

Flat 1 Fernbrook, Convent Road, Sidmouth, EX10 8RB.

**Proposal:**

Alterations to front conservatory extension including increase in height (retrospective application).

**RESOLVED:**

Approved as per Officer recommendation but subject to the following additional condition:

- In order to protect the amenity of residents, within 3 months of the date of this decision, details of the fitting of an obscure film (or similar method of obscuration) to the glazed roof of the conservatory hereby approved shall have been submitted to and agreed in writing by the Local Planning Authority. Within one month of the written agreement of the details by the Local Planning Authority, the agreed fittings shall be provided and thereafter retained in perpetuity.  
(Reason: In order to protect the amenity of the occupiers of the conservatory and adjoining upper floor flat in accordance with Policy D1 - Design and Local Distinctiveness of East Devon Local Plan 2013-2031 and the National Planning Policy Framework.)

170 **20/1246/VAR (Minor) OTTERY ST MARY**

**Applicant:**

Mr Darren Squires.

**Location:**

Land East Of The Long Range Hotel, Whimble, EX5 2QT.

**Proposal:**

Variation of condition 2 of planning permission 12/2444/VAR to remove holiday occupancy restriction and allow permanent residential use, restricting occupation to persons over the age of 50.

**RESOLVED:**

Refused as per Officer recommendation, but with an additional recommendation to officers that the Chair and Vice-Chair of the Planning Committee, plus the Ward Members, be consulted on any subsequent enforcement action to be taken to ensure that residents are given sufficient time to comply with the requirements of such action.

171 **20/1559/OUT (Minor) AXMINSTER**

**Applicant:**

Mrs Sandra Gigg.

**Location:**

Garages, Coombe Lane, Axminster.

**Proposal:**

Creation of 2 dwellings (outline consent sought with all matters reserved).

**RESOLVED:**

Approved as per Officer recommendation.

172 **20/1617/FUL (Minor) BROADCLYST**

**Applicant:**

Mr Gary Moore

**Location:**

Clytside, Blackhorse Lane, Blackhorse, Exeter, EX5 2AR.

**Proposal:**

Construction of bungalow, including detached garage and new vehicular entrance.

**RESOLVED:**

Approved as per Officer recommendation.

173 **20/1442/FUL (Minor) COLY VALLEY**

**Applicant:**

L Taylor.

**Location:**

Land At Colyford Common, Colyford Road, Seaton.

**Proposal:**

Construction of new tramway halt, pedestrian access bridge, ramp, timber walkways and associated works to provide pedestrian link to Seaton Wetlands.

**RESOLVED:**

Approved as per Officer recommendation.

174 **20/0375/FUL (Minor) - YARTY**

**Applicant:**

Mrs Gill Keam.

**Location:**

Fordings, Chardstock, Axminster, EX13 7BW.

**Proposal:**

Construction of pitch roof and dormer window to existing garage for the conversion and provision of ancillary living accommodation.

**RESOLVED:**

Approved as per Officer recommendation.

175 **19/2283/COU (Minor) YARTY**

**Applicant:**

Mr I Chubb

**Location:**

The Big Office, Chubbs Yard, Chardstock, Axminster, EX13 7BT.

**Proposal:**

Change of use from office to dwelling (retrospective).

**RESOLVED:**

Refused contrary to Officer recommendation for the following reasons:

1. The proposed development would result in the loss of employment land in a location where there little employment land provision and as such the loss will undermine business and employment opportunities in the area. In addition, the applications has not been accompanied by sufficient information to demonstrate that the premises have been marketed for at least 12 months and fails to adequately demonstrate a surplus of supply of employment provision in the locality. The proposed development therefore represents an unjustified and unacceptable loss of employment land contrary to the requirements of Strategy 32 - Resisting Loss of Employment, Retail and Community Sites and Buildings of the adopted East Devon Local Plan 2013 - 2031.
2. The application site is not located close to a range of services or facilities to meet every day needs of its occupiers and as a result the proposed residential use will substantively add to the need to travel by car. As such, the proposal is located in an unsustainable location contrary to Strategy 7 – Development in the Countryside and Policy D8 – Re-use of Rural Buildings Outside of Settlements of the East Devon Local Plan 2013-2031.)

**Attendance List**

**Councillors present for some or of the meeting:**

E Wragg (Chair)

S Chamberlain (Vice-Chair)

K Bloxham  
C Brown  
A Colman  
O Davey  
B De Saram  
D Key  
K McLauchlan  
G Pook  
G Pratt  
P Skinner  
T Woodward

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

P Arnott  
P Faithfull  
P Hayward  
S Jackson  
G Jung  
A Moulding

**Officers in attendance:**

Chris Rose, Development Manager  
Shirley Shaw, Planning Barrister  
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)  
Wendy Harris, Democratic Services Officer  
Sarah Jenkins, Democratic Services Officer

**Councillor apologies:**

S Gazzard  
M Howe  
J Whibley

Chairman .....

Date: .....