

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Online via the Zoom App on 7 April 2021

Attendance list at end of document

The meeting started at 10.02am and ended at 3.20pm. The meeting was adjourned at 1.25pm and reconvened at 1.45pm.

243 Apology from a Planning Committee Member

The Chair gave a brief introduction to this agenda item of an apology from a Planning Committee Member. The Chair advised a letter had been sent to the Exmouth Journal in August 2020 by Councillor Philip Skinner expressing his concerns about the withdrawal of the Greater Exeter Strategic Plan in which he had made some unwelcomed personal comments about the Chair. The Chair asked for an apology from Councillor Skinner for these defamatory comments.

Councillor Skinner openly and sincerely apologised for the comments he had made.

244 Minutes of the previous meeting

The minutes of the meetings held on 10 March and 17 March 2021 were agreed as true records.

245 Declarations of interest

Minute 250. 20/1799/FUL (Minor) - EXMOUTH TOWN.

Councillors Andrew Colman, Bruce De Saram, Joe Whibley, Olly Davey, Steve Gazzard and Tony Woodward, Personal, Exmouth Town Councillor.

Minute 250. 20/1799/FUL (Minor) - EXMOUTH TOWN.

Councillors Bruce De Saram, Personal, Lobbied on this application.

Minute 250. 20/1799/FUL (Minor) - EXMOUTH TOWN.

Councillor Eileen Wragg, Personal, In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Councillor Wragg, as Ward Member, stepped down from the Committee and the Vice Chair chaired the item.

Minute 250. 20/1799/FUL (Minor) - EXMOUTH TOWN.

Councillor Eileen Wragg, Personal, Lives seven doors away from the property with the planning application.

Minute 25r1. 20/2834/COU (Minor) - EXMOUTH TOWN.

Councillors Andrew Colman, Bruce De Saram, Joe Whibley, Steve Gazzard, Olly Davey, Tony Woodward, Personal, Exmouth Town Councillor.

Minute 251. 20/2834/COU (Minor) - EXMOUTH TOWN.

Councillors Bruce De Saram, Eileen Wragg, Kim Bloxham, Steve Gazzard, Tony Woodward; Joe Whibley, Personal, As district councillors the land for this application is owned by EDDC.

Minute 251. 20/2834/COU (Minor) - EXMOUTH TOWN.
Councillors David Key, Eileen Wragg, Kim Bloxham, Olly Davey, Philip Skinner, Tony Woodward, Personal, Lobbied on this application.

Minute 251. 20/2834/COU (Minor) - EXMOUTH TOWN.
Councillor Eileen Wragg, Personal, In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Councillor Wragg, as Ward Member, stepped down from the Committee and the Vice Chair chaired the item.

Minute 251. 20/2834/COU (Minor) - EXMOUTH TOWN.
Councillor Joe Whibley, Personal, Lobbied on this application and had two telephone conversations with a resident

Minute 251. 20/2834/COU (Minor) – EXMOUTH TOWN.
Councillor Joe Whibley, Chair of Licensing Committee which this application could come before Committee at a future date.

Minute 251. 20/2834/COU (Minor) - EXMOUTH TOWN.
Councillors Kim Bloxham & Tony Woodward, Personal, Members of the Licensing Committee which this application could come before Committee at a future date.

Minute 254. 20/2825/COU (Minor) - YARTY.
Councillor Kim Bloxham, Personal, Member of the East Devon Traveller Forum.

246 **Planning appeal statistics**

The Committee received and noted the Development Manger's report setting out nine appeal decisions notices, of which seven had been dismissed and two allowed.

The Development Manager drew Members' attention to the two appeals allowed and advised the appeal of application 20/0848/FUL which related to an educational facility in Poltimore had been allowed as the Inspector felt the applicant had justified the location for the school. The appeal of application 20/0411/LBC for the removal of an existing rear porch and construction of an extension to the rear elevation was also allowed as the Inspector determined the importance of maintaining the building would outweigh the harm to the listed building.

The Committee noted an end of year report would be going to Strategic Planning Committee shortly to outline the Local Planning Authority's performance with regard to appeals for last year.

247 **20/2875/OUT (Minor) - AXMINSTER**

Applicant:
Ms D Day.

Location:
Land East of Fairacre, Lyme Road, Axminster, EX13 5BH.

Proposal:
Outline application for the demolition of a garage and erection of a dwelling, all matters reserved except access.

RESOLVED:

Approved as per officer recommendation but with a change to Condition 8 to read as follows to ensure space is provided on site for construction vehicles and deliveries:
Condition 8. As part of any reserved matters application relating to layout, details of the following shall be provided:

- An area for on-site parking and loading and unloading area during the whole construction period to prevent the use of/blocking of the shared access lane during construction; and,
- An area for on-site parking and associated turning provision for a minimum of 2 no. cars post construction to serve the dwelling.

Thereafter at all times the parking and turning areas shall be kept free of obstruction and available for use for these purposes.

(Reason - To ensure adequate and safe provision is made for the occupiers and in the interests of highway safety in accordance with Policies TC7 - Adequacy of Road Network and Access and TC9 - Parking Provision in New Development of the Adopted East Devon Local Plan 2013-2031.)

248 **21/0030/FUL (Minor) - DUNKESWELL & OTTERHEAD**

Applicant:

Mr & Mrs S Cannon.

Location:

Hunthayes Barn, Hunthayes Farm, Awliscombe, EX14 3QB.

Proposal:

Conversion of existing brick barn and stone barns to form one dwelling.

RESOLVED:

Approved contrary to officer recommendation.

Members considered the proposal to be in a sustainable location and of an acceptable design. Conditions delegated to the Development Manager in consultation with the Ward Members and Chair of Planning Committee.

249 **21/0372/FUL (Minor) - DUNKESWELL & OTTERHEAD**

Applicant:

Jo & Mathew Davis.

Location:

Barn at Otter View Farm (NE of Shaugh Cottage), Luppitt, Honiton, EX14 4TP.

Proposal:

Proposed conversion of agricultural building to form residential dwelling and associated works.

RESOLVED:

Approved contrary to officer recommendation.

Members considered the proposal to be in a sustainable location with the building no longer required for agricultural use. Conditions delegated to the Development Manager in consultation with the Ward Members and Chair of Planning Committee.

250 **20/1799/FUL (Minor) - EXMOUTH TOWN**

Applicant:

Mrs K Rowsell

Location:

105 Victoria Road, Exmouth, EX8 1DR.

Proposal:

Proposed new one bed annexe with under-croft for two vehicle parking.

RESOLVED:

Refused contrary to officer recommendation.

Members considered that:

1. By reason of its design, scale, height and bulk the proposed building would create a visually intrusive and discordant feature within the streetscene which would be out of character and detrimental to the character and appearance of the area. The proposal would be contrary to the provisions of Strategy 6 (Development within Built-Up Area Boundaries) and policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013-2031 and EB2 of the Exmouth Neighbourhood Plan.
2. The proposed development by reason of its height, bulk, massing and proximity to the site boundaries would result in an unacceptable relationship with the surrounding properties with an unduly harmful overbearing and over dominant impact which would be to the detriment of the residential amenities of the occupiers of surrounding properties. The proposal is considered to be contrary to the provisions of policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013-2031).

251 **20/2834/COU (Minor) - EXMOUTH TOWN**

Applicant:

Nick Christo (EDDC Streetscene)

Location:

Land adjacent to Manor Hotel, The Beacon, Exmouth.

Proposal:

Change of use of area of land adjacent Manor Hotel for the siting of tables and chairs until 30 September 2021.

RESOLVED:

Refused contrary to officer recommendation.

Members considered that:

1. By reason of the close relationship of the site with residential properties, the proposed use would result in a detrimental loss of amenity to the residents with the benefits from the proposal failing to outweigh the harm contrary to policies D1 and EN14 of the Local Plan.
2. That the proposal would result in a harmful visual impact on the Conservation Area

contrary to Strategy 49 and Policies D1 and EN10 of the Local Plan and policies EB1 and EB2 of the Exmouth Neighbourhood Plan.

252 **20/1647/MFUL & 20/1648/LBC (Major) - OTTERY ST MARY**

Applicant:

Mr Chris Riley (PCR Homes Ltd.)

Location:

Salston Manor Hotel, Ottery St Mary, EX11 1RQ.

Proposal:

Construction of 13 dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form two dwellings and enlargement of two previously approved apartments.

RESOLVED:

(20/1647/MFUL)

Approved as per officer recommendation.

(20/1648/LBC)

Approved as per officer recommendation.

253 **20/1316/FUL (Minor) - OTTERY ST MARY**

Applicant:

Mr N M Eyres.

Location:

The former Colbert Hall, Mill Street, Ottery St Mary, EX11 1AD.

Proposal:

Conversion of rear section of vacant part retail premises into three town houses (class use C3a).

RESOLVED:

Approved as per officer recommendation.

254 **20/2825/COU (Minor) - YARTY**

Applicant:

Ms Charmaine Lee.

Location:

Hawkwell Park, Wareham Road, Hawkchurch.

Proposal:

Retrospective application for retention of use of land as a residential caravan site without restricting the occupation to gypsies and travellers only.

RESOLVED:

Refused as per officer recommendation.

Attendance List

Councillors present:

E Wragg (Chair)
S Chamberlain (Vice-Chair)
K Bloxham
C Brown
A Colman
O Davey
B De Saram
S Gazzard
D Key
G Pratt
P Skinner
J Whibley
T Woodward

Councillors also present (for some or all the meeting)

P Arnott
D Bickley
S Bond
P Faithfull
P Hayward
S Jackson
V Johns
A Moulding

Officers in attendance:

Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Wendy Harris, Democratic Services Officer
Sarah Jenkins, Democratic Services Officer
Nicholas Christo, Area Manager West

Councillor apologies:

J Bailey
M Howe
G Pook

Chairman

Date: