

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Online via the Zoom App. All Councillors and registered speakers will have been sent an appointment with the meeting link. on 17 March 2021**

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

The meeting started at 10.02 am and ended at 3.20 pm. (The meeting was adjourned at 1.30 pm and reconvened at 2pm)

#### **233 Declarations of interest**

Minute 236. 20/1582/FUL (Minor) BUDLEIGH & RALEIGH.

Councillor David Key, Personal, Known to the applicant over several years through the Young Farmers Club.

Minute 236. 20/1582/FUL (Minor) BUDLEIGH & RALEIGH.

Councillor Philip Skinner, Personal, Received a telephone call from the applicant in respect of this planning application.

Minute 237. 20/1895/FUL (Minor) AXMINSTER.

Councillors Olly Davey, Bruce De Saram, Sarah Chamberlain, David Key, Mike Howe, Philip Skinner and Tony Woodward, Personal, Lobbied on this planning application.

Minute 237. 20/1895/FUL (Minor) AXMINSTER.

Councillor Eileen Wragg, Personal, Received two emails from an objector in respect of this planning application.

Minute 239. 20/1801/FUL (Minor) TALE VALE.

Councillors Jess Bailey, Colin Brown, Sarah Chamberlain, Olly Davey, Bruce De Saram, Steve Gazzard, David Key, Eileen Wragg, Geoff Pratt, Mike Howe, Tony Woodward, Personal, Lobbied on this planning application.

Minute 239. 20/1801/FUL (Minor) TALE VALE.

Councillor Philip Skinner, Personal, Known to the applicant and the applicant's family for over 20 years as Ward Member and was not predetermined or biased as a Planning Committee Member.

Minute 240. 20/1636/FUL (Minor) FENITON.

Councillor Jess Bailey, Bruce De Saram, Colin Brown, Olly Davey, Steve Gazzard, Mike Howe, David Key, Eileen Wragg, Geoff Pratt, Tony Woodward, Personal, Received an email with photographs from Councillor Bond, Ward Member, in respect of this planning application.

Minute 241. 20/1808/FUL (Minor) FENITON.

Councillor Steve Gazzard, Personal, Lobbied on this planning application.

#### Non-Committee Member

Minute 238. 20/2133/FUL (Minor) YARTY.

Councillor Paul Hayward, Personal, Clerk to Chardstock Parish Council who have opposed this planning application and have been present at parish council meetings as Clerk and Ward Member simultaneously where another objector had voiced their objections; Known to the applicant's partner as he is employed as parish maintenance

for Chardstock Parish Council and have communicated with him on multiple occasions on parish maintenance matters; Also had attended the site as Ward Member without predetermination.

234 **Matters of urgency**

There was one late report that the Chair agreed would be discussed in Minute 242.

235 **20/2514/FUL (Minor) BUDLEIGH & RALEIGH**

**Applicant:**

Mr & Mrs Robert & Meg Harris

**Location:**

The Coach House, 9A Fore Street, Budleigh Salterton, EX9 6NG.

**Proposal**

Change of use from ancillary accommodation to the main dwelling to an independent residential use (Use Class C3) for holiday letting purposes.

**RESOLVED:**

Approved contrary to officer recommendation.

Members considered that the economic and tourism benefits outweighed the harm from flood risk and failure of the sequential test. Conditions delegated to officers in consultation with Ward Member and Chair.

236 **20/1582/FUL (Minor) BUDLEIGH & RALEIGH**

**Applicant:**

Wyatt

**Location:**

Barns At Higher Hawkerland Farm, Sidmouth Road, Aylesbeare, EX5 2JW.

**Proposal:**

Change of use and subdivision of Barns 1 and 2 and part of Barn 3 from agricultural use to form 10 storage and distribution units (Use Class B8), including external alterations to provide roller shutter door and a by-pass door to each unit, provision of infill cladding to the existing hit and miss boarding to the external walls and provision of a gravel finish to the existing earth hardstanding to form Yard 1 and Yard 2 to be used for additional external storage associated with the units (retrospective).

**RESOLVED:**

Refused as per officer recommendation.

237 **20/1895/FUL (Minor) AXMINSTER**

**Applicant:**

Mr Peter Crosby.

**Location:**

Green Acres, Lyme Road, Axminster, EX13 5BH.

**Proposal:**

Construction of garage and barn (partially retrospective).

**RESOLVED:**

Refused contrary to officer recommendation.

Members considered that by reason of the size, scale and design of the building, and perceived lack of need, the proposed structure was harmful to the local residential character and visual amenity of the area contrary to Policy D1 and Strategy 46. In addition, Members considered that the proposal would add to vehicular use of the access and present an increased harm to highway safety contrary to Policy TC7. Wording of the reasons for refusal delegated to officers in consultation with the Chair of Planning Committee and the Ward Members.

238 **20/2133/FUL (Minor) YARTY**

**Applicant:**

Mrs Carinna Parsons

**Location:**

Myrtle Farm, Chardstock, EX13 7DD.

**Proposal:**

Replacement farm buildings.

**RESOLVED:**

Deferred to seek further evidence and information from the applicant regarding the agricultural need for the buildings. Such information and evidence to include submission of a Business Plan and justification for the size and scale of buildings proposed.

239 **20/1801/FUL (Minor) TALE VALE**

**Applicant:**

Mrs A Golding

**Location:**

Edenvale Turf, Courtlands, Dulford, Cullompton, EX15 2EQ.

**Proposal:**

Proposed replacement dwelling.

**RESOLVED:**

Refused as per officer recommendation.

240 **20/1636/FUL (Minor) FENITON**

**Applicant:**

Mr Donovan Galling.

**Location:**

The Workshops, Deer Park Farm, Buckerell, Honiton, EX14 3EP.

**Proposal:**

Replacement of former showroom and workshop building with B1/B2/B8 units, extension and change of use to B1 and B8 of the existing stores building, addition of an entrance canopy and use of the yard for outside storage and parking.

**RESOLVED:**

Approved as per officer recommendation but subject to:

1. An addition condition restricting any outside storage to no higher than 4m;
2. Condition 4 re-worded to clarify no B2 use of the existing building;
3. Additional condition requiring the submission of a dark roof colour for the new building.

241 **20/1808/FUL (Minor) FENITON**

**Applicant:**

Mr & Mrs Goodall.

**Location:**

Owl Cottage, Treaslake Farm, Buckerell, EX14 3EP.

**Proposal:**

New driveway, construction of single and two storey extensions to dwelling and enlargement of parking area and garden.

**RESOLVED:**

Approved as per officer recommendation.

242 **Proposed letter to MP's in relation to permitted development in rural areas**

The Chair introduced the late report that Members confirmed they had received and welcomed comments from Committee Members that included:

- Members welcomed the letter as it had set out the position and concurred that an additional example be included in the letter to address the fall-back position.
- It was highlighted that the various changes of use of buildings had brought both desirable and undesirable planning applications.
- The biggest issue for local authorities is that people are not building out for whatever reason.
- Need to focus on achieving our carbon neutral target for the district by giving examples.
- Reference was made to PDQ Rights and Members were reminded that it was the Law Courts that had determined that a fall-back position should be given weight when making decisions and not the Government.

**RESOLVED:**

That the letter with the proposed amendments be agreed and the final version to be delegated to the Chair and to Officers.

**Attendance List**

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

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

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

P Arnott  
D Bickley  
S Bond  
A Dent  
I Hall  
P Hayward  
S Jackson  
G Jung  
D Ledger  
A Moulding  
T Wright

**Officers in attendance: (for some or all the meeting)**

Chris Rose, Development Manager  
Shirley Shaw, Planning Barrister  
Wendy Harris, Democratic Services Officer  
Alethea Thompson, Democratic Services Officer  
Nicola Cooper, Solicitor  
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)

**Councillor apologies:**

K Bloxham  
G Pook  
J Whibley

Chairman .....

Date: .....