

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Online via the Zoom App on 5 May 2021**

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

The meeting started at 10.01 am and ended at 1.20 pm. The meeting was adjourned at 12.45pm and reconvened at 1pm.

#### **255 Minutes of the previous meeting**

The minutes of the meeting held on 7 April 2021 was agreed as a true record.

#### **256 Declarations of interest**

Minute 258. 21/0302/FUL (Minor) - BEER & BRANSCOMBE.

Councillor Geoff Pook, Personal, Beer Parish Councillor and had telephone conversations with the agent.

Minute 262. 20/2393/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 262. 20/2393/FUL (Minor) - EXMOUTH TOWN.

Councillor Andrew Colman, Personal, Exmouth Town Councillor and a Member of Exmouth Town Council's Planning Committee.

Minute 262. 20/2393/FUL (Minor) - EXMOUTH TOWN.

Councillors Bruce De Saram, Steve Gazzard, Tony Woodward, Personal, Exmouth Town Councillor.

Minute 262. 20/2393/FUL (Minor) - EXMOUTH TOWN.

Councillor Eileen Wragg, Personal, Spoke with the applicant and referred him to the other Ward Members and was an occasional customer at the two establishments that are owned by the applicant.

Minute 262. 20/2393/FUL (Minor) - EXMOUTH TOWN.

Councillor Joe Whibley, Personal, Exmouth Town Councillor and a Member of Exmouth Town Council's Planning Committee. Also received electronic communication from the applicant asking questions about the process and met the applicant briefing to discuss similar matters.

Minute 262. 20/2393/FUL (Minor) - EXMOUTH TOWN.

Councillor Olly Davey, Personal, Exmouth Town Councillor and received email correspondence from the applicant.

Minute 262. 20/2393/FUL (Minor) - EXMOUTH TOWN.

Councillor Philip Skinner, Personal, Declared that he knew the maisonette as he was known to the previous owner of the shop when it used to be Parkers Fruit and Veg.

Minute 264. 21/0241/FUL (Minor) - BROADCLYST.

Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor.

257 **Planning appeal statistics**

The Committee noted the appeals statistics report.

The Development Manager drew Members' attention to the two appeal decisions. The first appeal related to a Certificate of Lawfulness for planning application 20/0078/CPE – Stream Wood, Land NW of Yawl Cross, Uplyme. The Inspector dismissed the appeal due to the lack of evidence provided concluding that the Authority's refusal to grant a Lawful Development Certificate was well-founded.

The second appeal related to the serving of an Enforcement Notice to Thorn Park Family Golf Centre, Salcombe Regis. The Inspector nullified the Notice determining it was defective and that it could not be corrected without causing injustice to the appellant. Members' noted that the outcome of this decision would result in a further Enforcement Notice being served on the property addressing the issues that the Inspector had raised.

258 **21/0302/FUL (Minor) - BEER & BRANSCOMBE**

**Applicant:**

Mr & Mrs Reid.

**Location:**

Bumbles Locker, Fore Street, Beer, Seaton, EX12 3JB.

**Proposal:**

Proposed change of use of shops (A1) to living accommodation (C3) associated with a multi bedroomed self-catering holiday let, alternations to the shop fronts, the conversion of existing attic space with the addition of two dormer windows and rear two storey extensions to form a new stairwell.

**RESOLVED:**

Refused contrary to officer recommendation.

Members considered that the proposed development, by reason of the inadequate timing of the marketing during the pandemic and nature of the marketing covering both units for sale only would result in an unjustified loss of retail units with subsequent harmful impact on the vitality, viability and character of the town centre contrary to Strategy 32 and Policy E14 of the East Devon Local Plan, Policy VP02 of the Adopted East Devon Villages Plan and policies B1 and H4 of the Beer Neighbourhood Plan.

259 **20/1680/FUL & 20/1677/FUL (Minor) - EXE VALLEY**

**Applicant:**

Mr R H Parr.

**Location:**

Bridge Farm, Stoke Hill, Stoke Canon, EX5 4EE.

**Proposal:**

Construction of general purpose secure farm building (west) and associated ground works.

**RESOLVED:**

20/1680/FUL – Approved as per officer recommendation.

20/1677/FUL – Approved as per officer recommendation.

260 **21/0344/OUT (Minor) - WOODBURY & LYMPSTONE**

**Applicant:**

Mr & Mrs B Wood.

**Location:**

Merrivale, Exton, Exeter, EX3 0PP.

**Proposal:**

Outline application with all matters reserved for the construction of a detached dwelling.

**RESOLVED:**

Refused as per officer recommendation.

261 **20/2133/FUL (Minor) - YARTY**

**Applicant:**

Mrs Carinna Parsons.

**Location:**

Myrtle Farm, Chardstock, Axminster, EX13 7DD.

**Proposal:**

Replacement farm buildings.

**RESOLVED:**

Approved as per officer recommendation.

262 **20/2393/FUL (Minor) - EXMOUTH TOWN**

**Applicant:**

Mr Pidgeon.

**Location:**

27 Parade, Exmouth, EX8 1RH.

**Proposal:**

Subdivision of existing maisonette into two self-contained flats and erection of single storey rear extension.

**RESOLVED:**

Approved contrary to officer recommendation.

Members considered that the benefits from the small units in Exmouth (for which there is an identified need) outweighed the location of the site within flood zone 3. Conditions delegated to the Development Manager in consultation with the Ward Members and Chair of Planning Committee. Conditions to include details of submission of flood impact

mitigation measures such as raised floor levels, sockets and appropriate use of materials in the construction of the extension.

263 **20/1999/VAR (Minor) - WEST HILL & AYLESBEARE**

**Applicant:**

Mr Peter Carhart.

**Location:**

North Cottage, Aylesbeare, Exeter, EX5 2DB.

**Proposal:**

Variation of Condition 2 of application number 19/2803/FUL (Demolition of existing cottage and construction of a new bungalow style dwelling and associated car port, garage workshop/storage out building) to allow amended workshop/storage building design and position.

**RESOLVED:**

Approved as per officer recommendation.

264 **21/0241/FUL (Minor) - BROADCLYST**

**Applicant:**

Mr Gary Moore.

**Location:**

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

**Proposal:**

Construction of two detached bungalows with associated parking and vehicular entrance.

**RESOLVED:**

Approved 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  
M Howe  
D Key  
G Pook  
G Pratt  
P Skinner  
J Whibley  
T Woodward

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

P Arnott  
P Hayward  
B Ingham  
G Jung  
F King  
E Rylance

**Officers in attendance:**

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

**Councillor apologies:**

J Bailey

Chairman .....

Date: .....