

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Blackdown House and online via the Zoom app on 9 June 2021

Attendance list at end of document

The meeting started at 10.00 am and ended at 3.00 pm. The meeting adjourned briefly at 11.57am and recommenced at 12.03pm and again at 1.40pm and recommenced at 2.10pm.

1 Minutes of the previous meeting

The minutes of the Planning meeting held on 5 May 2021 was agreed as a true record.

2 Declarations of interest

Minute 5. 19/1794/VAR (Major) - OTTERY ST MARY.
Councillor Geoff Pratt, Personal, Member of the East Devon AONB Partnership.

Minute 7. 20/1517/FUL (Minor) - EXE VALLEY.
Councillors Bruce De Saram, David Key, Geoff Pratt, Olly Davey, Steve Gazzard, Tom Wright Personal, Lobbied on this application by receiving emails.

Minute 7. 20/1517/FUL (Minor) - EXE VALLEY.
Councillors Eileen Wragg and Sarah Chamberlain, Personal, Lobbied on this application by receiving emails and a couple of telephone calls.

Minute 7. 20/1517/FUL (Minor) - EXE VALLEY.
Councillor Joe Whibley, Personal, Lobbied on this application by receiving emails and also had been lobbied by a child at the school where he works.

Minute 7. 20/1517/FUL (Minor) - EXE VALLEY.
Councillor Mike Howe, Personal, Known to the applicant and had been lobbied on this application by receiving emails.

Minute 7. 20/1517/FUL (Minor) - EXE VALLEY.
Councillor Philip Skinner, Personal, Known to the applicant and had been lobbied on this application by receiving several emails from different sources.

Minute 8. 20/2896/FUL (Minor) - WHIMPLE AND ROCKBEARE.
Councillor Mike Howe, Personal, Had stepped in as Ward Member when the Ward Member had resigned and during the short period representing the ward had spoken to the applicant on this application.

Minute 8. 20/2896/FUL (Minor) - WHIMPLE AND ROCKBEARE.
Councillor Richard Lawrence, Personal, Had spoken to the applicant on a couple of occasions to give advice on the zoom meeting.

Minute 9. 20/2701/FUL (Minor) - EXMOUTH LITTLEHAM.
Councillor Bruce De Saram, Personal, Exmouth Town Councillor.

Minute 9. 20/2701/FUL (Minor) - EXMOUTH LITTLEHAM.
Councillors Bruce De Saram, Joe Whibley and Steve Gazzard, Personal, Exmouth Town Councillor.

Minute 9. 20/2701/FUL (Minor) - EXMOUTH LITTLEHAM.

Councillor Olly Davey, Personal, Exmouth Town Councillor but had left the meeting before this item was discussed.

3 **Planning appeal statistics**

The Committee noted the Development Manager's report setting out the 3 appeals allowed and 1 appeal dismissed.

The Development Manager drew Members' attention to the appeal dismissed for planning application 20/1149/FUL – Land opposite Exton Lane, Exmouth Road, Exton, advising the Inspector had determined the site was unsustainable.

The Development Manager also drew Members' attention to the 3 appeals allowed. The first appeal related to application 20/1983/FUL – 1 Orchard Close, Lymptone. The Inspector determined the proposed development would not harm the character and appearance of the surrounding area. The second appeal related to application 19/2283/COU – The Big Office, Chubbs Yard, Chardstock for a loss of an office to a dwelling. The Inspector allowed the appeal determining it was a suitable location for a residential dwelling and would not harm the loss of business to the local area. The third appeal related to an Enforcement Notice served on Otter Valley Golf Course, Rawridge in respect of a material change of use. Although the Inspector supported the non-compliance of Local Plan Policies he considered there were economic and social benefits that outweighed this and allowed the appeal.

The Development Manager also drew Members' attention to an appeal for application 20/1212/FUL that was invalid due to being out of time and a further Enforcement Notice served on application 19F0187 for the unauthorised replacement of windows and a door in a listed building. Members' noted during the course of the appeal the Inspector had written to the Inspectorate and recommended that the building be delisted resulting in no further action on the appeal.

4 **20/2542/FUL (Minor) - OTTERY ST MARY**

Applicant:

Aggregate Industries UK Limited.

Location:

Straitgaze Farm, Exeter Road, Ottery St Mary, EX11 1LG.

Proposal:

New access to the B3174 Exeter Road to provide a livestock crossing incorporating holding pens.

RESOLVED:

Approved as per officer recommendation but subject to a change to the wording of Condition 6 to ensure that the applicant keeps a record of the number of cattle crossings and that such information be made available to the Local Planning Authority on request.

5 **19/1794/VAR (Major) - OTTERY ST MARY**

Applicant:

Mr M German.

Location:

Land at Barton Orchard, Tipton St John.

Proposal:

Variation of Condition 2 (plans condition) to regularise changes made to the built development and variation of Condition 6 (landscaping scheme) of permission 15/2753/VAR (development of 15 houses).

RESOLVED:

Refused contrary to officer recommendation.

Members considered that the proposed development, by reason of the removal of the living walls result in an unsympathetic development that no longer conserves or enhanced the AONB, with a resultant harmful visual impact on the landscape contrary to Strategies 7 and 46 of the Local Plan.

6 **20/2599/FUL (Minor) - OTTERY ST MARY**

Applicant:

Mr N Watton.

Location:

Land West of Lower Court Cottages, Fluxton, Ottery St Mary, EX11 1RL.

Proposal:

Demolition of existing studio/workshop and construction of replacement studio/workshop including roof mounted solar panels.

RESOLVED:

Approved as per officer recommendation.

7 **20/1517/FUL (Minor) - EXE VALLEY**

Applicant:

Mr T Stuart (Stuart Partners Limited)

Location:

Land South of Rixenford Lane, Upton Pyne.

Proposal:

Construction of digestate storage lagoon with associated hardstanding and 2.4 metre high security fencing.

RESOLVED:

Approved as per officer recommendation but subject to the following:

- Change to the wording of Condition 3 to clarify that the reference to maximum weight relates to the weight of the load and not the weight including the vehicle and trailer;
- Change to the wording of Condition 8 to clarify that material stored as part of the approved development shall only be spread on the farm to which the lagoon

relates;

- New Condition 10 to restrict deliveries times of materials. No deliveries on Sundays and Bank Holidays.

The above changes to be agreed with the applicant, Chair of Planning Committee, Ward Member and Development Manager.

8 **20/2896/FUL (Minor) - WHIMPLE AND ROCKBEARE**

Applicant:

Mr Simon Hart (Hartwood Treeworks Ltd.)

Location:

Land North of East Strete Farm, Strete Raleigh, Whimple.

Proposal:

Erection of a storage and workshop building, and an office building to facilitate the change of use of land to commercial.

RESOLVED:

Approved contrary to officer recommendation.

Members considered that the proposal is located on previously developed land and that given this, given that the proposed business is related to agricultural and forestry work and therefore closely related to the rural area, and given that the benefits from the development outweighed the location of the site in the countryside with reliance on vehicle movements, the proposal was acceptable and supported by Policy E5 of the Local Plan.

Conditions delegated to the Development Manager in consultation with the Chair of Planning Committee and the Ward Member.

9 **20/2701/FUL (Minor) - EXMOUTH LITTLEHAM**

Applicant:

Mr Martin Jackson.

Location:

18 Hartley Road, Exmouth, EX8 2BQ.

Proposal:

Construction of dwelling.

RESOLVED:

Refused contrary to officer recommendation.

Members considered that by virtue of the scale and mass of the building, the cramped nature of the development, and loss of existing amenity area, the proposal represents over-development of the site with a resultant harmful impact upon the amenity of surrounding residents contrary to Strategy 7 and Policy D1 of the Local Plan and Policy EB2 of the Exmouth Neighbourhood Plan.

Attendance List

Councillors present (for some or all the meeting)

E Wragg (Chair)
S Chamberlain (Vice-Chair)
O Davey
B De Saram
S Gazzard
M Howe
D Key
R Lawrence
G Pratt
P Skinner
J Whibley
T Wright

Councillors also present (for some or all the meeting)

J Bailey
P Faithfull
F King

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:

K Bloxham
G Pook
T Woodward

Chairman

Date: