

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of the Consultative Planning Committee held online via zoom on 1 September 2021**

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

The meeting started at 10.05 am and ended at 12.55 pm

#### **38 Minutes of the previous meeting**

Members were happy to accept the minutes of the consultative meeting Planning Committee held on 4 August 2021.

#### **39 Declarations of interest**

Minute 41. 21/0781/MFUL (Major) SIDMOUTH SIDFORD.

Councillor Eileen Wragg, Personal, Received an email from a Sidmouth Ward Member regarding the application.

Minute 42. 21/1584/FUL (Minor) DUNKESWELL & OTTERHEAD.

Councillors Colin Brown and David Key, Personal, Ward Member for Dunkeswell & Otterhead.

Minute 43. 20/2819/COU (Minor) DUNKESWELL & OTTERHEAD.

Councillors Colin Brown and David Key, Personal, Ward Member for Dunkeswell & Otterhead.

Minute 45. 21/1313/OUT (Minor) OTTERY ST MARY.

Councillor Geoff Pratt, Personal, Was a member of the Ottery St Mary and West Hill Neighbouring Plan Working Group and Ward Member for Ottery St Mary.

Minute 46. 21/0482/FUL (Minor) WOODBURY & LYMPSTONE.

Councillor Philip Skinner, Personal, Known to the applicant and requested to be removed to the virtual lobby during the discussion and voting for the application. Councillor Skinner was removed to the virtual lobby during the application and did not take part in discussions and did not vote.

Minute 46. 21/0482/FUL (Minor) WOODBURY & LYMPSTONE.

Councillor Sarah Chamberlain, Personal, Known to the public speaker speaking in support of the application and abstained from the vote.

#### Non-Committee Members

Minute 41. 21/0781/MFUL (Major) SIDMOUTH SIDFORD.

Councillor Denise Bickley, Personal, Adjoining Ward Member; Parent of former pupils and works in the school office in Woolbrook Road, Sidmouth.

Minute 45. 21/1313/OUT (Minor) OTTERY ST MARY.

Councillor Peter Faithfull, Personal, Owns a property that abuts the property on the north side of the application site.

#### **40 Planning appeal statistics**

The Committee noted the Service Lead's planning appeals statistics report that set out the appeals lodged and the 5 decisions notified.

Members' attention was drawn to two of the appeals allowed and the Service Lead referred to the first application 20/2043/VAR – April Rise, Crewkerne Road, Axminster, for a change of use to allow a holiday accommodation to be used as an unrestricted dwelling. The Inspector determined that although the property as a permanent residence would generate different travel patterns it would not lead to a less sustainable pattern of vehicular movements. The Service Lead raised concerns about the Inspector's approach to the decision and asked Members to be mindful when considering these types of applications in terms of their sustainability.

The second application 20/0191/FUL – Home Farm, Clyst Honiton referred to a construction of a warehouse building and Members were advised that the Inspector had allowed the appeal as greater weight had been given to the historic use of the premises.

The Service Lead also drew Members attention to the appeal dismissed for application 20/2410/MFUL – Honiton Cattle Market, Silver Street, Honiton, which took place as a public inquiry and was pleased to advise the site would be retained for employment purposes.

Finally the Service Lead drew Members' attention to application 20/2882/FUL – The Laurels, Longmeadow Road, Lypstone. The Inspector determined the proposed development would not have an adverse impact on the character and appearance of the area and therefore allowed the appeal.

Members' were reminded about the Inspectorates relaxed approach to house extensions and asked Members to consider this when determining these types of applications.

41 **21/0781/MFUL (Major) SIDMOUTH SIDFORD**

**Applicant:**

Chief Operating Officer, Carol Chapman.

**Location:**

Sidmouth C of E Primary School, Manstone Avenue, Sidmouth, EX10 9TJ.

**Proposal:**

Demolition of existing buildings to west of play area and construction of a new hall, staffroom, ancillary accommodation and learning resource area; Refurbish part of the existing building creating an additional classroom; Construction of a new two storey accommodation block to the south of play area; Construct a new library to the east of the play area; New multi-use games area (MUGA) with a 3G surface.

**RECOMMENDATION:**

Of approval as per officer recommendation.

42 **21/1584/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Jutindharo (for HBMT).

**Location:**

Odle Cottage, Upottery, Honiton, EX14 9QE.

**Proposal:**

Change of use of agricultural land to ancillary accommodation in connection with the Hartridge Buddhist Monastery comprising the provision of three meditation huts.

**RECOMMENDATION:**

Of approval as per officer recommendation.

43 **20/2819/COU (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr & Mrs Tomkinson.

**Location:**

Beacon Farm, Beacon, Yarcombe, Honiton, EX14 9LU.

**Proposal:**

Change of use of outbuilding from ancillary accommodation to the main house to an independent residential unit for use as a holiday let.

**RECOMMENDATION:**

Of approval contrary to officer recommendation.

Members considered that the economic benefits of the development outweigh the conflict with policy. Conditions delegated to the Service Lead in consultation with the Chair of Planning Committee and the Ward Members.

44 **21/1279/FUL (Minor) HONITON ST MICHAELS**

**Applicant:**

Mr & Mrs Allen.

**Location:**

Land to front of 20 Highfield, Honiton, EX14 1JD.

**Proposal:**

Erection of a dwelling with landscaping and parking.

**RECOMMENDATION:**

Of approval contrary to officer recommendation.

Members considered that the proposal would not significantly harm the character of the area and the limited harm was outweighed by the benefits of the new dwelling. Conditions delegated to the Service Lead in consultation with the Chair of Planning Committee and the Ward Members.

45 **21/1313/OUT (Minor) OTTERY ST MARY**

**Applicant:**

Mrs J Jones.

**Location:**

3 Orchard Close, Ottery St Mary, EX11 1HT.

**Proposal:**

Erection of a chalet bungalow (all matters reserved).

**RECOMMENDATION:**

Of approval as per officer recommendation.

46 **21/0482/FUL (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

Mr M Carter.

**Location:**

Greendale Farm Shop, Sidmouth Road, Farringdon, Exeter, EX5 2JU.

**Proposal:**

Construction of building for use as registered nursery and associated ancillary works.

**RECOMMENDATION:**

Of approval as per officer recommendation.

47 **21/1316/LBC (Minor) COLY VALLEY**

**Applicant:**

Mr & Mrs Oliver & Helen Rowe.

**Location:**

Greenways, Hillhead, Colyton, EX24 6NJ.

**Proposal:**

Replacement single storey kitchen extension on rear (west) elevation and two replacement windows at first floor on rear (west) elevation.

**RECOMMENDATION:**

Of approval as per officer recommendation.

**Attendance List**

**Councillors present:**

E Wragg (Chair)

S Chamberlain (Vice-Chair)

K Bloxham

C Brown

B De Saram

S Gazzard

D Key

R Lawrence

G Pook

G Pratt

P Skinner

T Woodward

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

D Bickley  
P Faithfull  
B Ingham  
M Rixson

**Officers in attendance:**

Ed Freeman, Service Lead Planning Strategy and Development Management  
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)  
Wendy Harris, Democratic Services Officer  
Amanda Coombes, Democratic Services Officer

**Councillor apologies:**

O Davey  
M Howe  
J Whibley  
C Wright

Chairman .....

Date: .....