

**EAST DEVON DISTRICT COUNCIL**

**Minutes of the consultative meeting of Planning Committee held online via zoom on 24 November 2021**

**Attendance list at end of document**

The meeting started at 10.00 am and ended at 12.30 pm

In the absence of the Vice Chair, Councillor Sarah Chamberlain the Committee agreed to Councillor Olly Davey being Vice Chair.

**66 Minutes of the previous meeting**

Members were happy to accept the minutes of the consultative Planning Committee held on 27 October 2021.

**67 Declarations of interest**

Minute 71. 20/2427/FUL (Minor) BEER & BRANSCOMBE.  
Councillor Geoff Pook, Personal, Known to the architects and work with them on other community and personal schemes.

Minute 73. 21/1560/FUL (Minor) WOODBURY & LYMPSTONE.  
Councillor Philip Skinner, Personal, Known to the applicants.

Minute 73. 21/1560/FUL (Minor) WOODBURY & LYMPSTONE.  
Councillor Richard Lawrence, Personal, Known to the applicants.

**68 Planning appeal statistics**

Members noted the planning appeal statistics report that set out five appeal decision notices, of which three had been dismissed and two allowed.

The Development Manager drew Members' attention to the two appeal decisions allowed. The first one related to Green Acres which had previously been reported to Members at the last meeting and the second related to application 20/2461/FUL – The Dairy Barn. Combehayes Farm, Honiton. The Inspector disagreed with officers concerns about the lack of justification for the building and also determined the proposed building would not have any significant effect on the landscape and scenic beauty of the AONB and therefore allowed the appeal.

**69 21/2219/VAR (Major) SEATON**

**Applicant:**

Tesco Stores Ltd.

**Location:**

Tesco Stores Ltd., Swan Road, Seaton, EX12 2US.

**Proposal:**

Variation of Condition 17 (operating hours) of planning permission 09/0019/MFUL (erection of retail store (5,996 sq m gross) with petrol filling station, other retail units (633

sq m gross) with assorted car parking, pedestrian and vehicular access and landscaping to allow store servicing, deliveries and associated activities from 5am (instead of 7am) Monday to Saturday.

**RECOMMENDATION:**

Of approval as per officer recommendation.

70 **21/1966/FUL (Minor) SIDMOUTH SIDFORD**

**Applicant:**

Dr E Morris.

**Location:**

Upalong, Elm Way, Sidford, Sidmouth, EX10 9SY.

**Proposal:**

Demolish existing dwelling and erection of new dwelling.

**RECOMMENDATION:**

Of approval as per officer recommendation.

71 **20/2427/FUL (Minor) BEER & BRANSCOMBE**

**Applicant:**

Mr Ian Styles.

**Location:**

Seddul Bahr, Barline, Beer, Seaton, EX12 3LS.

**Proposal:**

New three bedroom dwelling.

**RECOMMENDATION:**

Of approval contrary to officer recommendation. Conditions delegated to officers in consultation with the Chair of Planning Committee and the Ward Member.

Members considered that the proposal was of an appropriate design and that the development was not out of character with the area and therefore accords with Policies D1 of the Local Plan and HBE2 of the Beer Neighbourhood Plan.

72 **21/1690/FUL (Minor) AXMINSTER**

**Applicant:**

Sadie Hardiman.

**Location:**

Steepfields, Cooks Lane, Axminster, EX13 5SQ.

**Proposal:**

Construction of detached building (retrospective) and use of main dwelling with original dwelling to be used as an annexe.

**RECOMMENDATION:**

Of approval as per officer recommendation.

73 **21/2036/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr James Healy.

**Location:**

Titford Hold, Awliscombe, Honiton, Honiton, EX14 3PS.

**Proposal:**

The retention and modification of vehicular access comprising removal of gravelled track, bollard lights and gate and replacement by wooden gate, stone track together with landscaping proposals including new Devon bank and wildflower meadow.

**RECOMMENDATION:**

Of approval contrary to officer recommendation. Conditions delegated to officers in consultation with the Chair of Planning Committee and Ward Members.

Members considered that the proposal was of an appropriate design that was not harmful to the landscape character and quality of the AONB therefore according with Strategy 46 of the Local Plan.

74 **21/1560/FUL (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

Mr and Mrs Richard House

**Proposal:**

Atlantis, Sowden Lane, Exmouth, EX8 5AD.

**Proposal:**

Rebuild of barn to approved conversion under application 18/0478/FUL (part retrospective).

**RECOMMENDATION:**

Of approval as per officer recommendation.

75 **21/2654/FUL (Minor) SIDMOUTH SIDFORD**

**Applicant:**

Nick and Jackie Pratt.

**Location:**

6 Stevens Lane, Sidmouth, EX10 9UL.

**Proposal:**

Construction of single storey rear extension.

**RECOMMENDATION:**

Of approval as per officer recommendation.

76 **21/2401/FUL (Minor) SIDMOUTH SIDFORD**

**Applicant:**

Mr and Mrs A Jarrett.

**Location:**

4 Ridgeway Mead, Sidmouth, EX10 9DT.

**Proposal:**

Replacement two storey detached garage.

**RECOMMENDATION:**

Of approval as per officer recommendation.

**Attendance List**

**Councillors present:**

E Wragg (Chair)  
O Davey  
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)**

G Jung  
A Moulding

**Officers in attendance:**

Chris Rose, Development Manager  
Shirley Shaw, Planning Barrister  
Wendy Harris, Democratic Services Officer  
Susan Howl, Democratic Services Manager  
Nicola Cooper, Solicitor

**Councillor apologies:**

S Chamberlain  
K Bloxham  
C Brown  
I Hall  
M Howe  
S Jackson  
J Whibley  
C Wright

Chairman .....

Date: .....