

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Online via zoom on 15 December 2021

Attendance list at end of document

The meeting started at 10.03 am and ended at 2.25 pm. The meeting was adjourned at 1pm and reconvened at 1.30pm.

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

77 Minutes of the previous meeting

Members were happy to accept the minutes of the consultative Planning Committee held on 24 November 2021.

78 Declarations of interest

Minute 80. 21/1723/MRES (Major) SIDMOUTH RURAL.
Councillors Kim Bloxham, Bruce De Saram, Colin Brown, David Key, Eileen Wragg, Geoff Pratt, Kim Bloxham, Mike Howe, Olly Davey, Richard Lawrence, Philip Skinner, Joe Whibley, Tony Woodward Personal, Received lobbying emails for this application.

Minute 80. 21/1723/MRES (Major) SIDMOUTH RURAL.
Councillor Geoff Pratt, Personal, Member of the East Devon Area of Outstanding Natural Beauty Partnership.

Minute 81. 21/1516/MRES (Major) WOODBURY & LYMPSTONE.
Councillor Bruce De Saram, Personal, Exmouth Town Councillor.

Minute 81. 21/1516/MRES (Major) WOODBURY & LYMPSTONE.
Councillors Bruce De Saram, Colin Brown, Olly Davey, David Key, Eileen Wragg, Geoff Pratt, Kim Bloxham, Mike Howe, Philip Skinner, Tony Woodward, Personal, Received lobbying emails for this application.

Minute 81. 21/1516/MRES (Major) WOODBURY & LYMPSTONE.
Councillor Olly Davey, Personal, Adjoining Ward Member.

Minute 83. 21/0019/FUL (Minor) TALE VALE.
Councillor Philip Skinner, Personal, Ward Member for Tale Vale.

Minute 86. 21/2240/RES (Minor) SIDMOUTH SIDFORD.
Councillors Bruce De Saram, Colin Brown, David Key, Geoff Pratt, Mike Howe, Olly Davey, Tony Woodward, Personal, Received lobbying email for this application.

Minute 86. 21/2240/RES (Minor) SIDMOUTH SIDFORD.
Councillor Joe Whibley, Personal, Close friend lives directly opposite.

Minute 87. 21/2522/FUL (Minor) DUNKESWELL & OTTERHEAD.
Councillors Colin Brown and David Key, Personal, Ward Member for Dunkeswell & Otterhead.

Non-Committee Members

Minute 80. 21/1723/MRES (Major) SIDMOUTH RURAL.

Councillor John Loudoun, Personal, Was on the Steering Group that campaigned against the site and represented it at the 2017 appeal to the Inspector.

Minute 84. 21/0768/FUL (Minor) AXMINSTER.

Councillor Sarah Jackson, Personal, Friends with an employee of the garage opposite the application site and had received a representation of objection from a resident.

Minute 84. 21/0768/FUL (Minor) AXMINSTER.

Councillor Andrew Moulding, Personal, Moulding Memories was mentioned in the report.

79 **Planning appeal statistics**

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

From the five appeals dismissed the Development Manager drew Members' attention to the Enforcement Notice for Hawkwell Park, Hawkchurch and was pleased to report this had been upheld.

He also updated Members' on the two appeals allowed. The first related to Barns at Higher Hawkerland Farm, Aylesbeare. The Inspector had allowed the appeal determining the local residents would not be unduly impacted by the proposed change of use. The second appeal related to a proposed dwelling at The Old School, Clyst Honiton. Although the inspector acknowledged that Clyst Honiton was not a sustainable location he considered it close to both Exeter and other areas that provide a wide range of services and facilities and allowed the appeal.

The following questions/comments were raised by Committee Members:

- Clarification sought on awarded costs to the applicant for the application relating to Barns at Higher Hawkerland. In response the Development Manager advised the applicant had made an application for costs but was turned down by the Inspectorate.
- Clarification sought on the Inspector's comments on page 13 about Strategies 7 and 27 of the Local Plan being considered out-of-date. The Development Manager advised it did not impact on decisions for this meeting and reminded Members the need to take into consideration the balance of how close each application to a range of services and facilities.

80 **21/1723/MRES (Major) SIDMOUTH RURAL**

Applicant:

Mr Tim and Mike Ford (OG Holdings Retirement Benefit Scheme).

Location:

Land East of Two Bridges, Two Bridges Road, Sidford.

Proposal:

Reserved matters application seeking approval of scale (pursuant to outline planning permission 18/1094/MOUT – outline application accompanied by an Environmental

Statement (with scale and appearance reserved) for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445 sqm of new floorspace, new highway access cycle and footway, improvements to flood attenuation, building layout and road layout new hedgerow planning and associated infrastructure).

RECOMMENDATION:

Of approval as per officer recommendation but with an additional Informative encouraging the use of solar panels to the roof of the employment units.

81 **21/1516/MRES (Major) WOODBURY & LYMPSTONE**

Applicant:

3West Developments Ltd.

Location:

Goodmores Farm, Hulham Road, Exmouth, EX8 5BA.

Proposal:

Partial reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 191 residential units, associated roads, open space (informal) and an attenuation basin.

RECOMMENDATION:

Of approval as per officer recommendation.

82 **21/0649/FUL (Minor) SEATON**

Applicant:

Mr T Sidhu.

Location:

Axe Valley Mini Travel/Sureware, 26 Harbour Road, Seaton, EX12 2NA.

Proposal:

Demolition of existing retail store and bus garage and construction of residential apartment block containing nine residential units together with associated landscaped gardens and private parking.

RECOMMENDATION:

Of refusal as per officer recommendation.

83 **21/0019/FUL (Minor) TALE VALE**

Applicant:

Mr Johnson-Sabine

Location:

Colestocks Farm Cottage, Colestocks, Honiton, EX14 3JR.

Proposal:

Alterations to vehicular access, widening and re-alignment of access track and provision of two parking spaces and turning area for Colestocks Farm Cottage; construction of

polytunnel; provision of three shepherds huts for tourist accommodation, including laying out of associated parking area (comprising six spaces and turning area).

RECOMMENDATION:

Of approval as per officer recommendation.

84 **21/0768/FUL (Minor) AXMINSTER**

Applicant:

Mr Graham Hudson.

Location:

Old Public Toilets, Castle Street, Axminster.

Proposal:

Conversion of public toilets to dwelling with new first floor/roof.

RECOMMENDATION:

Of approval as per officer recommendation.

85 **21/1585/FUL (Minor) AXMINSTER**

Applicant:

David Douglas-Mort.

Location:

Fawnsmoor Farm, Lyme Road, Axminster, EX13 5SW.

Proposal:

Conversion of barn into a dwelling with associated garden and parking area.

RECOMMENDATION:

Of refusal as per officer recommendation.

86 **21/2240/RES (Minor) SIDMOUTH SIDFORD**

Applicant:

Mrs Amanda Pettit.

Location:

Land adjoining 77 Alexandria Road, Sidmouth.

Proposal:

Construction of bungalow with garage (application for approval of details of access, appearance, landscaping, layout and scale pursuant to outline planning permission reference 19/0251/OUT).

RECOMMENDATION:

Of approval as per officer recommendation.

87 **21/2522/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Ian Edwards.

Location:

Quantock, Stockland, Honiton, EX14 9DX.

Proposal:

Change of use of artist studio/workshop, approved under permission 20/2439/FUL, for use as a dwelling (for holiday accommodation purposes) and associated works.

RECOMMENDATION:

Of approval as per officer recommendation but with a change to the wording of Condition 3 to link the holiday let management to Quantocks as follows:

The unit of accommodation hereby recommended for approval:

- (i) Shall be occupied for holiday purposes only;
- (ii) Shall not be occupied as a person's sole or main place of residence;
- (iii) Shall be owned and managed by the owners/occupiers of Quantocks;
- (iv) Occupation of the unit must not exceed 60 consecutive dates and there must be a minimum gap of 30 days before the units can be re-occupied by the same visitor;
- (v) The owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

(Reason – to ensure that the accommodation hereby permitted is managed by the owner/occupiers of Quantocks given the close relationship of the properties and to ensure that the unit is not used as a separate dwelling where occupiers of the site would be divorced from the services and facilities needed to support day-to-day living and where the development is only permitted for holiday use as the benefits of such use are considered to outweigh the harm arising from the unsustainable location of the site, in accordance with Strategies 3 – Sustainable Development, 5B – Sustainable Transport & 7 – Development in the Countryside and Policy TC2 – Accessibility of New Development of the Adopted East Devon Local Plan 2013 – 2031.)

Attendance List

Councillors present (for some or all the meeting)

E Wragg (Chair)
K Bloxham
C Brown
A Colman
O Davey
B De Saram
M Howe
D Key
R Lawrence
G Pratt
P Skinner
J Whibley
T Woodward

Councillors also present (for some or all the meeting)

M Chapman
S Jackson
G Jung
J Loudoun
P Millar
A Moulding
P Arnott

Officers in attendance:

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

Councillor apologies:

S Chamberlain
S Gazzard
G Pook

Chairman

Date: