

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held online via zoom on 19 January 2022**

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

The meeting started at 10.00 am and ended at 3.05 pm. The meeting was adjourned at 1.17pm and reconvened at 1.40pm.

#### **88 Minutes of the previous meeting**

Members were happy to accept the minutes of the consultative Planning Committee held on 15 December 2021.

#### **89 Declarations of interest**

Minute 91. 21/2869/RES (Minor) AXMINSTER.

Councillor Richard Lawrence, Personal, Known to applicant as a previous employer and advised he would not participate during discussion and voting. Councillor Lawrence did not take part in discussion and did not vote.

Minute 93. 21/1436/FUL (Minor) BROADCLYST.

Councillor Sarah Chamberlain, Personal, Ward Member for Broadclyst.

Minute 97. 21/2641/FUL (Minor) HONITON ST MICHAELS.

Councillor Colin Brown, Personal, Applicant used to visit the hotel that he previously owned.

Minute 98. 21/0891/FUL (Minor) SEATON.

Councillors Bruce De Saram, Steve Gazzard, Geoff Pratt, Mike Howe, Richard Lawrence, Personal, EDDC is the landowner of the esplanade.

Minute 100. 21/2123/COU (Minor) WOODBURY & LYMPSTONE.

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

#### **90 Planning appeal statistics**

Members noted the planning statistics report that set out two appeal decision notices, both of which had been dismissed. The first appeal relating to a Listed Building Consent for Hillside Farm, Harcombe was dismissed as the Inspector had been in the agreement that there would be harm to the setting and features of the building and the second relating to 18 Victoria Road, Exmouth for the demolition of garage and erection of one bedroom dwelling had been dismissed as the Inspector agreed with officers concerns in relation to the design, impact on amenities and flood risk.

The Development Manager updated Members on the appeal at the Cattle Market, Honiton, advising that the applicant had challenged the Inspector's decision to dismiss the appeal in the High Court. He advised the Inspectorate had conceded the Judicial Review and that the result of this is that the Inspectorate will need to determine the appeal again, potentially through a further inquiry.

91 **21/2869/RES (Minor) AXMINSTER**

**Applicant:**

Josh Dutfield.

**Location:**

Land West of Burnside, Gamberlake, Axminster.

**Proposal:**

Reserved matters comprising access, appearance, landscaping, layout and scale for 18/1702/OUT (outline application for four (C3) residential dwellings with associated parking provision (all matters reserved).

**RECOMMENDATION:**

Of approval as per officer recommendation but with a change of wording of Condition 1 to replace (e) Layout with (e) Access.

92 **21/1684/FUL (Minor) BEER & BRANSCOMBE**

**Applicant:**

Mrs Helen Follett.

**Location:**

Garlands Stovar, Long Lane, Beer, EX12 3EA.

**Proposal:**

Change of use of two holiday dwellings to residential use.

**RECOMMENDATION:**

Of refusal as per officer recommendation.

93 **21/1436/FUL (Minor) BROADCLYST**

**Applicant:**

Mr Mike Palmer.

**Location:**

Park Farm, Farringdon, Exeter, EX5 2JD.

**Proposal:**

Construction of bungalow with parking space.

**RECOMMENDATION:**

Of deferral for a site inspection to ascertain the extent of the curtilage to the application site.

94 **21/1213/VAR & 21/2781/FUL (Minor) COLY VALLEY**

**Applicant:**

Mr D Brazendale.

**Location:**

Sceat Cottage, Colyton, EX24 6DP.

**Proposal:**

(21/1213/VAR) Variation of Condition 1 on permission 07/1771/VAR to allow building to be used as an unrestricted dwelling.

(21/27841/FUL) Change of use from holiday cottage to unrestricted residential dwelling (Use Class C3).

**RECOMMENDATION:**

(21/1213/VAR) Of refusal as per officer recommendation.

(21/2781/FUL) Of refusal as per officer recommendation.

95 **21/1781/FUL (Minor) FENITON**

**Applicant:**

Mr Richard Coker.

**Location:**

Higher Cursecombe Farm, Feniton, EX14 3EU.

**Proposal:**

Three new glamping pods.

**RECOMMENDATION:**

Of approval contrary to officer recommendation.

Members considered that the proposal represents farm diversification under Policy E4 with the small loss of Grade 3A agricultural land outweighed by the benefits of the proposal. Conditions delegated to the Development Manager in consultation with the Chair, Vice Chair and Ward Member.

96 **21/2474/FUL (Minor) FENITON**

**Applicant:**

Mr & Mrs P & A Stansell.

**Location:**

Goldcombe Farmhouse, Gittisham, EX14 3AB.

**Proposal:**

Change of use of holiday let to dwelling.

**RECOMMENDATION:**

Of refusal as per officer recommendation.

97 **21/2641/FUL (Minor) HONITON ST MICHAELS**

**Applicant:**

Mr Richard Hooper.

**Location:**

Middle Hill House, Church Hill, Honiton, EX14 9TE.

**Proposal:**

Proposed demolition of existing barn and construction of new dwelling (replacement to dwelling approved under 20/2256/FUL) and associated works.

**RECOMMENDATION:**

Of approval as per officer recommendation.

98 **21/0891/FUL (Minor) SEATON**

**Applicant:**

Wilkins.

**Location:**

Hook and Parrot Inn, East Walk, Seaton, EX12 2LN.

**Proposal:**

Demolition of existing public house and three residential apartments and construction of replacement bar/restaurant and nine apartments.

**RECOMMENDATION:**

Of approval contrary to officer recommendation.

Members considered that the economic, visual and regeneration benefits to the seafront outweighed the harm from flood risk. Conditions delegated to the Development Manager in consultation with the Chair and Vice Chair and, in liaison with the Environment Agency, to ensure that adequate mitigation for the location of the site in the flood zone is provided to protect the amenity of residents and to ensure that the building is structurally designed to withstand a flood event.

99 **21/2530/FUL (Minor) TALE VALE**

**Applicant:**

Mr & Mrs D & G Thorpe.

**Location:**

Bottom Barn, Broadhembury, Honiton, EX14 3LN.

**Proposal:**

Change of use of land for the siting of 15 self-storage units.

**RECOMMENDATION:**

Of approval as per officer recommendation

100 **21/2123/COU (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

FWS Carter & Sons Ltd.

**Location:**

NHS Vaccination Centre, Greendale Business Park, Woodbury Salterton, EX5 1EW.

**Proposal:**

Continued use of Greendale Vaccination Centre by the NHS until 31 December 2022.

**RECOMMENDATION:**

Of approval as per officer recommendation.

**Attendance List**

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

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

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

P Arnott  
A Bruce  
M Hartnell  
P Hayward  
B Ingham  
S Jackson  
G Jung  
A Moulding  
P Twiss

**Officers in attendance (for some or all the meeting)**

Chris Rose, Development Manager  
Shirley Shaw, Planning Barrister  
Wendy Harris, Democratic Services Officer  
Ed Freeman, Service Lead Planning Strategy and Development Management  
Amanda Coombes, Democratic Services Officer  
Nicola Cooper, Solicitor

**Councillor apologies:**

G Pook  
J Whibley

Chairman .....

Date: .....