

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS LODGED**

Ref: 21/2341/FUL **Date Received** 02.02.2022
Appellant: Mr & Mrs B Yard
Appeal Site: 7 Nurseries Close Exton Exeter EX3 0PG
Proposal: Installation of front dormer and Sun lounge
Planning
Inspectorate Ref:

Ref: 21/1748/FUL **Date Received** 07.02.2022
Appellant: Mr and Mrs Daffin
Appeal Site: Stable And Store At Higher Road Woodbury Salterton
Proposal: Change of use from equestrian stable and store building to residential dwelling and annexe with minor alterations
Planning APP/U1105/W/22/3292273
Inspectorate Ref:

Ref: 21/3021/FUL **Date Received** 28.02.2022
Appellant: Caroline Campbell
Appeal Site: Valley View Woodhouse Lane Uplyme Lyme Regis DT7 3SX
Proposal: Demolition of garage and construction of single storey timber frame building to provide holiday accommodation.
Resubmission of application 20/1535/FUL.
Planning APP/U1105/W/22/3293939
Inspectorate Ref:

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS DECIDED**

Ref: 18/F0437 **Appeal Ref:** 21/00057/ENFAPP

Appellant: Steven Goldring
Appeal Site: Woodcroft Copse Weston
Proposal: Appeal against an enforcement notice served in respect of the construction of a storage building without planning permission
Decision: **Appeal Allowed** **Date:** 07.02.2022
(with conditions)
Procedure: Written representations
Remarks: Enforcement Notice quashed, countryside protection and agricultural justification reasons overruled (EDLP Strategy 7 & Policy D7).

The Inspector noted that there was a small polytunnel that was being used for growing plants, a bird house and feed bin within a chicken wire enclosure, fruit cages and 3 small ponds under construction. The shed is not large and is used for storage purposes to serve these various activities. He found its size to be commensurate with this purpose.

In the light of the evidence before him, the Inspector found that there was justification for the building as required by LP Policy D7 and Strategy 7.

The Inspector commented that the only public views of the shed was from Weston Lane and moving northwards on the lane, it is soon lost from sight entirely and is not prominent in the landscape.

He concluded that there was justification for the shed and that it did not cause harm to the character and appearance of the area. The development therefore accorded with the terms of LP Policy D7 and Strategy 7 and the Government's National Planning Policy Framework.

BVPI 204: **No**
Planning APP/U1105/C/21/3282796
Inspectorate Ref:

Ref: 20/2734/OUT **Appeal Ref:** 21/00055/REF
Appellant: Mr P Sparks
Appeal Site: Barn Close Kennels Combe Raleigh Honiton EX14 4SG
Proposal: Demolition of existing kennel buildings and construction of 2no detached dwellings (outline application with all matters reserved)
Decision: **Appeal Dismissed** **Date:** 10.02.2022
Procedure: Written representations
Remarks: Delegated refusal, accessibility and landscape reasons upheld (EDLP Strategies 7 & 46 and Policies D1, D2, D3 & TC2).
BVPI 204: **Yes**
Planning APP/U1105/W/21/3282287
Inspectorate Ref:

Ref: 21/1441/ADV **Appeal Ref:** 21/00065/ADVREF
Appellant: Mr Graeme Hughes
Appeal Site: Martins Of Exeter Ltd Sandygate Exeter EX2 7JL
Proposal: Installation of 1x48 sheet freestanding digital advertising display unit, measuring 6.4m wide x 3.4m high and comprising pressed metal frame and sealed LED lighting
Decision: **Appeal Dismissed** **Date:** 10.02.2022
Procedure: Written representations
Remarks: Officer recommendation to approve, Committee refusal. Amenity reasons upheld (EDLP Policy D4).
BVPI 204: **No**
Planning APP/U1105/Z/21/3285218
Inspectorate Ref:

Ref: 19/2710/MFUL **Appeal Ref:** 21/00032/REF
Appellant: S Paull (Yourlife Management Services Ltd)
Appeal Site: Site Of Redgate & Land At Tesco Salterton Road Exmouth
Proposal: Erection of extra care/assisted living accommodation (Class C2) with communal facilities and car parking; erection of Class B1(b) or B1(c) accommodation (322 sqm employment floorspace) with associated car parking; development to be accessed from Salterton Road.

Decision: **Appeal Allowed (with conditions)** **Date:** 17.02.2022

Procedure: Hearing

Remarks: Officer recommendation to approve, Committee refusal. Employment land provision reasons overruled (EDLP Strategies 22 & 32 and Exmouth NP Policies EE2, EE3 & Action EEA1).

The Inspector considered that the weight of evidence pointed clearly towards the conclusion that the proposal would not harm business and employment opportunities in the area. The scheme would therefore accord with the provisions of Strategy 32 of the EDLP and there was no conflict with Strategy 22 when the two policies are read together within the development plan as a whole.

The Inspector acknowledged that Policy EE2 is supportive of new employment uses and, given the scheme would provide employment floorspace, he considered there would be no conflict in this regard. Policy EE3 refers specifically to the change of use from an employment use to residential, leading to a reduction of employment. Action EEA1 is not a policy itself but seeks to endorse the approach to the reuse of allocated employment land reflected within the EDLP.

The Inspector concluded that the site would be suitable for the proposal having regard to the development plan's approach to the delivery of employment provision. The scheme would not conflict with Strategy 22 and would accord with the objectives of Strategy 32 of the EDLP. It would also accord with Policy EE2 and there would be no conflict with Policy EE3 of the ENP.

BVPI 204: **Yes**
Planning APP/U1105/W/21/3276990
Inspectorate Ref:

Ref: 21/0110/FUL **Appeal Ref:** 21/00060/REF
Appellant: Mr & Mrs Jefferson
Appeal Site: Lower Marsh Farm Marsh Green Exeter EX5 2EX
Proposal: Conversion of existing outbuildings to form residential dwelling
Decision: **Appeal Dismissed** **Date:** 17.02.2022
Procedure: Written representations
Remarks: Delegated refusal, accessibility reasons upheld (EDLP Policies D8 & TC2 and Strategies 5B &7, Rockbeare NP Policy Rock 07).
BVPI 204: **Yes**
Planning APP/U1105/W/21/3283597
Inspectorate Ref:

Ref: 21/0182/FUL **Appeal Ref:** 21/00048/REF
Appellant: Mr and Ms J M and D Jones and Mayerova
Appeal Site: 13 Park Way Exmouth EX8 3QG
Proposal: Proposed detached dwelling
Decision: **Appeal Dismissed** **Date:** 21.02.2022
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld (EDLP Policy D1 and ENP Policy EB2).
BVPI 204: **Yes**
Planning APP/U1105/W/21/3279851
Inspectorate Ref:

Ref: 21/0238/LBC **Appeal Ref:** 21/00062/LBCREF
Appellant: Mr Hillier
Appeal Site: 4 Counters Court Mill Street Sidmouth EX10 8DW
Proposal: Replacement windows and doors: 1no. window at ground floor and 1no. window at first floor on rear north elevation; 1no. window at first floor and double doors on side west elevation and 1no. door and 2no. windows on front south elevation
Decision: **Appeal Dismissed** **Date:** 24.02.2022
Procedure: Written representations
Remarks: Delegated refusal, listed building conservation reasons upheld (EDLP Policy EN9).
BVPI 204: **No**
Planning APP/U1105/Y/21/3284637
Inspectorate Ref:

Ref: 21/1651/FUL **Appeal Ref:** 21/00067/REF
Appellant: Mr Andrew Wadhams
Appeal Site: Figgins Church Road Lympstone Exmouth EX8 5JT
Proposal: Creation of off road parking to support installation of electric vehicle charging point
Decision: **Appeal Dismissed** **Date:** 24.02.2022
Procedure: Written representations
Remarks: Delegated refusal, listed building conservation reasons upheld (EDLP Policies EN9 & EN10).
BVPI 204: **Yes**
Planning APP/U1105/W/21/3285963
Inspectorate Ref:

Ref: 21/1652/LBC **Appeal Ref:** 21/00068/LBCREF
Appellant: Mr Andrew Wadhams
Appeal Site: Figgins Church Road Lympstone Exmouth EX8 5JT
Proposal: Removal and reinstatement of part of front wall to garden to create off road parking to support installation of electric vehicle charging point.
Decision: **Appeal Dismissed** **Date:** 24.02.2022
Procedure: Written representations
Remarks: Delegated refusal, listed building conservation reasons upheld (EDLP Policies EN9 & EN10).
BVPI 204: **No**
Planning APP/U1105/Y/21/3286111
Inspectorate Ref:

East Devon District Council List of Appeals In Progress

App.No: 19/0078/FUL
Appeal Ref: APP/U1105/W/19/3242773
Appellant: Mr & Mrs Raggio
Address: Lily Cottage Goldsmith Lane All Saints Axminster EX13 7LU
Proposal: Demolition of former cottage and construction of new dwelling.
Start Date: 8 January 2020
Procedure: Hearing
Questionnaire Due Date: 15 January 2020
Statement Due Date: 12 February 2020
Hearing Date: To be arranged

App.No: 20/2710/FUL
Appeal Ref: APP/U1105/W/21/3275285
Appellant: Mr Coletti
Address: 2 Brooklyn Stowford Sidmouth EX10 0NA
Proposal; Change of use of land and construction of hardstanding to allow the siting of 2no. shepherd huts for holiday accommodation
Start Date: 6 July 2021
Procedure: Written reps.
Questionnaire Due Date: 13 July 2021
Statement Due Date: 10 August 2021

App.No: 20/1618/FUL
Appeal Ref: APP/U1105/W/21/3276272
Appellant: Mr Henry Slade
Address: Land To West Of B3180 Between The Existing Houses Tetry And Panorama West Hill
Proposal; Proposed new two storey dwelling
Start Date: 6 July 2021
Procedure: Written reps.
Questionnaire Due Date: 13 July 2021
Statement Due Date: 10 August 2021

App.No: 20/1115/COU
Appeal Ref: APP/U1105/W/21/3277838
Appellant: Mr Mark Perry
Address: Building North Of Harbour Close Combyne
Proposal; Proposed change of use of 1 no existing structure from agricultural to B1 and B2 use
Start Date: 17 August 2021
Procedure:
Written Reps.
Questionnaire Due Date: 31 August 2021
Statement Due Date: 28 September 2021

App.No: 21/F0029
Appeal Ref: APP/U1105/C/21/3278461
Appellant: Mr Mark Perry
Address: Building North Of Harbour Close Combyne
Proposal; Appeal against an enforcement notice served in respect of the unauthorised change of use of a building from agricultural to B1 and B2 use
Start Date: 17 August 2021
Procedure:
Written Reps.
Questionnaire Due Date: 31 August 2021
Statement Due Date: 28 September 2021

App.No: 20/1801/FUL
Appeal Ref: APP/U1105/W/21/3281230
Appellant: Mrs A Golding
Address: Edenvale Turf Courtlands Dulford Cullompton EX15 2EQ
Proposal; Proposed replacement dwelling.
Start Date: 7 October 2021
Procedure:
Written Reps.
Questionnaire Due Date: 14 October 2021
Statement Due Date: 11 November 2021

Ref.No: 18/F0086
Appeal Ref: APP/U1105/C/21/3283353
Appellant: Darren Squires
Address: Long Range Park, Whimble
Proposal; Appeal against enforcement notice served in respect of caravan park homes being used as permanent residences (Nos 2,3,4,5,6,10 &12)
Start Date: 18 October 2021
Procedure:
Written Reps.
Questionnaire Due Date: 1 November 2021
Statement Due Date: 29 November 2021

App.No: 20/2734/OUT
Appeal Ref: APP/U1105/W/21/3282287
Appellant: Mr P Sparks
Address: Barn Close Kennels Combe Raleigh Honiton EX14 4SG
Proposal; Demolition of existing kennel buildings and construction of 2no detached dwellings (outline application with all matters reserved)
Start Date: 23 November 2021
Procedure:
Written Reps.
Questionnaire Due Date: 30 November 2021
Statement Due Date: 28 December 2021

App.No: 20/0933/OUT
Appeal Ref: APP/U1105/W/21/3282445
Appellant: Mr & Mrs C Fayers
Address: Land South Of Underhill Close Lympstone
Proposal; Construction of predominately single storey dwelling with annexe accommodation (outline application with all matters except access reserved)
Start Date: 23 November 2021
Procedure:
Written Reps.
Questionnaire Due Date: 30 November 2021
Statement Due Date: 28 December 2021

App.No: 20/2481/FUL
Appeal Ref: APP/U1105/W/21/3281523
Appellant: Mr Dominic Morgan
Address: New Fountain Inn Church Road Whimple Exeter EX5 2TA
Proposal; Subdivision of public house to create dwelling and construction of three 2 bedroom dwellings with associated parking and gardens
Start Date: 25 November 2021
Procedure: Hearing
Questionnaire Due Date: 2 December 2021
Statement Due Date: 30 December 2021
Hearing Date: 15 February 2022

App.No: 21/0106/FUL
Appeal Ref: APP/U1105/W/21/3280492
Appellant: Miss Pia-Maria Boast
Address: Land Adjacent 4 Cheese Lane Sidmouth
Proposal; Proposed new dwelling
Start Date: 8 December 2021
Procedure: Written Reps.
Questionnaire Due Date: 15 December 2021
Statement Due Date: 12 January 2022

App.No: 21/2069/PIP
Appeal Ref: APP/U1105/W/21/3285255
Appellant: Mr & Mrs ND & PF McIlveen
Address: Nursery Garage Courtlands Lane Exmouth EX8 5AB
Proposal; Residential development
Start Date: 15 December 2021
Procedure: Written Reps.
Questionnaire Due Date: 22 December 2021
Statement Due Date: 19 January 2022

App.No: 20/2701/FUL
Appeal Ref: APP/U1105/W/21/3287929
Appellant: Mr Martin Jackson
Address: 18 Hartley Road Exmouth EX8 2BQ
Proposal; Construction of dwelling.
Start Date: 18 January 2022
Procedure:
Written Reps.

Questionnaire Due Date: 25 January 2022
Statement Due Date: 22 February 2022

App.No: 21/1795/FUL
Appeal Ref: APP/U1105/D/21/3289211
Appellant: Mr And Mrs Peter Tyldesley
Address: 1 Cowley Barton Cottages Cowley Exeter EX5 5EL
Proposal; First floor rear extension with the addition of 2 x dormer, pergola to the front and single storey outbuilding to rear for use as garden room.
Start Date: 19 January 2022
Procedure:
Written Reps.

Questionnaire Due Date: 24 January 2022

App.No: 21/0811/FUL
Appeal Ref: APP/U1105/W/21/3288093
Appellant: Oliver Cleaver
Address: Land And Buildings Opposite Hembury Close
Broadhembury Honiton EX14 3LE
Proposal; Demolition of an existing barn and construction of a 4 bedroom dwelling in its place
Start Date: 18 January 2022
Procedure:
Written Reps.

Questionnaire Due Date: 25 January 2022
Statement Due Date: 22 February 2022

App.No: 21/2232/FUL
Appeal Ref: APP/U1105/D/21/3288212
Appellant: Mr S Taylor
Address: The Meade Sanctuary Lane Woodbury Exeter EX5 1EX
Proposal; Installation of new vehicular access
Start Date: 1 February 2022
Procedure:
Written Reps.
Questionnaire Due Date: 8 February 2022

App.No: 20/2887/FUL
Appeal Ref: APP/U1105/W/21/3287477
Appellant: Chris Hammett
Address: Land Adjacent Harepath Hill Seaton EX12 2TF
Proposal; Proposed agricultural storage building and associated works, including new access (resubmission of planning application 19/1141/FUL)
Start Date: 7 February 2022
Procedure:
Written Reps.
Questionnaire Due Date: 14 February 2022
Statement Due Date: 14 March 2022

App.No: 21/0875/FUL
Appeal Ref: APP/U1105/W/21/3288638
Appellant: Mr & Mrs Bere
Address: Barns North Of Luton Lane Farm Payhembury
Proposal; Demolition of the existing and redundant barns and construction of a single dwellinghouse, annexe and garage (alternative to change of use of agricultural building to dwellings under class Q approval reference 19/0285/PDQ)
Start Date: 8 February 2022
Procedure:
Written Reps.
Questionnaire Due Date: 15 February 2022
Statement Due Date: 15 March 2022
