

EAST DEVON DISTRICT COUNCIL

Minutes of the consultative meeting of Planning Committee held online via zoom on 16 February 2022

Attendance list at end of document

The meeting started at 10.00am and ended at 4.10pm. The meeting was adjourned a 1pm and reconvened at 1.30pm.

101 Minutes of the previous meeting

Members were happy to accept the minutes of the consultative Planning Committee held on 19 January 2022.

102 Declarations of interest

104. 21/0103/FUL (Minor) EXMOUTH LITTLEHAM.
Councillors Bruce De Saram, Olly Davey, Steve Gazzard and Tony Woodward, Personal, Exmouth Town Councillor.

104. 21/0103/FUL (Minor) EXMOUTH LITTLEHAM.
Councillor Eileen Wragg, Personal, Received lobbying correspondence some time ago in respect of this application.

104. 21/0103/FUL (Minor) EXMOUTH LITTLEHAM.
Councillor Tony Woodward, Personal, Known to one of the objectors speaking against the application.

106. 21/3255/FUL (Minor) TRINITY.
Councillor Geoff Pratt, Personal, Member of the East Devon Area of Outstanding Natural Beauty Partnership.

107. 21/2875/VAR (Minor) SIDMOUTH TOWN.
Councillor Eileen Wragg, Personal, Had received a lobbying telephone call in respect of this application.

108. 21/1497/FUL (Minor) DUNKESWELL & OTTERHEAD.
Councillor Colin Brown, Personal, Ward Member for Dunkeswell & Otterhead.

109. 21/2888/FUL (Minor) DUNKESWELL & OTTERHEAD.
Councillor Colin Brown, Personal, Ward Member for Dunkeswell & Otterhead.

110. 21/1972/FUL (Minor) WHIMPLE & ROCKBEARE.
Councillor Geoff Pook, Personal, Commercial interest as connected with the applicant and advised that he would like to be removed to the virtual lobby during this application and would not take part in discussions or the vote.

110. 21/1972/FUL (Minor) WHIMPLE & ROCKBEARE.
Councillor Richard Lawrence, Personal, Ward Member.

113. 21/2447/FUL (Minor) EXMOUTH TOWN.
Councillors Bruce De Saram, Olly Davey, Steve Gazzard & Tony Woodward, Personal, Exmouth Town Councillor.

113. 21/2447/FUL (Minor) EXMOUTH TOWN.

Councillor Eileen Wragg, Personal, In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Councillor Wragg as Ward Member stepped down as Chair for this application and the Vice Chair chaired the item.

113. 21/2447/FUL (Minor) EXMOUTH TOWN.

Councillor Eileen Wragg, Personal, The Chair noted on behalf of the Committee that the Council was in ownership of the land.

113. 21/2447/FUL (Minor) EXMOUTH TOWN.

Councillor Olly Davey, Personal, Ward Member; Recently received correspondence from an acquaintance advising about vandalism to the building and asked him for some background information about the building.

113. 21/2447/FUL (Minor) EXMOUTH TOWN.

Councillor Steve Gazzard, Personal, Known to the person who runs the scouts hut.

103 **Planning appeal statistics**

The Committee received and noted the planning statistics report setting out five appeal decision notices, two had been dismissed and three had been allowed.

The Development Manager drew attention to the first appeal allowed advising the Planning Inspector had allowed the appeal for application 20/0003/FUL - land north-west of Littletown Villas, Manor Crescent, Honiton, determining that although the site was within a flood zone it was in a suitable location and would not be vulnerable to flooding.

The Development Manager advised about application 20/2789/FUL – Water Tower at Mount Pleasant, Exmouth Road, Aylesbeare, which had previously had two appeals dismissed. The Inspector determined that the removal of the tower and water tank would have visual benefit on the character and appearance of the area.

Finally on application 21/0822/VAR – Sundown, Littlemead Lane, Exmouth, the Development Manager advised the Inspector had determined that although the garden proposed would be smaller it would not be out of character for the vicinity.

Clarification was sought about the Inspector's decision to allow the appeal within a flood zone and suggested there was a need for guidance from the Environment Agency. In response the Development Manager advised he was happy to invite the Environment Agency to a future meeting and that the Environment Agency flood maps were coming under greater criticism, questioning and re-mapping and as such officers were being careful to ensure that an objection from the Environment Agency on flood risk grounds would stand up to scrutiny on appeal. The Chair invited Members to prepare questions in advance.

104 **21/0103/FUL (Minor) EXMOUTH LITTLEHAM**

Applicant:

Mr D Crocker.

Location:

Chestnuts, 65 Salterton Road, Exmouth, EX8 2EJ.

Proposal:

Demolition of existing buildings and construction of nine apartments with associated parking, cycle and bin stores and creation of new vehicular access onto Salterton Road.

RECOMMENDATION:

Of refusal contrary to officer recommendation.

Members considered that the increased height, bulk and massing of the building results in a harmful impact upon the amenities of the occupiers of Bronte Court contrary to Policy D1 of the Local Plan. In addition, Members considered that the design proposal, by reason of its height, bulk, massing and site coverage, was out of character with the area contrary to Policy D1 of the Local Plan and paragraph 130 of the NPPF, Policy EB2 of the Exmouth Neighbourhood Plan and the Avenues Design Guide.

105 **20/2865/FUL (Minor) SEATON**

Applicant:

Townsend Park Ltd.

Location:

Land rear of 15 Townsend Road, Seaton, EX12 2AY.

Proposal:

Demolition of existing house and erection of eight dwellings, five 4-bed and three 3-bed and enlargement of existing access.

RECOMMENDATION:

Of refusal as per officer recommendation.

106 **21/3255/FUL (Minor) TRINITY**

Applicant:

Mr Park Perry.

Location:

Building North of Harbour Close, Combpyne, EX13 8SX.

Proposal:

Change of use of part of building to B2 Use and retention of single storey side extension.

RECOMMENDATION:

Of refusal contrary to officer recommendation.

Members considered that noise from the proposed use, including noise from additional traffic would result in an inappropriate and harmful use to the amenity of local residents and tranquillity of the AONB contrary to Strategy 46 and Policies D1 and EN14 of the Local Plan and paragraph 185 of the NPPF.

107 **21/2875/VAR (Minor) SIDMOUTH TOWN**

Applicant:

Mr Spencer Brinton (East Devon Estates Ltd.)

Location:

55 Peaslands Road, Sidmouth, EX10 9BE.

Proposal:

Variation of Condition 2 (approved plans) and Condition 4 (landscaping) of planning application 21/1148/FUL (construction of a two storey dwelling).

RECOMMENDATION:

Of deferral for more information in relation to whether the current construction complies with approved plans and to seek comments from the Council's Landscape Architect with regard to the suitability of the replacement planting scheme given the tight nature of the development to the site boundaries.

108 **21/1497/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Mr Rex Dymond.

Location:

Building adjacent Turbury, Dunkeswell.

Proposal:

Replacement of existing agricultural building with five live-work units.

RECOMMENDATION:

Of approval as per officer recommendation but subject to a change to Condition 5 to a compliance condition to reflect the fact that a landscaping scheme has now been submitted as part of the application.

109 **21/2888/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Eve Vergano & Oliver Adams.

Location:

Higher Moorlands Farm, Luppitt, Honiton, EX14 4SY.

Proposal:

Combined application for two replacement agricultural buildings and change of use to extend farmhouse garden commensurate with the approval of house extension under 20/1004/FUL.

RECOMMENDATION:

Of approval as per officer recommendation.

110 **21/1972/FUL (Minor) WHIMPLE & ROCKBEARE**

Applicant:

Mr J Haines.

Location:

Land East of The Old Rectory, Rockbeare.

Proposal:

Change of use of land from agricultural to dog walking area with the erection of a timber shed, fencing and hard standing.

RECOMMENDATION:

Of approval as per officer recommendation.

111 **21/3011/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr & Mrs Clements.

Location:

3 Spring Meadow, Jackson Meadow, Lympstone, EX8 5DF.

Proposal:

Proposed single storey rear extension – revised scheme.

RECOMMENDATION:

Of refusal contrary to officer recommendation.

Members considered that the proposed extension would have a detrimental impact upon the amenity of the adjoining occupiers by reason of additional overshadowing and impact upon the outlook from the property. The impact was considered to be disproportionate given the small size of the garden to the adjoining property. As such the proposal is contrary to Policy D1 of the Local Plan.

112 **21/3211/FUL (Minor) YARTY**

Applicant:

Sharon & Nigel Harding.

Location:

Land and building South East of Courshay Springs, Hawkchurch.

Proposal:

Proposed conversion of a redundant building to form one residential dwelling and associated works.

RECOMMENDATION:

Of approval as per officer recommendation.

113 **21/2447/FUL (Minor) EXMOUTH TOWN**

Applicant:

5th Exmouth Sea Scouts, C/O Paul Humphries Architects Ltd.

Location:

5th Exmouth Sea Scouts, Scout Hut Imperial Road, Exmouth, EX8 1DB.

Proposal:

Proposed demolition and construction of new club and boat house.

RECOMMENDATION:

Of approval as per officer recommendation.

114 **21/3182/FUL (Minor) SIDMOUTH SIDFORD**

Applicant:

Nick & Jackie Pratt.

Location:

6 Stevens Lane, Sidmouth, EX10 9UL.

Proposal:

Construction of single storey rear extension.

RECOMMENDATION:

Of approval as per officer recommendation.

Attendance List

Councillors present (for some or all the meeting)

E Wragg (Chair)

S Chamberlain (Vice-Chair)

C Brown

O Davey

B De Saram

S Gazzard

R Lawrence

G Pook (left the meeting at 3pm prior to application 21/1972/FUL)

G Pratt

P Skinner

T Woodward

Councillors also present (for some or all the meeting)

C Gardner

P Hayward

N Hookway

B Ingham

G Jung

I Thomas

Officers in attendance (for some or all the meeting)

Wendy Harris, Democratic Services Officer

Amanda Coombes, Democratic Services Officer

Chris Rose, Development Manager

Shirley Shaw, Planning Barrister

Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)

Ian Winter, Environmental Health Officer

Councillor apologies:

K Bloxham

A Colman
M Howe
D Key
J Whibley

Chairman

Date: