

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held online via zoom on 16 March 2022**

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

The meeting started at 10.02am and ended at 3.35pm. The meeting adjourned at 1.40pm and reconvened at 2pm.

#### **118 Minutes of the previous meeting**

Members were happy to accept the minutes of the consultative Planning Committee held 16 February and 23 February 2022.

#### **119 Declarations of interest**

Minute 122. 21/1129/VAR (Major) BROADCLYST.

Councillor Geoff Pratt, Personal, Had a service contract with applicants 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.

Minute 122. 21/1129/VAR (Major) BROADCLYST.

Councillor Mike Howe, Personal, Known to applicant.

Minute 122. 21/1129/VAR (Major) BROADCLYST.

Councillor Philip Skinner, Personal, Known to the Stewart family.

Minute 122. 21/1129/VAR (Major) BROADCLYST.

Councillor Sarah Chamberlain, Personal, Parish Councillor and Ward Member for Broadclyst.

Minute 123. 21/1798/FUL (Minor) COLY VALLEY.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Councillors Andrew Colman, Steve Gazzard, Bruce De Saram, Colin Brown, Eileen Wragg, Geoff Pook, Geoff Pratt, Kim Bloxham, Mike Howe, Olly Davey, Philip Skinner, Richard Lawrence and Tony Woodward advised lobbying in respect of this application.

Minute 123. 21/1798/FUL (Minor) COLY VALLEY.

Councillor Mike Howe, Personal, Known to the Planning Consultant and Bishops Clyst Parish Council had employed him on a number of occasions.

Minute 123. 21/1798/FUL (Minor) COLY VALLEY.

Councillor Richard Lawrence, Personal, Known to the Planning Consultant and advised he would not take part in discussions or vote.

Minute 123. 21/1798/FUL (Minor) COLY VALLEY.

Councillor Sarah Chamberlain, Personal, Received lobbying emails but advised they were not read.

Minute 124. 21/1714/FUL (Minor) HONITON ST MICHAELS.

Councillor Jake Bonetta, Personal, Honiton Town Councillor and in role as Ward Member had received lobbying emails from two residents in respect of this application.

Minute 125. 21/3255/FUL (Minor) TRINITY.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Councillors Andrew Colman, Bruce De Saram, Colin Brown, Geoff Pook, Geoff Pratt, Kim Bloxham, Mike Howe, Olly Davey, Philip Skinner, Richard Lawrence and Tony Woodward advised lobbying in respect of this application.

Minute 125. 21/3255/FUL (Minor) TRINITY.

Councillor Eileen Wragg, Personal, Received lobbying email but advised it was not read.

Minute 125. 21/3255/FUL (Minor) TRINITY.

Councillor Geoff Pratt, Personal, Member of the East Devon Area of Outstanding Natural Beauty Partnership.

Minute 125. 21/3255/FUL (Minor) TRINITY.

Councillor Sarah Chamberlain, Personal, Received lobbying email but advised it was not read.

Minute 125. 21/3255/FUL (Minor) TRINITY.

Councillor Steve Gazzard, Personal, Received lobbying emails but advised not all had been read.

Minute 127. 21/2989/FUL (Minor) WEST HILL & AYLESBEARE.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Councillors Bruce De Saram, Colin Brown, Eileen Wragg, Geoff Pook, Geoff Pratt, Kim Bloxham, Mike Howe, Olly Davey, Philip Skinner, Richard Lawrence, Steve Gazzard and Tony Woodward advised lobbying in respect of this application.

Minute 127. 21/2989/FUL (Minor) WEST HILL & AYLESBEARE.

Councillor Jess Bailey, Personal, Property owned is reasonably close to this application but cannot be seen on plans and photographs.

Minute 127. 21/2989/FUL (Minor) WEST HILL & AYLESBEARE.

Councillor Sarah Chamberlain, Personal, Received lobbying emails but advised they were not read.

Minute 128. 21/3343/VAR (Minor) BEER & BRANSCOMBE.

Councillor Geoff Pook, Personal, Chair of Beer Community Land Trust and as the named applicant 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.

## 120 **Planning appeal statistics**

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

The Development Manager referred to the two appeals allowed advising that the appeal against an enforcement notice for the construction of storage building at Woodcroft Copse, Weston, was allowed as the Inspector determined that the proposal complied with Policy D7 and that the building would not have a harmful impact on the character and appearance of the area. The second appeal related to a site at Redgate and land at

Tesco, Salterton Road, Exmouth which Members had refused on the basis of a loss of employment land with Inspector determining that adequate marking had taken place that suitable alternative employment was being provided, such that the proposal caused no harm.

Members' attention was drawn to an appeal that was dismissed for 21/1441/ADV – Martins of Exeter Ltd, Sandygate, Exeter that Committee had previously considered. The Development Manager was pleased to report that the Inspector had agreed that the display unit was inappropriately positioned and out of character with the area and therefore dismissed the appeal.

121 **19/2132/MFUL & 19/2133/LBC (Major) WOODBURY & LYMPSTONE**

**Applicant:**

Hayes Grange LLP.

**Location:**

Exton Farm, Exmouth Road, Exton, EX3 0PZ.

**Proposal:**

(19/2132/MFUL) Conversion of existing barns to three residential dwellings and the demolition of existing barns and their replacement with seven new build dwellings, alterations to existing vehicular access onto Mill Lane, parking, drainage and landscaping.

(19/2133/LBC) Conversion of barns to form three residential dwellings.

**RECOMMENDATION:**

Of approval as per officer recommendation.

122 **21/1129/VAR (Major) BROADCLYST**

**Applicant:**

Mercedes Benz South West.

**Location:**

Unit 2 Jacks Way, Hill Barton Business Park, Clyst St Mary, EX5 1FG.

**Proposal:**

Variation of Conditions 3 (lighting hours) and 4 (hours of operation) of planning permission 13/2069/MRES.

**RECOMMENDATION:**

Of approval as per officer recommendation.

123 **21/1798/FUL (Minor) COLY VALLEY**

**Applicant:**

Stags Estate Agents.

**Location:**

Land on the East side of Tower Road, Offwell, Honiton.

**Proposal:**

Change of use of an existing agricultural building and associated works for use as a Livestock Collection Centre.

**RECOMMENDATION:**

Of approval as per officer recommendation.

124 **21/1714/FUL (Minor) HONITON ST MICHAELS**

**Applicant:**

Bodenham (B & H Developments Ltd.)

**Location:**

The Old Workshop. Kerslakes Court, Honiton, EX14 1FL.

**Proposal:**

Construction of five bedroom house in multiple occupation (Use Class C4).

**RECOMMENDATION:**

Of refusal contrary to officer recommendation.

Members considered that the proposal represents overdevelopment of the site by reason of the poor standard of amenity for future occupiers contrary to Policy D1 of the Local Plan and the NPPF.

125 **21/3255/FUL (Minor) TRINITY**

**Applicant:**

Mr Mark 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.

The Service Lead – Planning Strategy and Development Management introduced this application as a reconsideration following Senior Officers concerns on the implications for the appeal. Following discussions the Chief Executive decided to bring this back to Committee for Members to give further consideration to the concerns.

**RECOMMENDATION:**

Of deferral for a site inspection to assess the level of noise during shot blasting and other work on site. The Environmental Health Officer to be present at the site inspection and to carry out a further noise assessment/readings in advance of the application being presented back to Committee.

126 **22/0058/FUL (Minor) TALE VALE**

**Applicant:**

Sophie, Harriet and Oliver Persey.

**Location:**

Pitmans Farm, Dulford, Cullompton, EX15 2ED.

**Proposal:**

Proposed demolition of existing buildings; construction of residential dwelling and detached garage; installation of solar photovoltaic array; landscaping and associated works.

**RECOMMENDATION:**

Refused as per officer recommendation.

127 **21/2989/FUL (Minor) WEST HILL & AYLESBEARE**

**Applicant:**

Hill.

**Location:**

Little Glade, West Hill Road, West Hill, EX11 1TU.

**Proposal:**

Erection of a single replacement two-storey dwelling.

**RECOMMENDATION:**

Of approval as per officer recommendation.

128 **21/3343/VAR (Minor) BEER & BRANSCOMBE**

**Applicant:**

Mr G Pook.

**Location:**

Beer Social Club, Berry Hill, Beer, EX12 3JP.

**Proposal:**

Variation of Condition 2 (approved plans) of application 19/2674/FUL.

**RECOMMENDATION:**

Of approval as per officer recommendation.

129 **21/2167/FUL (Minor) SEATON**

**Applicant:**

Mr Tom Bosworth.

**Location:**

Playing Fields, Scalwell Lane, Seaton.

**Proposal:**

A compound comprising of a kiosk unit to house data exchange for telecommunications (Jurassic Fibre) including concrete slab for placement and timber perimeter fencing.

**RECOMMENDATION:**

Of approval as per officer recommendation.

130 **22/0348/CPL (Minor) OTTERY ST MARY**

**Applicant:**

Mr Stuart Pyle.

**Location:**

19 Coleridge Road, Ottery St Mary, EX11 1TD.

**Proposal:**

Lawful Development Certificate for proposed single storey lean-to 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)

K Bloxham

C Brown

A Colman - left the meeting at 1.30pm

O Davey

B De Saram

S Gazzard

M Howe - left the meeting at 1.40pm

R Lawrence

G Pook - left the meeting during the duration of discussions and vote on application 21/3342/VAR

G Pratt - left the meeting during the duration of discussions and vote on application 21/1129/VAR

P Skinner

T Woodward

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

J Bailey

J Bonetta

G Jung

H Parr

E Rylance

I Thomas

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

Chris Rose, Development Manager

Shirley Shaw, Planning Barrister

Ed Freeman, Service Lead Planning Strategy and Development Management

Wendy Harris, Democratic Services Officer

Ian Winter, Environmental Health Officer

Sarah Jenkins, Democratic Services Officer

**Councillor apologies:**

D Key

P Millar

Chairman .....

Date: