

# **EAST DEVON DISTRICT COUNCIL**

## **Minutes of the consultative meeting of Planning Committee held oOnline via zoom on 14 June 2022**

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

The meeting started at 9.30 am and ended at 4.00 pm. The meeting was adjourned at 1.20 pm and reconvened at 1.50 pm

### **1 Minutes of the previous meetings**

Members accepted the minutes of the consultative Planning Committee on 13 April and 27 April 2022.

### **2 Declarations of interest**

8. 21/2235/MRES (Major) CLYST VALLEY.

Councillor Mike Howe, Affects Non-registerable Interest, Bishops Clyst Parish Councillor.

8. 21/2235/MRES (Major) CLYST VALLEY.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Councillor Mike Howe advised lobbying in respect of this application.

9. 22/0249/MRES (Major) SIDMOUTH RURAL.

Councillor Geoff Pratt, Affects Non-registerable Interest, Member of the East Devon AONB Partnership.

11. 21/3201/FUL (Minor) DUNKESWELL & OTTERHEAD.

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, Mike Howe, Eileen Wragg and David Key advised lobbying in respect of this application.

11. 21/3201/FUL (Minor) DUNKESWELL & OTTERHEAD.

Councillor Colin Brown, Affects Non-registerable Interest, Dunkeswell & Otterhead Ward Member.

11. 21/3201/FUL (Minor) DUNKESWELL & OTTERHEAD.

Councillor David Key, Affects Non-registerable Interest, Dunkeswell & Otterhead Ward Member.

14. 21/2835/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 Councillor Mike Howe advised lobbying in respect of this application.

15. 22/0549/FUL (Minor) BROADCLYST.

Councillor Eleanor Rylance, Affects Non-registerable Interest, Broadclyst Parish Councillor.

19. 22/0216/COU (Minor) EXMOUTH TOWN.

Councillor Bruce De Saram, Affects Non-registerable Interest, Adjoining Ward Member.

19. 22/0216/COU (Minor) EXMOUTH TOWN.

Councillor Eileen Wragg, Affects Non-registerable Interest, Exmouth Town Ward Member.

19. 22/0216/COU (Minor) EXMOUTH TOWN.

Councillor Olly Davey, Affects Non-registerable Interest, Exmouth Town Ward Member and Exmouth Town Councillor.

19. 22/0216/COU (Minor) EXMOUTH TOWN.

Councillor Steve Gazzard, Affects Non-registerable Interest, Exmouth Town Councillor.

19. 22/0216/COU (Minor) EXMOUTH TOWN.

Councillor Tony Woodward, Affects Non-registerable Interest, Exmouth Town Councillor.

20. 22/0601/FUL (Minor) DUNKESWELL & OTTERHEAD.

Councillor Colin Brown, Affects Non-registerable Interest, Dunkeswell & Otterhead Ward Member.

20. 22/0601/FUL (Minor) DUNKESWELL & OTTERHEAD.

Councillor David Key, Affects Non-registerable Interest, Dunkeswell & Otterhead Ward Member.

Non Committee Member

9. 22/0249/MRES (Major) SIDMOUTH RURAL.

Councillor John Loudoun, Affects Non-registerable Interest, Sidmouth Rural Ward Member and a Member of the Sid Vale Association.

### 3 **Planning appeal statistics**

The Committee noted the planning statistics report setting out five appeal decisions, five had been dismissed and one allowed.

The Development Manager updated Members on the appeal allowed which related to application 20/1799/FUL – 105 Victoria Road, Exmouth, advising that the Inspector determined that the proposed development would not be out of character with its surroundings and would not affect neighbouring properties.

Members' attention was drawn to application 21/0811/FUL – Land and buildings opposite Hembury Close, Broadhembury, where the applicant appealed delegated refusal. The Development Manager clarified that the Inspector's decision to uphold the appeal indicated a slight shift in the Inspectorates decisions giving more weight to the impact of design on an AONB.

### 4 **21/2235/MRES (Major) CLYST VALLEY**

**Applicant:**

Mr Steve Billings.

**Location:**

Winslade Park, Clyst St Mary.

**Proposal:**

Reserved matters application pursuant to outline application 20/1001/MOUT seeking details of layout, appearance, scale and landscaping for a residential development of 38 dwellings (Zone A).

**RECOMMENDATION:**

Of approval as per officer recommendation but subject to an additional condition as follow:

Prior to any development above damp proof course of any dwelling hereby approved and following the completion of the SAP assessments for each dwelling, details of the position and design of solar panels to the roofs of dwellings shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the solar panels shall be provided in accordance with the approved details.

(Reason: to ensure a sustainable design and construction of the dwellings in accordance with Strategy 38 of the adopted East Devon Local Plan).

5 **22/0249/MRES (Major) SIDMOUTH RURAL**

**Applicant:**

OG Holdings Retirement Benefit Scheme.

**Location:**

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

**Proposal:**

Reserved matters application seeking approval of appearance (pursuant to outline 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 8,445sqm of new floorspace, new highway access, cycle and footway, improvements to flood attenuation, building layout and road layout, new hedgerow planting and associated infrastructure).

**RECOMMENDATION:**

Of approval as per officer recommendation.

6 **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 plan) and Condition 4 (landscaping) of planning application 21/1148/FUL (construction of a two storey dwelling).

**RECOMMENDATION:**

Of approval as per officer recommendation.

7 **21/3201/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr & Mrs Steve & Clare Harvey

**Location:**

Bennettshayes Farm, Awliscombe, Honiton, EX14 3PY

**Proposal:**

Erection of agricultural workers dwelling and associated works.

**RECOMMENDATION:**

Of deferral for a site inspection and to assess the impact from the proposal on the AONB and to seek further information from the applicant regarding why this, rather than any other site adjacent to the farm, has been selected and considered to have the least impact on the AONB.

8 **21/2523/FUL (Minor) TALE VALE**

**Applicant:**

Mr W Light.

**Location:**

Courtlands (Edenvale Turf) Dulford, Cullompton, EX15 2EQ.

**Proposal:**

Construction of dwelling in place of conversion of existing agricultural building to form one of dwellings (Unit B) subject of prior approval reference 19/0967/PFQ)

**RECOMMENDATION:**

Of refusal as per officer recommendation.

9 **22/0302/FUL (Minor) TALE VALE**

**Applicant:**

Mr & Mrs Hutchings

**Location:**

Larkbeare Grange, Talaton, EX5 2RY.

**Proposal:**

Two detached buildings for use as holiday accommodation.

**RECOMMENDATION:**

Of refusal as per officer recommendation.

10 **21/2835/FUL (Minor) WEST HILL & AYLESBEARE**

**Applicant:**

Mr Greg Vooght.

**Location:**

Halfway Inn, Aylesbeare, Exeter, EX5 2JP.

**Proposal:**

New equestrian shop within existing building with alteration to fenestration. New storage building, parking, landscaping and external works. Use of ancillary building as a dog grooming business.

**RECOMMENDATION:**

Of approval as per officer recommendation subject to the rewording of Conditions 3, 4 and 5 to reflect retrospective permission being granted.

11 **22/0549/FUL (Minor) BROADCLYST**

**Applicant:**

Mr Gary Moore.

**Location:**

The Gardens, Blackhorse, Exeter, EX5 2FT.

**Proposal:**

Construction of three bungalows with associated access, parking and landscaping.

**RECOMMENDATION:**

Of approval as per officer recommendation.

12 **22/0269/FUL (Minor) HONITON ST MICHAELS**

**Applicant:**

Ms & Messrs C, G & J Beament.

**Location:**

Land adjacent Crosslyn, Exeter Road, Honiton, EX14 1AU.

**Proposal:**

Erection of a detached dwelling.

**RECOMMENDATION:**

Of approval as per officer recommendation.

13 **21/2747/FUL & 21/2748/FUL (Minor) YARTY**

**Applicant:**

Ellis.

**Location:**

Alston Farm, Alston, Axminster, EX13 7LG.

**Proposal:**

21/2747/FUL – Detailed application for the erection of a livestock building.

21/2748/FUL – Detailed application for the erection of a livestock building and installation of four rainwater harvesting tanks.

**RECOMMENDATION:**

Of approval as per officer recommendations (21/2747/FUL & 21/2748/FUL)

14 **22/0344/FUL (Minor) NEWTON POPPLEFORD & HARPFORD**

**Applicant:**

Mr & Mrs Kevin & Marianne Howe.

**Location:**

Little Holme, Back Lane, Newton Poppleford, EX10 0EY.

**Proposal:**

Single storey side extension with alteration to fenestration and installation of terrace to front.

**RECOMMENDATION:**

Of approval as per officer recommendation.

15 **22/0216/COU (Minor) EXMOUTH TOWN**

**Applicant:**

Miss Caitlin Davey.

**Location:**

Beach Gardens, Exmouth.

**Proposal:**

Temporary change of use of land for siting of 28m observation wheel for three years.

**RECOMMENDATION:**

Of approval as per officer recommendation.

16 **22/0601/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr & Mrs N Chapman.

**Location:**

Higher Northcott Farm, Blackborough, Cullompton, EX15 2JF.

**Proposal:**

General purpose lean-to extension.

**RECOMMENDATION:**

Of approval as per officer recommendation.

**Attendance List**

**Councillors present:**

E Wragg (Chair)

C Brown

O Davey

B De Saram

S Gazzard

M Howe

D Key

R Lawrence  
G Pratt  
E Rylance  
P Skinner  
T Woodward

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

P Arnott  
J Bailey  
J Bonetta  
P Hayward  
J Loudoun  
V Ranger  
M Rixson

**Officers in attendance:**

Wendy Harris, Democratic Services Officer  
Amanda Coombes, Democratic Services Officer  
Nicola Cooper, Solicitor  
Chris Rose, Development Manager  
Shirley Shaw, Planning Barrister

**Councillor apologies:**

S Chamberlain  
K Bloxham  
A Colman  
G Pook

Chairman .....

Date: .....