

Senior Officer Decision**Consultative meeting: Planning Committee****Consultative meeting date: 2 August 2022****Exempt from publication**

No

Title: 21/3201/FUL – Dunkeswell & Otterhead**Links to consultative meeting(s):**[Agenda for Planning Committee on Tuesday, 2nd August, 2022, 11.30 am - East Devon](#)**Recommendation:****21.3201.FUL – Approved contrary officer recommendation.**

Approved contrary to officer recommendation. Members considered that the applicant had demonstrated a need for a further agricultural dwelling and considered that the proposal would not harm the visual amenity of the area and AONB whilst representing the least harmful option available. As such, Members considered that the proposal accords with Strategies 7 and 46 and Policy H4 of the Local Plan. Members delegated conditions to officers to draft and but advised of the need to include conditions covering the provision of an agricultural tie, submission of levels details, submission of materials for the finish to the dwelling and landscaping (to soften the transition from the field to the garden of the dwelling and to ensure suitable tree planting to the hedge to the north of the site to replace the two ash trees that are unlikely to survive long-term due to ash die-back.)

Authority

Decision of Council on 26th July 2021 to delegate decision making to officers until 23.59 17th January 2022 ([Minutes 26th July 2021 Council Meeting](#)). Senior Officer Decision of 10th December to extend the arrangements until 23.59 on 10th May 2022 ([Senior Officer Decision Record 10th December 2021](#)). Senior Officer Decision of 4th May 2022 to extend the arrangements until 23.59 on 31st October 2022 ([Senior Officer Decision Record 4th May 2021](#)).

Officer Decision

Consultations:

I was present at / have watched the recording of the consultative meeting which considered this item

Yes No

Detail any other consultations carried out:

N/A

Other considerations:

Do the legal and finance comments and equalities impact, climate change and risk assessments as detailed in the officer report remain the same.

Yes No

If no, provide the updated assessment below;

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

For Democratic Services use.

Website publication Date: Tuesday, 16 August 2022