

EAST DEVON DISTRICT COUNCIL

Minutes of the consultative meeting of the Planning Committee held online via zoom on 26 July 2022

Attendance list at end of document

The meeting started at 9.30 am and ended at 4.15 pm. The meeting was briefly adjourned at 12.35 pm and reconvened at 12.40 pm and further adjourned at 2.15 pm and reconvened at 2.45 pm.

During the recent absence of Vice Chair, Councillor Sarah Chamberlain, the Committee agreed to Councillor Olly Davey being Vice Chair for this meeting.

17 Minutes of the previous meeting

Members accepted the minutes of the consultative Planning Committee on 14 June 2022.

18 Declarations of interest

Minute 20. 21/3120/MFUL (Major) TALE VALE.

Councillor Eleanor Rylance, Affects Non-registerable Interest, Daughter went to school in Clyst Hydon and was known to some parents and residents.

Minute 20. 21/3120/MFUL (Major) TALE VALE.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Councillors Wragg, Chamberlain, Bloxham, Brown, Davey, De Saram, Gazzard, Howe, Key, Lawrence, Rylance and Skinner advised lobbying in respect of this application.

Non-Committee Member

Minute 27. 21/1860/FUL (Minor) OTTERY ST MARY.

Advised lobbying in respect of this application.

19 Planning appeal statistics

The Committee noted the planning statistics report setting out 7 appeal decisions, 5 had been dismissed and 2 allowed.

The Development Manager drew Members attention to the 2 appeals allowed. The first related to a retrospective application 20/2677/FUL – Land adjacent Poppins, Goldsmith Lane, All Saints, for the erection of an artist studio. The Inspector allowed the appeal determining the studio was in a suitable location and that it would not affect the character and appearance of the location.

The second appeal related to application 21/0875/FUL – Barns north of Luton Lane Farm, Payhembury. The Development Manager advised that following approval for four small dwellings the applicant sought to change to one large dwelling. The Inspector determined that the site was more sustainable for one large dwelling rather than four smaller ones.

Finally, the Development Manager drew Members attention to the appeal for application 19/0078/FUL – Lily Cottage, Goldsmith Lane, All Saints, Axminster that had been dismissed. He highlighted that it was the first appeal following advice from Natural England about not allowing new residential development within the catchment of the River Axe due to the levels of phosphates and pollution in the River Axe.

20 **21/3120/MFUL (Major) TALE VALE**

Applicant:

Lightrock Power Ltd. (Mr Christopher Sowerbutts)

Location:

Land adjacent to Peradon Farm, Clyst Hydon.

Proposal:

Construction of 49 MW solar farm, with permission being required for 40 years comprising solar arrays, equipment housing, sub-station, fencing, CCTV, ancillary equipment and associated development

RECOMMENDATION:

Of approval as per officer recommendation

21 **21/1656/MOUT (Major) NEWBRIDGES**

Applicant:

Ms Linda Johnson.

Location:

Land off Doatshayne Lane, Doatshayne Lane, Musbury.

Proposal:

Outline application for up to 15 dwellings including 10 affordable (all matters reserved except for access).

RECOMMENDATION:

Of refusal as per officer recommendation.

22 **22/0571/FUL (Minor) BUDLEIGH & RALEIGH**

Applicant:

Mr Clayton.

Location:

1 Rolle Road, Budleigh Salterton, EX9 6JZ.

Proposal:

Change of use of ground floor from use class E(b) (sale of food and drink for consumption on the premises) to Use Class C3 (dwelling house) including installation of two flues and extractor fan cowl.

RECOMMENDATION:

Of approval contrary to officer recommendation.

Members considered that the marketing was adequate, that there was adequate alternative provision in the town and that as such the loss of the ground floor from commercial use would not harm employment opportunities in the area. The proposal was therefore considered to comply with Strategy 32 with no other harm arising. Conditions were delegated to officers to draft.

23 **22/0616/ADV & 22/0587/FUL (Minor) OTTERY ST MARY**

Applicant:

Sainsburys Ltd.

Location:

Sainsburys Supermarket Ltd., Hind Street, Ottery St Mary, EX11 1BW.

Proposal:

22/0616/ADV – Installation of various non-illuminated signage

22/0587/FUL – Erection of a camera column with mounted cameras in the car park.

RECOMMENDATION:

22/0616/ADV - Of approval as per officer recommendation.

22/0587/FUL - Of approval as per officer recommendation.

24 **22/0605/FUL (Minor) OTTERY ST MARY**

Applicant:

Mr Carlo Bove.

Location:

Woods Farm, Bowd, Sidmouth.

Proposal:

Provision of donkey tracks to Beaver Barn Field and Tip Field,

RECOMMENDATION:

Of approval as per officer recommendation.

25 **21/2246/FUL (Minor) OTTERY ST MARY**

Applicant:

Mrs Elaine Paget.

Location:

The Barn Annexe, 2 Lower Court Cottages, Fluxton, Ottery St Mary, EX11 1RL.

Proposal:

Change of use of annexe to form independent dwelling and formation of new vehicular access parking/turning area and path.

RECOMMENDATION:

Of refusal as per officer recommendation.

26 **21/0354/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr & Mrs Mullen.

Location:

Blue Haze, Church Path, Lympstone.

Proposal:

Change of use of land from agricultural to residential to provide a driveway to Blue Haze, construction of an agricultural storage building and hardening of public footpath.

RECOMMENDATION:

Of approval as per officer recommendation.

27 **21/1860/FUL (Minor) OTTERY ST MARY**

Applicant:

Mr Martin Nancekivell.

Location:

Barrack Farm, Exeter Road, Ottery St Mary, EX11 1LE.

Proposal:

Two storey, four bed, detached, principle farmhouse with associated parking and amenity space.

RECOMMENDATION:

Of approval as per officer recommendation.

28 **22/0757/FUL (Minor) COLY VALLEY**

Applicant:

Mr Soroosh Sadeghi.

Location:

Elmwood Residential Home, Swan Hill Road, Colyford, EX24 6QJ.

Proposal:

Proposed staff accommodation.

RECOMMENDATION:

Of approval as per officer recommendation.

29 **22/1117/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Mr & Mrs N Chapman.

Location:

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

Proposal:

Erection of a general purpose agricultural building.

RECOMMENDATION:

Of approval as per officer recommendation.

30 **22/0991/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr & Mrs Colin & Amy Jeans.

Location:

7 Long Meadow, Woodbury, EX5 1JA.

Proposal:

Single storey rear extension, single storey front extension, single storey side extension, conversion of the existing garage into a sunroom, conversion of loft space with a rear dormer for a habitable space.

RECOMMENDATION:

Of approval as per officer recommendation.

Attendance List

Councillors present:

E Wragg (Chair)
S Chamberlain (Vice-Chair)
K Bloxham
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
A Dent
P Faithfull
B Ingham
G Jung
J Kemp
T Wright

Officers in attendance:

Chris Rose, Development Manager
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)
Wendy Harris, Democratic Services Officer
Amanda Coombes, Democratic Services Officer

Councillor apologies:

A Colman

G Pook

Chairman

Date: