

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the consultative meeting of Planning Committee held online via zoom on 30 September 2022**

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

The meeting started at 10.00am and ended at 2.35pm. The meeting was briefly adjourned at 12.55pm and reconvened at 1.10pm.

Due to a YouTube livestream failure the meeting was adjourned at 10.35am and reconvened at 10.50am.

In the absence of the Chair, Councillor Eileen Wragg, the Committee agreed to Councillor Sarah Chamberlain being the Chair and to Councillor Olly Davey being Vice Chair for this meeting.

In the absence of the Chair, Councillor Sarah Chamberlain for Item 9, Minute 47, the Committee agreed to Councillor Olly Davey being the Chair and Councillor Philip Skinner being Vice Chair for this item.

#### **43 Minutes of the previous meeting**

Members accepted the minutes of the consultative Planning Committee held on 30 August 2022.

#### **44 Declarations of interest**

Minute 47. 21/2604/OUT (Minor) BROADCLYST.

Councillor Eleanor Rylance, Directly relates Non-registerable Interest, personal friend of the applicant. Spoke as Ward Member at the beginning of the application but then was removed to the virtual lobby and did not participate in discussions or vote.

Minute 47. 21/2604/OUT (Minor) BROADCLYST.

Councillor Sarah Chamberlain, Disclosable Pecuniary Interest, planning application relates to a property that she owns. Removed to the virtual lobby for the entirety of the application.

Minute 47. 22/0158/FUL (Minor) OTTERY ST MARY.

Councillor Philip Skinner, Affects Non-registerable Interest, rents land from the applicant.

Minute 49. 22/0270/FUL (Minor) DUNKESWELL & OTTERHEAD.

Councillor David Key, For information purposes only, spoke to the applicant to advise who to speak to about speaking at the meeting.

Minute 51. 22/0158/FUL (Minor) OTTERY ST MARY.

Councillor Geoff Pratt, For information purposes only, attended the site and spoke to the applicant. Advised he was not predetermined.

#### Non Committee Member

Minute 51. 22/0158/FUL (Minor) OTTERY ST MARY.

Councillor Peter Faithfull, For information purposes only, attended the site along with Councillor Geoff Pratt and spoke to the applicant. Advised he was not predetermined.

45 **Annual appeals report 2021-2022**

The Service Lead – Planning Strategy and Development Management updated Members on the planning appeals report that provided an overview of planning appeals from 1 April 2021 to 31 March 2022. At the national level the number of appeals had increased slightly compared to 2020 to 2021 but had still remained below the figures for 2019 to 2020.

Members noted the report and that the council’s performance on appeals had fallen significantly this year with 18 appeal decisions allowed out of 43 equating to a 58% success rate which was below the national average of 71%. Through analysis of the figures it appeared there was no particular trend that lead to the low success rate. The Service Lead – Planning Strategy and Development Management referred Members to the appeals procedure table detailing further analysis of the appeal decisions highlighting the majority of appeals allowed were from written representations and a fair split in terms of application types allowed.

On a more positive note the Service Lead – Planning Strategy and Development Management was pleased to advise that the householder application figures had improved over the last year with a success rate of 69.2% compared to 50% for the previous year.

A minor issue Members noted related to the success rate for minor development applications as listed in the report. The Service Lead – Planning Strategy and Development Management advised although specific trends that could be learned from were not identified the situation would be monitored to gather information.

Finally Members noted the update on cost implications with two appeal cost applications made but both were refused and a further costs application was allowed and the appellant awarded partial costs in respect of an appeal against a listed building enforcement notice.

46 **Planning appeal statistics**

The Committee noted the planning statistics report of which one appeal had been allowed and one dismissed. The Service Lead – Planning Strategy and Development Management drew Members attention to the first appeal for application 21/3011/FUL – 3 Spring Meadow, Jackson Meadow, Lympstone. The Inspector did not agree with Members decision to refuse the application, overturning officer’s recommendation to approve, determining the loss of light would not effect on the living conditions of neighbouring properties.

The second appeal related to 20/2363/FUL – The Cottage, 11 Douglas Avenue, Exmouth for the construction of three residential dwellings. The Inspector determined the appeal be dismissed in accordance with the decision of the Council.

47 **21/2604/OUT (Minor) BROADCLYST**

**Applicant:**

Mrs Sarah Chamberlain.

**Location:**

6 Railway Terrace, Broadclyst Station, Exeter, EX5 3AX.

**Proposal:**

Outline application, with all matters reserved, for the erection of seven dwellings.

**RECOMMENDATION:**

Of approval as per officer recommendation and subject to Section 106 agreement.

48 **22/1506/FUL (Minor) COLY VALLEY**

**Applicant:**

Miss & Mr Tedford & Dockley.

**Location:**

Appledore Farm, Farway.

**Proposal:**

Demolition and rebuild of existing barn to form two bedroomed dwelling (approval for dwelling under reference number 22/0809/VAR)

**RECOMMENDATION:**

Of approval as per officer recommendation.

49 **22/0270/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Dr Clive Potter.

**Location:**

South Wood Farm, Cotleigh, Honiton, EX14 9HU.

**Proposal:**

Creation of a wildlife pond at South Wood Farm.

**RECOMMENDATION:**

Of approval contrary to officer recommendation.

Members considered that the required Ecological Impact Assessment was being prepared and would be submitted shortly. Delegated authority granted to the Service Lead – Planning Strategy and Development Management in consultation with the Chair of Planning Committee and ward members to approve upon receipt of an acceptable Ecological Impact Assessment.

50 **22/1547/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr Kevin Crudge.

**Location:**

Turbury Farm, Stamps Coaches, Dunkeswell, EX14 4QN.

**Proposal:**

Static home to provide managers accommodation.

**RECOMMENDATION:**

Of approval contrary to officer recommendation.

Members considered that the coach hire business constitutes a rural enterprise under Policy H4 and should be allowed a temporary dwelling for a 3 year period to meet the needs of the business. Conditions delegated to the Service Lead – Planning Strategy and Development Management in consultation with the Chair of Planning Committee and ward members.

51 **22/0158/FUL (Minor) OTTERY ST MARY**

**Applicant:**

Mr Nigel Morgan.

**Location:**

The Yard (Mobile Home), Clapperentale Farm, Escot Park, Ottery St Mary, EX11 1LU.

**Proposal:**

Change of use of land to residential for retention of a static caravan.

**RECOMMENDATION:**

Of refusal as per officer recommendation.

52 **22/1371/FUL (Minor) TALE VALE**

**Applicant:**

Messrs Pugh and Colemon.

**Location:**

Cheriton Farm, Payhembury, Honiton, EX14 3JJ.

**Proposal:**

Formation of entrance, access road and associated works.

**RECOMMENDATION:**

Of approval contrary to officer recommendation.

Members considered that the benefits of the proposal in terms of highway safety and the amenity of residents of the hamlet outweighed the harm to the character of the countryside and the loss of high grade agricultural land. Conditions delegated to the Service Lead – Planning Strategy and Development Management in consultation with the Chair of Planning Committee and ward members.

**Attendance List**

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

S Chamberlain (Vice-Chair)

C Brown

O Davey

B De Saram

M Howe

D Key  
R Lawrence  
G Pratt  
E Rylance  
P Skinner

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

P Faithfull  
P Millar

**Officers in attendance:**

Ed Freeman, Service Lead Planning Strategy and Development Management  
Shirley Shaw, Planning Barrister  
Damian Hunter, Planning Solicitor  
Wendy Harris, Democratic Services Officer  
Sarah Jenkins, Democratic Services Officer

**Councillor apologies:**

E Wragg  
K Bloxham  
S Gazzard  
G Pook  
T Woodward

Chairman .....

Date: .....