

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 28 February 2023**

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

The meeting started at 10.05 am and ended at 2.43 pm. The meeting briefly adjourned at 11.47 am and reconvened at 12.01 pm and adjourned again at 1.18 pm and reconvened at 1.40 pm.

#### **96 Minutes of the previous meeting**

The minutes of the Planning Committee held on 31 January 2023 were confirmed as a true record.

#### **97 Declarations of interest**

Minute 99. 22/1532/MOUT (Major) BROADCLYST.

Councillor Kim Bloxham, Affects Non-registerable Interest, as a member of Cranbrook Town Council and had attended a couple of presentations from the applicant.

Minute 99. 22/1532/MOUT (Major) BROADCLYST.

Councillor Mike Howe, Affects Non-registerable Interest, Bishops Clyst Parish Councillor; Advised that Bishops Clyst Parish Council had put in an objection to the application but he had remained open minded.

Minute 99. 22/1532/MOUT (Major) BROADCLYST.

Councillors Richard Lawrence and David Key, Affects Non-registerable Interest, Adjoining Ward Members.

Minute 99. 22/1532/MOUT (Major) BROADCLYST.

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

Minute 100. 22/2265/MFUL (Major) SIDMOUTH SIDFORD

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillors Kim Bloxham and Geoff Pratt advised lobbying emails in respect of this application.

Minute 101. 22/2216/MFUL (Major) YARTY

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

Minute 102. 22/2157/FUL (Minor) EXMOUTH TOWN.

Councillors Andrew Colman, Bruce De Saram, Steve Gazzard Affects Non-registerable Interest, Exmouth Town Councillor.

Minute 102. 22/2157/FUL (Minor) EXMOUTH TOWN.

Councillor Olly Davey, Affects Non-registerable Interest, Had visited the site and had met with one of the objectors.

Minute 102. 22/2157/FUL (Minor) EXMOUTH TOWN.

Councillor Eileen Wragg, Affects Non-registerable Interest, Had received telephone calls and visited the site.

98 **Planning appeal statistics**

The Committee noted the planning appeals statistics report setting out four appeal decision notices, three of which had been dismissed and one allowed.

Members' attention was drawn to the appeal allowed on application 21/0103/FUL at Chestnuts, 65 Salterton Road, Exmouth where the Inspector did not agree with Members views and determined that the proposal would not have an adverse impact on the area and would not have a detrimental impact on the neighbouring occupiers living conditions.

99 **22/1532/MOUT (Major) BROADCLYST**

**Applicant:**

Redrow Homes (SW) Limited.

**Location:**

Treasbeare Expansion Area, land to the north of Treasbeare Farm, Clyst Honiton, EX5 2DY.

**Proposal:**

Outline planning application for up to 1,035 residential dwellings; a neighbourhood centre with a maximum of 3,000 sq.m. gross of ground floor space (Use Class E and sui generis (hot food takeaways, betting shops, pubs/bars)); a two form entry primary school with early years provision (Use Class F1); public open space, including formal open space, formal play space, allotments, amenity open space and SANGS land; a sports hub comprising playing pitches, tennis courts, a multi-use path and a pavilion (Use Class F2); up to 10.26 ha. of employment land (Use Classes E(g), B2, B8 and an extension to the existing Cranbrook Energy Centre); five serviced pitches for gypsies and travellers; sustainable drainage systems and associated infrastructure. All matters are reserved for future consideration aside from access. Principal access is to be provided from four points off London Road (B3174) with additional access points proposed for pedestrians and cyclists.

**RESOLVED:**

1. The Appropriate Assessment as set out in appendix 2 be adopted.
2. Approved as per officers recommendation subject to the imposition of an additional condition requiring the applicant to submit details to demonstrate how sewage from the site will be handled and not contribute to known issues with capacity in the sewerage network in the villages to the south of the site. The precise wording of the additional condition to be delegated to the Assistant Director Planning Strategy and Development Management in consultation with the Chair of Planning Committee and Ward Members.

100 **22/2265/MFUL (Major) SIDMOUTH SIDFORD**

**Applicant:**

Mr Kevin Shaw (Hartford Care).

**Location:**

Malden House, 69 Sidford Road, Sidmouth, EX10 9LR.

**Proposal:**

Side extension to existing care home to provide an additional 11 ensuite bedrooms. Works include demolition of existing side extension and associated external works.

**RESOLVED:**

Approved as per officers recommendation.

101 **22/2216/MFUL (Major) YARTY**

**Applicant:**

Enso Green Holdings B Limited.

**Location:**

Pound Road BESS land north east of Axminster National Grid Substation, Pound Road, Hawkchurch.

**Proposal:**

Installation of a battery energy storage system with associated infrastructure and works.

**RESOLVED:**

Refused contrary to officers recommendation.

Members considered that the proposal did not comply with Strategy 39 of the Local Plan as there was no evidence that it would be used to store energy from low carbon sources. As a result they considered it to be contrary to the requirements of Strategy 7 and that, in combination with other installations in the area, it would be harmful to the landscape character and quality of the area contrary to Strategy 46. In addition Members considered that there was insufficient information on the quality of the agricultural land upon which the proposal was to be located or the health and safety measures that would be put in place to control battery leakages and fire.

102 **22/2157/FUL (Minor) EXMOUTH TOWN**

**Applicant:**

Mr & Mrs M Lee.

**Location:**

30 Camperdown Terrace, Exmouth, EX8 1EH.

**Proposal:**

Single storey rear extension, single storey side extension with alteration to fenestration, first floor rear balcony.

**RESOLVED:**

Deferred for a site inspection to consider the impact on the neighbouring properties.

103 **22/2281/FUL (Minor) YARTY**

**Applicant:**  
Laura Joyce.

**Location:**  
Land to the north east of Woodhouse Farm Stables, Woodhouse Lane, Hawkchurch,  
EX13 5UF.

**Proposal:**  
Construction of barn (retrospective)

**RESOLVED:**  
Approved as per officers recommendation.

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

E Wragg (Chair)  
K Bloxham  
C Brown  
A Colman  
O Davey  
B De Saram  
S Gazzard  
M Howe  
D Key  
R Lawrence  
G Pratt  
P Skinner

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

P Faithfull  
P Hayward  
G Jung

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

Ed Freeman, Assistant Director Planning Strategy and Development Management  
Damian Hunter, Planning Solicitor  
James Brown, New Community Officer, Development Management  
Wendy Harris, Democratic Services Officer

**Councillor apologies:**

S Chamberlain  
G Pook  
E Rylance  
T Woodward

Chairman .....

Date: .....