

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS LODGED**

Ref: 21/F0248 **Date Received** 19.05.2023
Appellant: Helen Dawn Cutler
Appeal Site: Land North East Of Clyst William Cross Plymtree
Proposal: Appeal against an enforcement notice served in respect of -

- i) Operational development consisting of the siting of a shipping container for use as an agricultural machinery store together with a storage shed and the creation of an entrance onto the highway and hardstanding, without planning permission, and;
- ii) Change of use of part of the land to residential use by the stationing of a touring caravan for residential occupation together with a solar array and other domestic paraphernalia associated with the residential use of the land, without planning permission.

Planning Inspectorate Ref: APP/U1105/C/23/3322437

Ref: 22/2533/MOUT **Date Received** 23.05.2023
Appellant: Morrish Homes & Messrs Compton, Stephenson, Olliff & Sanders
Appeal Site: Land North Of Oak Road West Hill EX11 1SJ
Proposal: Outline application for the erection of 23no. dwellings with all matters reserved save for formation of vehicular and pedestrian access.

Planning Inspectorate Ref: APP/U1105/W/23/3322776

Ref: 22/0686/MFUL **Date Received** 30.05.2023
Appellant: Mr Troy Stuart
Appeal Site: Hill Barton Business Park Sidmouth Road Clyst St Mary
Proposal: Change of use of land for the purposes of parking, associated with the existing operations at Hill Barton Business Park, for a temporary period of 3 years (retrospective application)

Planning Inspectorate Ref: APP/U1105/W/23/3323252

Ref: 22/2030/FUL **Date Received** 07.06.2023
Appellant: Alice Johnson (Queen's Drive CIC)
Appeal Site: Exmouth Beach Queens Drive Exmouth Devon EX8 2GD
Proposal: Construction of a single storey flexible office/community hub building, single storey side extension to existing bin store to provide 5 WCs and installation of 23 x photovoltaic panels
Planning Inspectorate Ref: APP/U1105/W/23/3323724

Ref: 22/0767/FUL **Date Received** 20.06.2023
Appellant: Mr Anthony Whale
Appeal Site: 5 Meadow View Longmeadow Road Lymington EX8 5LH
Proposal: Demolition of the front garden wall and construction of a paved hard standing driveway (retrospective)
Planning Inspectorate Ref: APP/U1105/D/23/3324450

Ref: 22/2120/MFUL **Date Received** 23.06.2023
Appellant: Churchill Retirement Living
Appeal Site: Jewson Ltd Fore Street Exmouth EX8 1HX
Proposal: Redevelopment for 54 retirement living apartments and 6 retirement living cottages, including communal facilities, access, car parking and landscaping and 178sqm of commercial use (Class E)
Planning Inspectorate Ref: APP/U1105/W/23/3324701

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS DECIDED**

Ref: 22/0721/FUL **Appeal Ref:** 22/00055/HH
Appellant: Mr Michael Anaman
Appeal Site: 16 Windsor Square Exmouth Devon EX8 1JX
Proposal: Removal of garden wall to rear garden, creation of off street parking with electric charging points, replacement of outbuilding, restoration of steps to rear door and associated landscaping.
Decision: **Appeal Dismissed** **Date:** 18.05.2023
Procedure: Written representations
Remarks: Delegated refusal, conservation reasons upheld (EDLP Policies D1, EN9 & EN10 and Strategies 3, 5, 6, 48 & 49. Exmouth NP Policies EN1, EB1 & EB2).
BVPI 204: **Yes**
Planning APP/U1105/D/22/3309277
Inspectorate Ref:

Ref: 22/1138/OUT **Appeal Ref:** 22/00043/REF
Appellant: Mr A Rynn
Appeal Site: Land North East Of Clyst William Cross Plymtree
Proposal: Outline application with all matters reserved for the erection of 2no. dwellings.
Decision: **Appeal Dismissed** **Date:** 25.05.2023
Procedure: Written representations
Remarks: Delegated refusal, countryside protection, accessibility and archaeological reasons upheld (EDLP Policies D1 & D7 and Strategies 7 & 27).
BVPI 204: **Yes**
Planning APP/U1105/W/22/3305402
Inspectorate Ref:

Ref: 22/1411/FUL **Appeal Ref:** 22/00056/REF
Appellant: Lesley and Clive Webb
Appeal Site: Hamble Barline Beer Devon EX12 3LR
Proposal: Construction of 1 no. dwelling and associated works
Decision: **Appeal Dismissed** **Date:** 30.05.2023
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld (EDLP Policy D1 and Beer NP Policy HBE2).
BVPI 204: **Yes**
Planning APP/U1105/W/22/3310072
Inspectorate Ref:

Ref: 22/0749/FUL **Appeal Ref:** 22/00049/REF
Appellant: Mr Tony Goode
Appeal Site: 30 Mill Street Ottery St Mary Devon EX11 1AD
Proposal: New shopfront/entrance separate from flat access.
Decision: **Appeal Withdrawn** **Date:** 01.06.2023
Procedure:
Remarks:
BVPI 204: **No**
Planning APP/U1105/W/22/3307284
Inspectorate Ref:

Ref: 22/1584/FUL **Appeal Ref:** 22/00057/REF
Appellant: Mr James Brennan
Appeal Site: Mount Houlditch Farm Toadpit Lane West Hill Devon EX11 1LQ
Proposal: Demolition of two barns and three outbuildings and the construction of a residential annexe ancillary to the main dwelling house, a pool house also ancillary to the main dwelling house and an extension to the house for a home office.
Decision: **Appeal Allowed** **Date:** 13.06.2023
(with conditions)
Procedure: Written representations
Remarks: Delegated refusal, countryside protection, landscape and accessibility reasons overruled (EDLP Policies D1 & TC2 and Strategies 3, 7 & 46. OSM & West Hill NP Policies NP1 & NP2).

The Inspector considered that despite the presence of a hedgerow between the main dwelling and the proposed annexe, there would be a clear visual connection and the annexe would be seen in the context of the much larger main dwelling. It would therefore appear subservient and would not be dominant within the landscape.

The Inspector also considered that the annexe would be ancillary to the main dwelling, rather than being a new independent dwelling in its own right. As a result, it was not necessary to consider whether the appeal site represents a suitable location for a new house and any proposal for a change of use to enable the annexe to be used as an independent dwelling would require separate approval.

The Inspector concluded that the proposed annexe would not harm the character and appearance of the area and would be ancillary to the main dwelling. As such, the proposal conforms with the relevant aspects of Policy D1 & TC2 and Strategies 3, 7 & 46 of the Local Plan and Policies NP1 & NP2 of the Neighbourhood Plan.

BVPI 204: **Yes**
Planning APP/U1105/W/22/3313627
Inspectorate Ref:

Ref: 22/2253/FUL **Appeal Ref:** 23/00007/HH
Appellant: Mr Nigel John
Appeal Site: Touch Wood 3 Hylands Close Higher Broad Oak Road
West Hill Ottery St Mary
Proposal: Retrospective application to retain 1.8m fence to front of
property, bordering turning area
Decision: **Appeal Dismissed** **Date:** 20.06.2023
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld (EDLP Policy D1
and OSM & West Hill NP Policy NP26).
BVPI 204: **Yes**
Planning APP/U1105/D/23/3317817
Inspectorate Ref:

Ref: 21/F0364 **Appeal Ref:** 22/00012/ENFAPP
Appellant: Stuart Partners Ltd
Appeal Site: Land At Hill Barton Sidmouth Road Clyst St Mary
Proposal: Appeal against an enforcement notice served in respect of
the carrying out of a material change of use of the land from
agriculture to a mixed use agricultural and commercial
parking area used by Lorries, Commercial Vehicles, Cars,
Plant and Machinery and the siting of skips and shipping
containers by the importation of aggregate, hard-core and
underlying synthetic membrane, without planning permission.
Decision: **Appeal Dismissed** **Date:** 26.06.2023
Procedure: Written representations
Remarks: Enforcement Notice corrected and upheld.
BVPI 204: **No**
Planning APP/U1105/C/22/3295011
Inspectorate Ref:

East Devon District Council List of Appeals in Progress

App.No: 22/0120/FUL
Appeal Ref: APP/U1105/W/22/3305821
Appellant: Mr & Mrs Charles Isaac
Address: 3 Trefusis Place Exmouth EX8 2AR
Proposal; Loft conversion to a habitable use, Changes to external elevation finishes with alteration to fenestration, Replacement of existing conservatory with a garden room and alterations to Garden Annex with front extension and relocation of front door.
Start Date: 28 February 2023
Procedure: Written reps.
Questionnaire Due Date: 7 March 2023
Statement Due Date: 4 April 2023

App.No: 22/0058/FUL
Appeal Ref: APP/U1105/W/22/3305830
Appellant: Sophie, Harriet and Oliver Persey
Address: Pitmans Farm Dulford Cullompton EX15 2ED
Proposal; Proposed demolition of existing buildings; construction of residential dwelling and detached garage; installation of solar photovoltaic array; landscaping; and associated works.
Start Date: 28 February 2023
Procedure: Written reps.
Questionnaire Due Date: 7 March 2023
Statement Due Date: 4 April 2023

App.No: 21/3275/FUL
Appeal Ref: APP/U1105/W/22/3306620
Appellant: Mr & Mrs Jenny & Richard Wiggins
Address: 5 Fairfield Road Exmouth EX8 2BL
Proposal; First floor extension to an existing dwelling as well as altering the external appearance to form a modern dwelling and a new detached single storey garage of matching materials, and conversion of existing garage and a rear extension with alteration to fenestration.
Start Date: 1 March 2023
Procedure: Written reps.
Questionnaire Due Date: 8 March 2023
Statement Due Date: 5 April 2023

App.No: 22/0481/FUL
Appeal Ref: APP/U1105/D/22/3306390
Appellant: Mr & Mrs McDermott
Address: Marwood House Offwell Honiton EX14 9RW
Proposal; Construction of a single storey detached granny annex with associated decking.
Start Date: 20 March 2023
Procedure:
Householder
Questionnaire Due Date: 27 March 2023

App.No: 22/0912/FUL
Appeal Ref: APP/U1105/D/22/3307801
Appellant: Mr John Lomax
Address: The Workshop Longmeadow Road Lympstone EX8 5LF
Proposal; Addition of first floor with alteration to fenestration.
Start Date: 20 April 2023
Procedure:
Householder
Questionnaire Due Date: 27 April 2023

App.No: 22/2216/MFUL
Appeal Ref: APP/U1105/W/23/3319803
Appellant: Enso Green Holdings B Limited
Address: 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.
Start Date: 9 May 2023
Procedure:
Inquiry
Questionnaire Due Date: 16 May 2023
Statement Due Date: 13 June 2023
Inquiry Date: 5 September 2023

App.No: 23/F0056
Appeal Ref: APP/U1105/C/23/3320164
Appellant: Donovan George Galling
Address: The Workshops Deer Park Farm Buckerell Honiton
Proposal; Appeal against an enforcement notice served in respect of the change of use from workshop to gymnasium, without planning permission.
Start Date: 10 May 2023
Procedure: Written Reps.
Questionnaire Due Date: 24 May 2023
Statement Due Date: 21 June 2023

App.No: 22/0990/MFUL
Appeal Ref: APP/U1105/W/23/3320714
Appellant: Mr Phil Cookson (Low Carbon Alliance)
Address: Land At Marsh Green Farm Marsh Green EX5 2EU
Proposal; Construction and operation of a ground mounted solar farm and associated landscaping and ecological habitat, with permission being required for 40 years, comprising solar arrays, equipment housing, sub-station, fencing, ancillary equipment and associated development; temporary change of use of land for construction compound (off site)
Start Date: 17 May 2023
Procedure: Inquiry
Questionnaire Due Date: 24 May 2023
Statement Due Date: 21 June 2023
Inquiry Date: 12 September 2023

App.No: 22/1836/FUL
Appeal Ref: APP/U1105/D/23/3319877
Appellant: Mr Joe Priday
Address: Hux Shard Church Hill Exeter Devon EX4 9JJ
Proposal; Erection of annexe
Start Date: 14 June 2023
Procedure: Householder
Questionnaire Due Date: 21 June 2023

App.No: 22/2126/FUL
Appeal Ref: APP/U1105/W/23/3318928
Appellant: Mr Josh Baker
Address: Annexe At Huxham View (Church Hill Cottage) Pinhoe
Exeter EX4 9JJ
Proposal; Change of use from redundant annexe to C3 dwelling house.
Start Date: 19 June 2023
Procedure:
Written Reps.
Questionnaire Due Date: 26 June 2023
Statement Due Date: 24 July 2023

App.No: 22/2031/RES
Appeal Ref: APP/U1105/W/23/3316374
Appellant: Mr and Mrs Thomas
Address: 29 Winters Lane Ottery St Mary EX11 1AR
Proposal; Application for approval of reserved matters (layout, scale and appearance) for the erection of a new dwelling following approval of outline application ref. 21/1692/OUT.
Start Date: 20 June 2023
Procedure:
Written Reps.
Questionnaire Due Date: 27 June 2023
Statement Due Date: 25 July 2023

App.No: 22/2389/PIP
Appeal Ref: APP/U1105/W/23/3315470
Appellant: Mr Luke Drakes
Address: 1 Colliton Cross Broadhembury Honiton EX14 3LQ
Proposal; Permission in principle for a two storey 4-bed dwelling and garage on amenity land
Start Date: 21 June 2023
Procedure:
Written Reps.
Questionnaire Due Date: 28 June 2023
Statement Due Date: 26 July 2023

App.No: 21/F0248
Appeal Ref: APP/U1105/C/23/3322437
Appellant: Helen Dawn Cutler, Mr Tom Horridge & Mrs Amy Horridge
Address: Land north east of Clyst William Cross , Plymtree, EX15 2LG
Proposal; Appeal against an enforcement notice served in respect of -

- i) Operational development consisting of the siting of a shipping container for use as an agricultural machinery store together with a storage shed and the creation of an entrance onto the highway and hardstanding, without planning permission, and;
- ii) Change of use of part of the land to residential use by the stationing of a touring caravan for residential occupation together with a solar array and other domestic paraphernalia associated with the residential use of the land, without planning permission.

Start Date: 21 June 2023

Procedure:
Written Reps.

Questionnaire Due Date: 05 July 2023

Statement Due Date: 02 August 2023

App.No: 22/1600/FUL
Appeal Ref: APP/U1105/W/23/3314033
Appellant: Mr G Braddick
Address: Land Adjacent To Hamlet House Nags Head Road Gittisham
Proposal; Extension of an existing commercial building on the land north of Hamlet House

Start Date: 26 June 2023

Procedure:
Written Reps.

Questionnaire Due Date: 3 July 2023

Statement Due Date: 31 July 2023

App.No: 22/0173/FUL
Appeal Ref: APP/U1105/W/23/3315663
Appellant: Ms Susan Wakley-Stoyle
Address: Brake View Rockbeare Hill Rockbeare EX5 2EZ
Proposal; Erection of a replacement two storey 4-bed detached dwelling.
Start Date: 26 June 2023
Procedure:
Written Reps.
Questionnaire Due Date: 3 July 2023
Statement Due Date: 31 July 2023

App.No: 22/0261/FUL
Appeal Ref: APP/U1105/W/23/3318815
Appellant: Mark Howarth
Address: Heatherdale Cooks Lane Axminster EX13 5SQ
Proposal; Change of use of building for annexe and holiday accommodation purposes.
Start Date: 27 June 2023
Procedure:
Written Reps.
Questionnaire Due Date: 4 July 2023
Statement Due Date: 1 August 2023
