

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 20 June 2023**

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

The meeting started at 10.10 am and ended at 12.31 pm. The meeting was briefly adjourned at 11.28 am and reconvened at 11.42 am.

#### **13      **Declarations of interest****

Minute 14. 19/0554/MFUL (Major) CRANBROOK.

Councillor Henry Riddell, Affects and prejudicial Non-registerable Interest, Employer owns land that forms part of one of the other Cranbrook expansion areas that has previously received a resolution to grant planning permission..

Minute 14. 19/0554/MFUL (Major) CRANBROOK.

Councillor Kevin Blakey, Other Registerable Interest, Cranbrook Town Councillor.

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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, Brian Bailey, Ian Barlow, Colin Brown, Steve Gazzard, Anne Hall, John Heath, Mike Howe, Simon Smith advised of lobbying in respect of this application.

Minute 15. 19/0620/MOUT (Major) CRANBROOK.

Councillor Henry Riddell, Affects and prejudicial Non-registerable Interest, Employer owns land that forms part of one of the other Cranbrook expansion areas that has previously received a resolution to grant planning permission..

Minute 15. 19/0620/MOUT (Major) CRANBROOK.

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Minute 16. 22/2720/FUL (Minor) EXMOUTH BRIXINGTON.

Councillors Brian Bailey and Steve Gazzard, Affects Non-registerable Interest, Exmouth Town Councillor.

#### **14      **19/0554/MFUL (Major) CRANBROOK****

##### **Applicant:**

Hallam Land Management Ltd., Taylor Wimpey UK Ltd.

##### **Location:**

Land at Elbury Meadows (North of Cranbrook Country Park), Broadclyst.

##### **Proposal:**

Change of use of existing agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated infrastructure for use and access.

**RESOLVED:**

1. The appropriate assessment set out in Appendix A be adopted.
2. Approved as per officer recommendation subject to conditions and Section 106 (S106) Legal Agreement which captures the head of terms set out in the report with the final wording to be delegated to the Development Manager.

15 **19/0620/MOUT (Major) CRANBROOK**

**Applicant:**

Hallam Land Management Ltd., Taylor Wimpey UK Ltd.

**Location:**

Cranbrook Expansion Zone West Large Site, Station Road, Broadclyst.

**Proposal:**

Outline planning application with all matters reserved except access to the existing highway network for the expansion of Cranbrook comprising up to 870 residential dwellings; C2 residential institutions; one primary school (Use Class F1) with early years provision (Class F1/E); mixed use area including Use Classes C3 (Residential), E (Commercial Business and Service Uses), F1 (Learning and Non-residential Institutions), F2 (Local Community Uses) and Sui Generis (hot food takeaways, pubs/bars) (Class E and Sui Generis uses to comprise up to 1,500 sq metres gross); recreation facilities and children's play; green infrastructure (including open space and Suitable Alternative Natural Greenspace (SANG)); access from former A30, Station Road and Burrough Fields and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses.

**RESOLVED:**

1. The appropriate assessment set out in Appendix C be adopted.
2. Approved as per officer recommendation subject to conditions and Section 106 (S106) Legal Agreement which captures the heads of terms set out in the report with the final wording to be delegated to the Development Manager.

16 **22/2720/FUL (Minor) EXMOUTH BRIXINGTON**

**Applicant:**

Mr Chris Wood.

**Location:**

80 Birchwood Road, Exmouth, EX8 4LS.

**Proposal:**

Proposed terraced two storey three bedroom dwelling on adjoining garden to 80 Birchwood Road, Exmouth with associated off-street parking.

**RESOLVED:**

Approved with conditions as per officer's recommendation.

17 **23/0235/FUL (Minor) BUDLEIGH & RALEIGH**

**Applicant:**

Naomi & Katie Crocker.

**Location:**

Land East of East Budleigh Road, Budleigh Salterton, EX9 6HE.

**Proposal:**

Construction of two dwellings and associated access.

**RESOLVED:**

Deferred for a site inspection to consider the scale and bulk of the buildings.

**Attendance List**

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

B Bailey

I Barlow

C Brown

S Gazzard

A Hall

J Heath

M Howe

H Riddell (left the meeting before application 19/0554/MFUL and gave his apologies for the remainder of the meeting)

S Smith

E Wragg (Chair)

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

K Blakey (spoke on applications 19/0554/MFUL & 19/0620/MOUT as ward member but left the chamber during discussions and vote)

P Faithfull

P Fernley

G Jung

**Officers in attendance:**

Wendy Ormsby, Development Manager

Thea Billeter, Cranbrook New Community Manager

Damian Hunter, Planning Solicitor

Wendy Harris, Democratic Services Officer

**Councillor apologies:**

A Bruce

F Caygill

S Chamberlain

Y Levine

E Rylance

D Wilson

Chairman .....

Date: .....