

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 22 August 2023**

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

The meeting started at 9.35 am and ended at 4.08 pm. The meeting was adjourned at 1.03 pm and reconvened at 2 pm.

In the absence of the Vice Chair, Councillor Sarah Chamberlain, the Committee agreed to Councillor Anne Hall being the Vice Chair for this meeting.

#### **42 Minutes of the previous meeting**

The minutes of the Planning Committee held on 18 July and 28 July 2023 were confirmed as true records.

#### **43 Declarations of interest**

Minute 47. 23/0538/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Anne Hall advised that although she had made a comment on this application as a Ward Member her views were not predetermined and that she remained open minded and would listen to all the relevant arguments for and against the application before voting.

Minute 48. 23/0078/FUL (Minor) EXMOUTH LITTLEHAM.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution the Chair on behalf of Councillors Brian Bailey, Ian Barlow, Colin Brown, Anne Hall, John Heath, Yuhudi Levine, Henry Riddell and Simon Smith advised lobbying in respect of this application.

Minute 52. 22/0975/MFUL (Major) BROADCLYST.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution the Chair on behalf of Councillors Brian Bailey, Ian Barlow, Colin Brown, Anne Hall, John Heath, Yuhudi Levine, Henry Riddell and Simon Smith advised lobbying in respect of this application.

#### **44 Planning appeal statistics**

The Committee noted the planning appeals report setting out the appeals lodged, decided and in progress.

The Development Manager updated Members on an appeal lodged for application 23/0401/OUT – Exton Lodge, Mill Lane, Exton advising that it would be dealt with by written representations.

The Development Manager advised that there had only been one appeal decided which related to application 22/0481/FUL – Marwood House, Offwell. The Inspector had dismissed the appeal on grounds relating to the location within the countryside and landscape impact.

Finally, the Development Manager updated Members on a further public inquiry scheduled for November 2023 for application 22/2120/MFUL – Jewson Ltd., Fore Street, Exmouth.

45 **23/1124/MFUL (Major) YARTY**

**Applicant:**

c/o Agent.

**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 officer's recommendation.

Members considered that:

1. The proposal was not considered to be a renewable or low carbon energy project as there is no evidence that it would be used to store energy from low carbon sources and therefore represents inappropriate development in the countryside. Furthermore it would have a harmful impact on the landscape character and quality of the area when considered in combination with other installations in the locality and would therefore be contrary to Strategy 7 (Development in the Countryside), Strategy 39 (Renewable and Low Carbon Energy Projects) and Strategy 46 (Landscape Conservation and Enhancement and AONBs) of the East Devon Local Plan 2013 - 2031.
2. It would lead to a loss of best and most versatile agricultural land and if so whether there is an overriding need for the development, sufficient land of a lower grade is available that could accommodate the development or the benefits of the development justify the loss of the high grade agricultural land. As a result the development is considered to be contrary to policy EN13 (Development on High Quality Agricultural Land) of the East Devon Local Plan 2013 - 2031.
3. There was insufficient information on the health and safety measures that would be put in place to control battery leakages and fire that could arise in the event of a failure at the site and as a result it is considered that the development could lead to a significant health and safety risk to residents that would be contrary to policy EN14 (Control of Pollution) of the East Devon Local Plan 2013 -2031.

46 **23/0624/FUL (Minor) NEWTON POPPLEFORD & HARPFORD**

**Applicant:**

Mr D Welch.

**Location:**

Luscombes, Back Lane, Newton Poppleford, EX10 0EZ.

**Proposal:**

Replacement of five outbuildings associated to one dwelling, with three new outbuildings for workshop/store and stables.

**RESOLVED:**

Approved with conditions as per officer's recommendation subject to an additional condition for the porous hardstanding to be agreed by the Local Planning Authority and a requirement for the tree planting to include heavy standards.

47 **23/0538/FUL (Minor) EXMOUTH LITTLEHAM**

**Applicant:**

Mr David Crocker.

**Location:**

Chestnuts, 65 Salterton Road, Exmouth, EX8 2EJ.

**Proposal:**

Construction of ground floor and first floor extensions to create an additional ten HMO bedrooms, creation of new vehicular access onto Salterton Road and provision of parking to the front of the site.

**RESOLVED:**

Approved with conditions as per officer's recommendation with an amendment to Condition 4 requiring the new hardstanding to be porous.

48 **23/0078/FUL (Minor) EXMOUTH LITTLEHAM**

**Applicant:**

Iain McNeill.

**Location:**

2 Turner Avenue, Exmouth, EX8 2LF.

**Proposal:**

Construction of new attached dwelling in garden of existing house.

**RESOLVED:**

Approved with conditions as per officer's recommendation with additional condition regarding hours of construction.

49 **23/0092/FUL (Minor) OTTERY ST MARY**

**Applicant:**

Mrs Kerry Kennell.

**Location:**

Changing Rooms, Strawberry Lane, Salston, Ottery St Mary, EX11 1RG.

**Proposal:**

Construction of a multi-use games area (MUGA) with pavilion extension, additional parking and landscaping.

**RESOLVED:**

Approved with conditions as per officer's recommendation.

50 **23/1115/FUL (Minor) HONITON ST MICHAELS**

**Applicant:**  
Antony Paul.

**Location:**  
24 Cherry Close, Honiton, EX14 2XT.

**Proposal:**  
Construction of a new dwelling.

**RESOLVED:**  
Refused as per officer's recommendation.

51 **23/1102/LDO Revised boundary for the adopted Local Development Order for District Heating Networks**

The report presented by the Project Manager Simplified Planning outlined the need to revise the boundary for the Local Development Order (LDO) for District Heating Networks in East Devon's West End.

The Project Manager Simplified Planning outlined the purpose of the LDO which would give permitted development rights to developers to extend underground pipes and cables and some minor above ground works without the need to apply for planning permission. Members noted that if the LDO was endorsed it would not affect landowners rights or give rights to developers to undertake such work without the landowners consent.

The boundary proposed would extend down south of the A30 to the Hill Barton Industrial Estate where pipes would be installed from the existing energy centre to Hill Barton to support the roll out of decentralised heating systems in East Devon.

Members noted the following imposed conditions:

- No above ground development over 1m in height or 2.5 sq.m.
- No above ground pipe over 2m in length.
- No development on listed buildings, locally listed structures or scheduled ancient monuments.
- No above ground development within flood zones 2 & 3.
- Development in or within 5m of landfill areas will require a remediation strategy to be implemented.

**RESOLVED:**  
The revised boundary for the District Heating Local Development Order be adopted.

52 **22/0975/MFUL (Major) BROADCLYST**

**Applicant:**  
Eagle One MMIII Limited.

**Location:**  
Land adjacent Old Tithebarn Lane, Clyst Honiton.

**Proposal:**

Construction of four commercial, business and service units (Class E) and nine dwellings with associated access, parking and infrastructure.

**RESOLVED:**

1. The Appropriate Assessment as set out in Appendix A be adopted.
2. Refused as per officer's recommendation with the reason for refusal regarding drainage omitted.

53 **23/0976/VAR (Major) BROADCLYST**

**Applicant:**

Eagle One MMill Limited.

**Location:**

Land to the east of Anning Road/Tithebarn Way, Redhayes, Exeter.

**Proposal:**

Variation of Condition 22 (requiring the development to connect to the Decentralised Energy Network) of planning permission 21/3148/MOUT (up to 6,000 sq.m of office development) to allow flexibility for alternative heating options to be considered.

**RESOLVED:**

Refused as per officer's recommendation.

54 **23/1079/OUT (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

The Trustees (Strawberry Hill Holdings).

**Location:**

Land north east of Grange Close, Lympton, EX8 5LD.

**Proposal:**

Outline application with all matters reserved for proposed new dwelling (matters of access, appearance, layout, scale and landscaping reserved for future consideration).

**RESOLVED:**

Approved with conditions as per officer's recommendation subject to amended condition 5 that a detailed scheme for surface water drainage be submitted and approved by the Local Authority in consultation with the Lead Local Flood Risk Authority.

55 **23/0446/FUL (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

Mr Pete Clutton-Brock.

**Location:**

Coombe Park Farm, Woodbury Salterton, EX5 1PZ.

**Proposal:**

Proposed erection of a glamping pod.

**RESOLVED:**

Approved with conditions as per officer's recommendation.

**Attendance List**

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

B Bailey  
I Barlow  
C Brown  
A Bruce  
S Gazzard  
A Hall  
J Heath  
Y Levine  
H Riddell  
S Smith  
D Wilson  
E Wragg (Chair)

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

C Burhop  
P Faithfull  
N Hookway  
B Ingham  
D Mackinder

**Officers in attendance:**

Wendy Ormsby, Development Manager  
Anita Williams, Principal Solicitor (Deputy Monitoring Officer)  
Wendy Harris, Democratic Services Officer  
Frances Wadsley, Project Manager, Planning, Growth, Development & Prosperity  
Ed Freeman, Assistant Director Planning Strategy and Development Management  
Liam Fisher, Senior Planning Officer

**Councillor apologies:**

S Chamberlain  
M Howe  
E Rylance

Chairman .....

Date: .....