

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 30 January 2024**

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

The meeting started at 10.08 am and ended at 4.36 pm. The meeting adjourned for lunch at 1.20 pm and reconvened at 1.50 pm and a brief adjourned took place at 3.15 pm and reconvened at 3.26 pm.

In the absence of the Chair, Councillor Eileen Wragg, the Committee agreed to Councillor Sarah Chamberlain being the Chair for this meeting and to Councillor Mike Howe being Vice Chair for the first half of the meeting and to Councillor Eleanor Rylance for the second half of the meeting.

#### **107 Minutes of the previous meeting**

The minutes of the Planning Committee held on 19 December 2023 were confirmed as true records.

#### **108 Declarations of interest**

Minute 112. 23/0571/MFUL (Major) SIDMOUTH TOWN.

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution Members advised lobbying in respect of this application.

Minute 113. 22/2795/MRES (Major) COLY VALLEY.

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillor Anne Hall advised lobbying in respect of this application.

Minute 115. 23/2624/FUL (Minor) EXMOUTH LITTLEHAM.

Councillors Anne Hall, Brian Bailey, Ian Barlow, Colin Brown, Jenny Brown, Steve Gazzard, John Heath, Yehudi Levine, Eleanor Rylance, Affects Non-registerable Interest, Land is owned by East Devon District Council.

Minute 116. 23/2575/FUL (Minor) SEATON.

Councillor Anne Hall, Brian Bailey, Ian Barlow, Colin Brown, Jenny Brown, Steve Gazzard, John Heath, Yehudi Levine, Eleanor Rylance, Affects Non-registerable Interest, Known to the applicant.

#### Non Committee Members

Minute 113. 22/2795/MRES (Major) COLY VALLEY.

Councillor Paul Arnott, Affects Non-registerable Interest, Colyton Parish Councillor.

Minute 115. 23/2624/FUL (Minor) EXMOUTH LITTLEHAM.

Councillor Nick Hookway, Affects Non-registerable Interest, Exmouth Town Councillor.

#### **109 Matters of urgency**

There were none.

110 **Confidential/exempt item(s)**

There were none.

111 **Planning appeal statistics**

The Committee noted three planning applications from the planning appeals statistics.

The first related to an appeal that had been lodged for planning application 22/1973/MOUT – land east of Sidmouth Road, Ottery St Mary, for 63 dwellings.

The second related to application 22/2120/MFUL – Churchill Retirement Living for 54 retirement living apartments and 6 retirement living cottages in Exmouth. The Development Manager advised that the appeal had been allowed which was not unexpected following legal advice not to defend the reasons for refusal.

Finally, the Development Manager advised about an appeal in progress for application 23/0532/CPE – land adjacent to Main Yard Lodge Trading Estate, Broadclyst that was now being considered by written representations and not by public inquiry.

112 **23/0571/MFUL (Major) SIDMOUTH TOWN**

**Applicant:**

Mr Paull (McCarthy and Stone Retirement Lifestyles Ltd.)

**Location:**

Former Council Offices, Knowle, Sidmouth, EX10 8HL.

**Proposal:**

Redevelopment of site to provide:

- a. Care home building (Class 2) with associated parking, landscaping, staff and resident facilities and associated works.
- b. Extra car apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and car provision (Class C2).
- c. Retirement living apartment building (33 units) with associated communal lounge.
- d. Erection of 4 houses and 3 townhouses (Class 3) along with accesses; internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and sub-stations. Demolition of buildings and other than building B.

**RESOLVED:**

Refused contrary to officer recommendation for the following reasons:

The scale, massing and design of the development, in particular the two blocks closest to the southern site boundary, fails to reflect local distinctiveness and is not compatible with the character of the site and does not relate well to its context and its surroundings and so will adversely affect the townscape and local landscape of Sidmouth. As such the development is contrary to Strategies 6 and 26 and Policy D1 of the East Devon Local Plan 2013-2031, Policy 7 of the Sid Valley Neighbourhood Plan, 2018-2032 and the National Planning Policy Framework, 2023 in particular paragraphs 131, 135 and 139.

The scale and orientation of large windows and balconies in the west elevation of the southwestern block of accommodation will result in an unacceptable level of overlooking

and overbearing impact on neighbouring properties on Knowle Drive. As such the development is contrary to Policy D1 of the East Devon Local Plan 2013-2031 and the National Planning Policy Framework in particular paragraph 135.

Councillors Mike Howe and Alasdair Bruce left the meeting.

113 **22/2795/MRES (Major) COLY VALLEY**

Councillor Simon Smith joined the meeting.

**Applicant:**

Miss Lucy Downs (Housing Developers).

**Location:**

Land north of Sidmouth Road, (Ceramtec), Colyton.

**Proposal:**

Reserved matters application (seeking approval of appearance, landscaping, layout and scale pursuant to outline permission 18/1850/MOUT) for the development of 72 new houses and 6 B1 use class light industrial units. The proposal includes the discharge of Conditions 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 22, 23, 24, and 25 of the outline planning application.

**RESOLVED:**

Approved with conditions as per officer recommendation.

114 **23/1978/FUL (Minor) TALE VALE**

**Applicant:**

Mr & Mrs Dan and Claire McCandish

**Location:**

Land adjacent to Park House, Plymtree

**Proposal:**

Proposed new dwelling and relocated site access with associated landscaping and parking.

**RESOLVED:**

Refused as per officer recommendation.

115 **23/2624/FUL (Minor) EXMOUTH LITTLEHAM**

**Applicant:**

Mr Jorge Pineda-Langford (EDDC)

**Location:**

Toilets, Foxholes Car Park, Queens Drive, Exmouth, EX8 2AY.

**Proposal:**

Demolish existing public toilets and replace with a new toilet building.

**RESOLVED:**

Approved with conditions as per officer recommendation.

116 **23/2575/FUL (Minor) SEATON**

**Applicant:**

Mr Daniel Ledger & Ms Abigail Down.

**Location:**

29 Poplar Tree Drive, Seaton, EX12 2TW.

**Proposal:**

Raising of roof and conversion of roof space to habitable space, including front and rear dormers and balcony.

**RESOLVED:**

Approved with conditions as per officer recommendation.

**Attendance List**

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

B Bailey  
I Barlow  
C Brown  
J Brown  
A Bruce  
S Chamberlain (Vice-Chair)  
S Gazzard  
A Hall  
J Heath  
M Howe  
Y Levine  
E Rylance  
S Smith

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

P Arnott  
N Hookway  
J Loudoun  
T Olive  
S Richards

**Officers in attendance:**

Wendy Harris, Democratic Services Officer  
Jeremy Ebdon, Principal Planning Officer (East)  
Paul Golding, Senior Planning Officer  
Damian Hunter, Planning Solicitor  
Wendy Ormsby, Development Manager  
Gareth Stephenson, Principal Planning Officer  
Peter Lang, Planning Officer

**Councillor apologies:**

H Riddell

D Wilson  
E Wragg

Chairman .....

Date: .....