

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 24 May 2024**

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

The meeting started at 1.30 pm and ended at 5.55 pm. There were two adjournments for this meeting, the first at 3.00 pm and reconvened at 3.10 pm and the second at 5.27 pm and reconvened at 5.35 pm.

#### **162 Declarations of interest**

Minute 165. 23/2506/MFUL (Major) CLYST VALLEY.  
Councillor Mike Howe, Affects Non-registerable Interest, Bishops Clyst Parish Councillor.

Minute 166. 23/2537/FUL (Minor) SIDMOUTH TOWN.  
Councillor Ian Barlow, Affects Non-registerable Interest, Sidmouth Town Councillor and advised of predetermination and would not take part in discussions or vote for this application.

Minute 167. 24/0313/FUL (Minor) EXMOUTH TOWN.  
Councillors Oly Davey and Brian Bailey, Affects Non-registerable Interest, Exmouth Town Councillor.

#### Non Committee Member

Minute 167. 24/0313/FUL (Minor) EXMOUTH TOWN.  
Councillor Aurora Bailey, Affects Non-registerable Interest, Exmouth Town Councillor.

#### **163 Matters of urgency**

There were none.

#### **164 Confidential/exempt item(s)**

There were none.

#### **165 23/2506/MFUL (Major) CLYST VALLEY**

**Applicant:**  
Mr Peter Quincey.

**Location:**  
Winslade Park, Clyst St Mary.

**Proposal:**  
Installation of solar array with associated infrastructure, access and landscaping.

#### **RESOLVED:**

Refused contrary to officer recommendation for the following reasons:

1. Having regard to its siting, scale and design the proposed solar farm would harm the distinctive landscape, amenity and environmental qualities within which it would

be located and as such is contrary to Strategy 7 (Development in the Countryside), Strategy 39 (Renewable and Low Carbon Energy Projects), Strategy 46 (Landscape Conservation and Enhancements and AONBs), Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013 to 2031 and the provisions of the National Planning Policy Framework, 2023.

2. The proposed development will prevent the delivery of public open space required as part of extant planning permission 20/1001/MOUT, adversely affecting the amenity of future occupiers of that development and the wider community, contrary to Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan, 2013 to 2031 and the provisions of the National Planning Policy Framework, 2023.
3. The proposed development will result in less than substantial harm to nearby heritage assets which is not outweighed by the public benefits of the proposed development. As such the development is contrary to Strategy 39 (Renewable and Low Carbon Energy Projects), Strategy 49 (The Historic Environment) and Policy EN9 (Development Affecting a Designated Heritage Asset) of the East Devon Local Plan, 2013 to 2031 and the provisions of the National Planning Policy Framework, 2023.

166 **23/2537/FUL (Minor) SIDMOUTH TOWN**

**Applicant:**

Mr Jorge Pineda-Langford (EDDC).

**Location:**

Sidmouth Swimming Pool, Ham Lane, Sidmouth.

**Proposal:**

Erection of a new public toilet building.

**RESOLVED:**

Refused contrary to officer recommendation.

Having regard to its siting, scale and design the proposed building would appear as an incongruous feature in the street scene, out of character with the area, failing to conserve or enhance the setting of nearby heritage assets and adversely impacting on the visibility of and access to and around adjacent public buildings. As such the proposed development is contrary to Strategy 6 (Development within Built-Up Area Boundaries), Strategy 26 (Development at Sidmouth), Policy D1 (Design and Local Distinctiveness), Strategy 49 (The Historic Environment) and Policy EN9 (Development Affecting a Designated Heritage Asset) of the East Devon Local Plan, 2013 to 2031 and the provisions of the National Planning Policy Framework, 2023.

Councillor Ian Barlow did not take part in discussions and did not take part in the vote.

167 **24/0313/FUL (Minor) EXMOUTH TOWN**

**Applicant:**

Mr David Freer.

**Location:**

The Octagon, Esplanade, Exmouth, EX8 2AZ.

**Proposal:**

Proposed change of use from shop (Class E(a)) to café (Class E(b)) two side extensions and internal alterations.

**RESOLVED:**

Approved with conditions as per officer recommendation.

168 **23/2455/FUL (Minor) DUNKESWELL & OTTERHEAD**

**Applicant:**

Mr & Mrs M & J Summers.

**Location:**

Kains Park Farm, Kains Park Storage, Awliscombe, EX14 3NN.

**Proposal:**

Change of use of land for the storage of caravans, motorhomes and boats (Use Class B8) and associated works.

**RESOLVED:**

Refused as per officer recommendation.

169 **22/2719/FUL (Minor) WOODBURY & LYMPSTONE**

**Applicant:**

Misters M & C Tanton.

**Location:**

Stables & premises, Bond Lane Farm, Bonds Lane, Woodbury Salterton.

**Proposal:**

Change of use from poultry farm to industrial (Use Class E(g) and storage (B8)).

**RESOLVED:**

Approved with conditions as per officer recommendation.

**Attendance List**

**Councillors present:**

B Bailey  
I Barlow  
C Brown  
J Brown  
O Davey (Chair)  
P Faithfull  
A Hall  
M Howe  
E Wragg

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

A Bailey

T Olive  
R Collins

**Officers in attendance:**

Wendy Ormsby, Development Manager  
Anita Williams, Principal Solicitor (Deputy Monitoring Officer)  
Wendy Harris, Democratic Services Officer  
Nigel Barrett, Senior Planning Officer  
Gavin Spiller, Principal Planning Officer (West)  
Jill Himsworth, Planning Officer

**Councillor apologies:**

A Bruce  
S Chamberlain  
M Chapman  
S Gazzard  
D Haggerty  
M Hall  
S Smith

Chairman .....

Date: .....