

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Otter & Clyst Rooms, Blackdown House, Honiton on 18 June 2024

Attendance list at end of document

The meeting started at 10.08 am and ended at 4.26 pm. The meeting was adjourned at 12.15 pm and reconvened at 12.30 pm and adjourned for lunch at 1.25 pm and reconvened at 2.08 pm.

170 Minutes of the previous meeting

The minutes of the Plannings Committee meetings held on 21 May and 24 May 2024 were confirmed as true records.

171 Declarations of interest

Minute 175. 24/0263/MFUL (Major) SIDMOUTH TOWN.
Councillor Maddy Chapman, Affects and prejudicial Non-registerable Interest, Godmother to a public speaker objecting to this application.

Minute 175. 24/0263/MFUL (Major) SIDMOUTH TOWN.
Councillor Olly Davey, Affects Non-registerable Interest, Known to one of the public speakers objecting to this application.

Minute 175. 24/0263/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 the Chair, on behalf of Committee Members, advised lobbying in respect of this application.

Minute 176. 23/1657/FUL (Minor) SIDMOUTH TOWN.
Wendy Ormsby, Directly relates Non-registerable Interest, The applicant is a close associate of a family member.

Minute 179. 22/2723/FUL (Minor) FENITON.
Councillor Ian Barlow, Directly relates Non-registerable Interest, Friend of the manager at Combe Garden Centre.

Minute 179. 22/2723/FUL (Minor) FENITON
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 Committee Members, advised lobbying in respect of this application.

172 Matters of urgency

There were none.

173 Confidential/exempt item(s)

There were none.

174 Planning appeal statistics

The Committee noted the Development Manager's report which included updates on three appeals.

The first update related to planning application 22/0058/FUL for the demolition of existing buildings and construction of residential dwelling and detached garage at Pitman's Farm, Dalwood. The Inspector had upheld the Committee's decision to refuse on accessibility reasons.

The second related to planning application 23/0615/VAR for the variation of a condition to allow a building within the caravan site to be used as an open market dwelling. The Inspector concluded that as there was no evidence to show that the dwelling was needed to ensure the viability of the caravan park and that to change to an open market dwelling would have no material impact on journeys to and from the dwelling, the appeal was allowed in accordance with the officer's original recommendation.

The third related to planning application 23/0401/OUT for a single dwelling at Exton Lodge, Mill Lane, Exton which was dismissed as the Inspector agreed with the Committee reasons for refusal.

175 **24/0263/MFUL (Major) SIDMOUTH TOWN**

Councillor Maddy Chapman left the room during the debate and did not take part in the discussions or vote on this application. Councillor Chapman left the meeting after this application and did not participate any further.

Applicant:

Mr Paull.

Location:

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

Proposal:

Redevelopment of site to provide:

- (a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works;
- (b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (Class C2(c));
- (c) Retirement living apartment buildings (33 units) with associated communal lounge (sheltered housing) and;
- (d) Erection of four houses and three townhouses (Class C3) 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 other than building B).

(Variation to previous application (23/0571/MFUL) showing removal of balconies and elevational block and alterations to the southern end/elevations of the Retirement Living and Extra Care buildings).

RESOLVED:

Refused contrary to officer recommendation for the following reasons:

1. 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 area 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.
2. Having regards to large windows in the west elevation of the southwestern block of accommodation and the buildings scale and orientation, the development will result in an unacceptable level of overlooking and overbearing impact on neighbouring properties. As such the development is contrary to Policy D1 of the East Devon Local Plan 2013-2031, Policy 6 of the Sid Valley Neighbourhood Plan 2018-2032 and the National Planning Policy Framework in particular paragraph 135.

Councillor Simon Smith left the meeting.

176 **23/1657/FUL (Minor) SIDMOUTH TOWN**

The Development Manager left the room for this application.

Applicant:

Mr Mitch Tonks.

Location:

Sidmouth Drill Hall, The Esplanade, Sidmouth, EX10 8BE.

Proposal:

Conversion of hall to restaurant and bar (Use Class E and sui generis, previously A3/A4), demolition of rear elevation and public toilet block and replacement with restaurant/bar extension and a new public toilet block, external terrace to form seating area and addition of new flue.

RESOLVED:

Approved with conditions as per officer recommendation.

177 **24/0823/FUL (Minor) SIDMOUTH TOWN**

Applicant:

Naomi Cook.

Location:

Sidmouth Lifeboat, The Lifeboat Station, The Esplanade, Sidmouth, EX10 8BE.

Proposal:

Extension and alterations to existing lifeboat station.

RESOLVED:

Approved with conditions as per officer recommendation.

178 **24/0673/OUT (Minor) DUNKESWELL & OTTERHEAD**

Councillor Alasdair Bruce joined the meeting.

Applicant:

Mr & Mrs Padget.

Location:

Cory Hill, Combe Raleigh, EX14 4TQ.

Proposal:

Outline permission sought (with all matters reserved other than access) for construction of a single storey dwelling.

RESOLVED:

Refused as per officer recommendation.

179 **22/2723/FUL (Minor) FENITON**

Councillor Ian Barlow left the room for this application and did not take part in discussions or vote on this application.

Applicant:

Mr Justin Lascelles.

Location:

Combe Garden Centre, Hayne Lane, Gittisham, EX14 3PD.

Proposal:

New farm shop and associated landscaping works adjacent to the site of the existing Combe Garden Centre.

RESOLVED:

Approved with conditions as per officer recommendation.

Councillor Anne Hall left the meeting.

180 **23/2382/MFUL (Major) WEST HILL & AYLESBEARE**

Applicant:

Mr Martin Small.

Location:

Great Houndbeare Farm, Caravan 1 Sunnyfield, Aylesbeare, EX5 2DB.

Proposal:

Proposal for one additional mobile home and stable with concrete floor for chickens and ducks.

RESOLVED:

Approved with conditions as per officer recommendation.

Attendance List

Councillors present:

B Bailey
I Barlow
C Brown
J Brown
A Bruce
M Chapman
O Davey (Chair)
D Haggerty
A Hall
M Hall (Vice-Chair)
M Howe
S Smith

Councillors also present (for some or all the meeting)

R Collins
M Rixson

Officers in attendance:

Wendy Ormsby, Development Manager
Wendy Harris, Democratic Services Officer
Nigel Barrett, Senior Planning Officer
Jill Himsworth, Planning Officer
Damian Hunter, Planning Solicitor
Jamie Quinton, Senior Planning Officer
Gareth Stephenson, Principal Planning Officer

Councillor apologies:

S Chamberlain
P Faithfull
S Gazzard
E Wragg

Chairman

Date: