

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS LODGED**

Ref: 24/0110/FUL **Date Received** 02.07.2024
Appellant: Mulberry Architectural Services
Appeal Site: Branscombe Farm Ebford Lane Ebford EX3 0QX
Proposal: Proposed demolition of existing structures and erection of two dwellings, garages, improvements to existing vehicular access, hardstanding, landscaping and all associated development
Planning Inspectorate Ref: APP/U1105/W/24/3347347

Ref: 24/0217/FUL **Date Received** 08.07.2024
Appellant: Mr Neil Hitt
Appeal Site: 1 Pithayes Cottages Church Road Whimble Devon EX5 2TG
Proposal: Construction of detached double garage with workshop and gym/storage on first floor.
Planning Inspectorate Ref: APP/U1105/D/24/3347667

Ref: 23/2523/FUL **Date Received** 09.07.2024
Appellant: Mr & Mrs Eccles
Appeal Site: Northcombe Farm Salcombe Regis EX10 0JQ
Proposal: Proposed annexe (conversion of redundant rural building)
Planning Inspectorate Ref:

Ref: 24/0926/FUL **Date Received** 10.07.2024
Appellant: Mr Justin Wright
Appeal Site: 2 The Barnfield Jerrard Close Honiton EX14 1DX
Proposal: Raising of roof and conversion to habitable accommodation.
Planning Inspectorate Ref: APP/U1105/D/24/3347872

Ref: 23/1064/FUL **Date Received** 10.07.2024
Appellant: Mr and Mrs A Brewer
Appeal Site: Bung Ho Southdown Road Beer Devon EX12 3AE
Proposal: Two storey, 5-bed, detached dwelling, with associated parking and amenity space and demolition of existing dwelling and garage.
Planning Inspectorate Ref: APP/U1105/W/24/3347829

Ref: 23/2774/FUL **Date Received** 20.07.2024
Appellant: Mr Alex Watson
Appeal Site: Bramblecot Gate Hawkchurch Devon EX13 5TZ
Proposal: Addition of detached double garage to property.
Planning APP/U1105/D/24/3348516
Inspectorate Ref:

Ref: 24/0175/FUL **Date Received** 22.07.2024
Appellant: Miss Clare Humphreys
Appeal Site: 58 St Andrews Drive Axminster Devon EX13 5EZ
Proposal: Fencing erected to replace hedging (retrospective)
Planning APP/U1105/D/24/3348571
Inspectorate Ref:

Ref: 23/2725/FUL **Date Received** 26.07.2024
Appellant: Mr Mark & Lisa Clouter
Appeal Site: Kings Arms Farm Nags Head Road Gittisham Honiton EX14 3AP
Proposal: House of multiple occupation (HMO), that provides individual living-rooms for vulnerable people; the facility includes communal areas for socialising, cooking and dining set with private and secure gardens.
Planning
Inspectorate Ref:

Ref: 23/1890/FUL **Date Received** 02.08.2024
Appellant: Mrs Alison Beresford
Appeal Site: Ratclyffe House Clyst Hydon Cullompton EX15 2NQ
Proposal: Reinstatement of main drive lights and gate pillar lights.
Planning APP/U1105/D/24/3349359
Inspectorate Ref:

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS DECIDED**

Ref: 23/1333/FUL **Appeal Ref:** 24/00018/HH
Appellant: Mr. & Mrs. M. Luckman
Appeal Site: Perky Pool Cottage Talaton Road Whimple Exeter EX5 2QZ
Proposal: Proposed extension to garage, including addition of external stair with bin store beneath, formation of half hipped roof extension on the rear elevation and alteration to fenestration.
Decision: **Appeal Dismissed** **Date:** 10.07.2024
Procedure: Written representations
Remarks: Delegated refusal, listed building conservation reasons upheld (EDLP Policies EN8 & EN9).
BVPI 204: **Yes**
Planning APP/U1105/D/24/3341610
Inspectorate Ref:

Ref: 23/0332/FUL **Appeal Ref:** 23/00062/REF
Appellant: Mrs H Mitchell
Appeal Site: Land Adjacent to The Gardens Blackhorse
Proposal: Construction of 5 dwellings with associated new vehicular access off Blackhorse Lane, parking and landscaping
Decision: **Appeal Dismissed** **Date:** 26.07.2024
Procedure: Written representations
Remarks: Delegated refusal, countryside protection and amenity reasons upheld (EDLP Strategy & Policy D1).
Application for a partial award of costs against the Council refused.
BVPI 204: **Yes**
Planning APP/U1105/W/24/3337198
Inspectorate Ref:

Ref: 23/2209/FUL **Appeal Ref:** 24/00004/REF
Appellant: Gill Parry
Appeal Site: 1A Jarvis Close Exmouth Devon EX8 2PX
Proposal: Revised proposals for the construction of a two storey dwelling with associated car parking and amenity space
Decision: **Appeal Dismissed** **Date:** 26.07.2024
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld (EDLP Policy D1).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3336804
Inspectorate Ref:

Ref: 21/F0358 **Appeal Ref:** 24/00027/ENFAPP

Appellants: Mr Barry Hooper & Mrs Jean Hooper
Appeal Site: Higher Wick Farm, Wick, Honiton EX14 4TY
Proposal: Appeal against enforcement notice served in respect of the material change of use of the land from agricultural use to a mixed use of agricultural and Use Class B2 (General Industrial) use by virtue of the use of a former agricultural barn as a steel fabrication workshop.

Decision: **Enforcement** **Date:** 26.07.2024
Notice quashed

Procedure: Written representations

Remarks: Full award of costs in favour of the appellants.

The Inspector considered that the enforcement notice did not specify with sufficient clarity the alleged breach of planning control, the steps required for compliance, or the land where the breach of planning control is alleged to have taken place.

The Inspector concluded that the enforcement notice was invalid, and it was not open to them to correct the error in accordance with their powers under section 176(1)(a) of the 1990 Act as amended, since injustice would be caused were they to do so.

BVPI 204: **No**
Planning APP/U1105/C/24/3342728
Inspectorate Ref:

East Devon District Council List of Appeals in Progress

App.No: 23/0027/CPL
Appeal Ref: APP/U1105/X/23/3330294
Appellant: Mr Gary Burns
Address: Salcombe Regis Camping and Caravan Park Salcombe
Regis Devon EX10 0JH
Proposal; Proposed lawful development for the use of land for the siting
of static caravans.
Start Date: 17 October 2023
Procedure:
Hearing
Questionnaire Due Date: 31 October 2023
Statement Due Date: 28 November 2023
Hearing Date: 2 July 2024

App.No: 22/0686/MFUL
Appeal Ref: APP/U1105/W/23/3323252
Appellant: Mr Troy Stuart
Address: Hill Barton Business Park Sidmouth Road Clyst St Mary
Proposal; Change of use of land for the purposes of parking, associated
with the existing operations at Hill Barton Business Park, for a
temporary period of 3 years
(retrospective application)
Start Date: 26 October 2023
Procedure:
Hearing
Questionnaire Due Date: 2 November 2023
Statement Due Date: 30 November 2023
Hearing Date: 30 July 2024

App.No: 23/1111/OUT
Appeal Ref: APP/U1105/W/23/3332359
Appellant: Mr A Watts
Address: Land Adjacent 1 Ball Knapp Dunkeswell Honiton EX14 4QQ
Proposal; Outline application with all matters reserved for the erection of
one dwelling
Start Date: 16 January 2024
Procedure:
Written Reps.
Questionnaire Due Date: 23 January 2024
Statement Due Date: 20 February 2024

App.No: 23/0017/CPE
Appeal Ref: APP/U1105/X/23/3333743
Appellant: Mr Paul Sparks
Address: Barn Close Combe Raleigh Honiton EX14 4SG
Proposal; Certificate of existing lawful development to confirm material start to planning ref. 02/P0677 and breach of condition 3 (landscaping details).
Start Date: 19 January 2024
Procedure:
Written Reps.
Questionnaire Due Date: 2 February 2024
Statement Due Date: 1 March 2024

App.No: 23/1224/FUL
Appeal Ref: APP/U1105/W/23/3333794
Appellant: Mrs Elaine Paget
Address: The Barn Annexe 2 Lower Court Cottages Fluxton Ottery St Mary EX11 1RL
Proposal; Subdivision of 2 Lower Court Cottages, with creation of vehicular access and parking to serve new independent property
Start Date: 12 February 2024
Procedure:
Written reps.
Questionnaire Due Date: 19 February 2024
Statement Due Date: 18 March 2024

App.No: 23/0809/LBC
Appeal Ref: APP/U1105/Y/23/3329576
Appellant: Mrs Jill Bayliss
Address: Flat above Flix Hair Design Market Place Colyton EX24 6JR
Proposal; Retention of 2no. first floor windows on front elevation
Start Date: 19 February 2024
Procedure:
Written reps.
Questionnaire Due Date: 26 February 2024
Statement Due Date: 25 March 2024

App.No: 23/0102/FUL
Appeal Ref: APP/U1105/W/23/3334808
Appellant: Mr Gary Conway
Address: 9 Tip Hill Ottery St Mary EX11 1BE
Proposal; Erection of a new dwelling in land to the rear of 9 Tip Hill.
Start Date: 27 February 2024
Procedure:
Written reps.

Questionnaire Due Date: 5 March 2024
Statement Due Date: 2 April 2024

App.No: 22/1377/FUL
Appeal Ref: APP/U1105/W/23/3331872
Appellant: Mr & Mrs D Branker
Address: Site Of Spillers Cottage Shute EX13 7QG
Proposal; Construction of a dwelling (retrospective) for occupation while the dwelling permitted under reference 21/0535/VAR is constructed, after which the first dwelling will be demolished
Start Date: 5 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 12 March 2024
Statement Due Date: 9 April 2024

App.No: 23/1270/CPE
Appeal Ref: APP/U1105/X/24/3339119
Appellant: Mr and Mrs C M Summers
Address: The Olde Dairy Hunthays Farm Awliscombe Honiton EX14 3QB
Proposal; Application for a Lawful Development Certificate (CLUED) submitted under section 171B(3) of the Town and Country Planning Act 1990 (as amended) for the use of the building known as The Olde Dairy as an independent dwelling.
Start Date: 14 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 28 March 2024
Statement Due Date: 25 April 2024

App.No: 22/2582/FUL
Appeal Ref: APP/U1105/W/23/3332347
Appellant: Mr Justin Werb
Address: Barnards (land adjoining) Harepath Hill Seaton EX12 2TF
Proposal; Erection of one dwelling and associated works.
Start Date: 20 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 27 March 2024
Statement Due Date: 24 April 2024

App.No: 23/1279/FUL
Appeal Ref: APP/U1105/W/23/3335680
Appellant: Mr Alban Connell
Address: Land Adjacent Poppins Goldsmith Lane All Saints
Proposal; Conversion of an agricultural barn to form a 1-bedroom dwelling.
Start Date: 26 March 2024
Procedure:
Written reps.

Questionnaire Due Date: 2 April 2024
Statement Due Date: 30 April 2024

App.No: 22/0349/OUT
Appeal Ref: APP/U1105/W/23/3334118
Appellant: Mr & Mrs Reeves
Address: Kilmore House Poltimore Exeter EX4 0AT
Proposal; Outline application for an exception site comprising of 4 affordable houses and 2 open market houses
Start Date: 3 April 2024
Procedure:
Written reps.

Questionnaire Due Date: 10 April 2024
Statement Due Date: 8 May 2024

App.No: 22/1973/MOUT
Appeal Ref: APP/U1105/W/24/3336475
Appellant: ALD Developments (Mr A Davis)
Address: Land East of Sidmouth Road Ottery St Mary
Proposal; Outline application with some matters reserved (access) for the residential development of up to 63 dwellings and associated infrastructure.
Start Date: 10 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 17 April 2024
Statement Due Date: 15 May 2024

App.No: 23/2535/PIP
Appeal Ref: APP/U1105/W/24/3338889
Appellant: Mr Gary Moore (The Land & Planning Consultancy Ltd)
Address: Land Adjacent Elsdon House Elsdon Lane West Hill
Proposal; Permission in principle for the demolition of an existing greenhouse and the construction of two dwellings
Start Date: 15 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 22 April 2024
Statement Due Date: 20 May 2024

App.No: 23/1829/FUL
Appeal Ref: APP/U1105/W/24/3336569
Appellant: Mr Harry Carter
Address: H Carter and Sons 50 High Street Budleigh Salterton EX9 6LJ
Proposal; Replacement shop front and installation of 2no new UPVC windows to replace existing bay windows
Start Date: 16 April 2024
Procedure:
Written reps.
Questionnaire Due Date: 23 April 2024
Statement Due Date: 21 May 2024

App.No: 23/1115/FUL
Appeal Ref: APP/U1105/W/24/3339579
Appellant: Antony Paul
Address: 24 Cherry Close Honiton Devon EX14 2XT
Proposal; Construction of a new dwelling.
Start Date: 23 April 2024
Procedure:
Written reps.

Questionnaire Due Date: 30 April 2024
Statement Due Date: 28 May 2024

App.No: 24/0017/FUL
Appeal Ref: APP/U1105/W/24/3340283
Appellant: Ms Sam Knighton
Address: The Maltsters Arms Greenway Woodbury Exeter EX5 1LN
Proposal; Retrospective application for retention of marquee to be used as ancillary accommodation to the Maltster's Public House
Start Date: 7 May 2024
Procedure:
Written reps.

Questionnaire Due Date: 14 May 2024
Statement Due Date: 11 June 2024

App.No: 23/1472/FUL
Appeal Ref: APP/U1105/W/24/3339709
Appellant: Mr Darren Pyne
Address: 18 Colleton Way Exmouth Devon EX8 3PX
Proposal; Separating existing property into two dwellings including gardens and driveways and addition of front porch.
Start Date: 14 May 2024
Procedure:
Written reps.

Questionnaire Due Date: 21 May 2024
Statement Due Date: 18 June 2024

App.No: 23/1978/FUL
Appeal Ref: APP/U1105/W/24/3341070
Appellant: Mr & Mrs Dan and Claire McCandlish
Address: Land Adjacent to Park House Plymtree
Proposal; Proposed new dwelling and relocated site access with associated landscaping and parking
Start Date: 23 May 2024
Procedure:
Written reps.
Questionnaire Due Date: 30 May 2024
Statement Due Date: 27 June 2024

App.No: 23/2540/VAR
Appeal Ref: APP/U1105/W/24/3341698
Appellant: Mr and Mrs Anthony
Address: Land South Of Underhill Close Lymptone
Proposal; Variation of conditions 1 (Approved plans), 8 (Privacy screen) and 9 (Void space) of 22/2410/RES (Application for approval of reserved matters (appearance, landscaping, layout and scale) for the construction of a predominantly single storey dwelling following outline application (20/0933/OUT) (pursuant to the grant of outline planning permission appeal ref: APP/U1105/W/21/3282445) to update the house design and drawing reference numbers
Start Date: 28 May 2024
Procedure:
Written reps.
Questionnaire Due Date: 4 June 2024
Statement Due Date: 2 July 2024

App.No: 23/2244/FUL
Appeal Ref: APP/U1105/W/24/3341596
Appellant: Mr Lee Galan
Address: The Firs Woodbury Salterton Exeter EX5 1ER
Proposal; Demolition of existing garage, construction of two storey extension and associated works
Start Date: 5 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 10 June 2024
Statement Due Date: 10 July 2024

App.No: 23/1794/FUL
Appeal Ref: APP/U1105/W/24/3342388
Appellant: Mrs Tina Percival
Address: The Greyhound Inn Fenny Bridges Devon EX14 3BJ
Proposal; Retrospective application for a static caravan for staff accommodation and re-siting of dog kennel.
Start Date: 10 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 17 June 2024
Statement Due Date: 15 July 2024

App.No: 23/1670/FUL
Appeal Ref: APP/U1105/W/24/3342434
Appellant: Mr Michael Stevens
Address: Coxes Farm Sidmouth Road Clyst St Mary Devon EX5 1DN
Proposal; Proposed two storey 2 bed house with parking.
Start Date: 13 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 20 June 2024
Statement Due Date: 18 July 2024

App.No: 23/1317/LBC
Appeal Ref: APP/U1105/Y/24/3343238
Appellant: Mr & Mrs Halse
Address: Combehayes Farm Buckerell Devon EX14 3ET
Proposal; Demolition of existing extension and proposed replacement single storey extension, reconfiguring external stone wall and hard landscaping
Start Date: 18 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 25 June 2024
Statement Due Date: 23 July 2024

App.No: 23/2262/VAR
Appeal Ref: APP/U1105/W/24/3343375
Appellant: Mr & Mrs Clinch
Address: The Barn and Pinn Cottage Bowd Sidmouth EX10 0ND
Proposal; Removal of occupancy condition no.2 of permission ref:
7/39/02/P1130/00114 to allow use as an unrestricted dwelling
Start Date: 13 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 20 June 2024
Statement Due Date: 18 July 2024

App.No: 24/0216/FUL
Appeal Ref: APP/U1105/W/24/3343467
Appellant: Mr Darrol Moss
Address: Brackenrigg Cathole Lane Yawl Devon DT7 3XD
Proposal; Site Log Cabin
Start Date: 25 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 2 July 2024
Statement Due Date: 30 July 2024

App.No: 23/1849/FUL
Appeal Ref: APP/U1105/W/24/3344323
Appellant: Mr Mark Weekes
Address: Land South of Dunsmore Farm Rewe Exeter EX5 4DX
Proposal; Proposed erection of a permanent rural workers dwelling, 2x
proposed car port and installation of 28x solar panels on roof.
Start Date: 12 June 2024
Procedure:
Hearing
Questionnaire Due Date: 19 June 2024
Statement Due Date: 17 July 2024
Hearing Date: 28 August 2024

App.No: 24/0325/FUL
Appeal Ref: APP/U1105/W/24/3345160
Appellant: Mr D J Blackmore
Address: Southlands Gardens King Street Honiton
Proposal; Demolition of storage building and erection of a one bedroom bungalow.
Start Date: 13 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 20 June 2024
Statement Due Date: 18 July 2024

App.No: 24/0088/FUL
Appeal Ref: APP/U1105/D/24/3345795
Appellant: Mrs Sascha Kranen
Address: 31 Oaklea Honiton EX14 1XH
Proposal; Construction of a two-storey rear extension
Start Date: 13 June 2024
Procedure:
Householder
Questionnaire Due Date: 20 June 2024

App.No: 23/1317/LBC
Appeal Ref: APP/U1105/Y/24/3343238
Appellant: Mr & Mrs Halse
Address: Combehayes Farm Buckerell Devon EX14 3ET
Proposal; Demolition of existing extension and proposed replacement single storey extension, reconfiguring external stone wall and hard landscaping
Start Date: 18 June 2024
Procedure:
Written reps.
Questionnaire Due Date: 25 June 2024
Statement Due Date: 23 July 2024

App.No: 24/0216/FUL
Appeal Ref: APP/U1105/W/24/3343467
Appellant: Mr Darrol Moss
Address: Brackenrigg Cathole Lane Yawl Devon DT7 3XD
Proposal; Site Log Cabin
Start Date: 25 June 2024

Procedure:
Written reps.

Questionnaire Due Date: 2 July 2024
Statement Due Date: 30 July 2024
Hearing/Inquiry Date:

App.No: 24/0525/COU
Appeal Ref: APP/U1105/W/24/3345084
Appellant: M Stephen Hartwell
Address: Land adjacent too Grange Farm Newton Poppleford EX10 0BY
Proposal; Change of use of agricultural land to residential garden
Start Date: 8 July 2024

Procedure:
Written reps.

Questionnaire Due Date: 15 July 2024
Statement Due Date: 12 August 2024

App.No: 23/0571/MFUL
Appeal Ref: APP/U1105/W/24/3341996
Appellant: Mr Paull (McCarthy and Stone Retirement Lifestyles Ltd)
Address: 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) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, and 3 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) | Former Council Offices Knowle Sidmouth EX10 8HL

Start Date: 9 July 2024
Procedure:
Hearing

Questionnaire Due Date: 16 July 2024
Statement Due Date: 13 August 2024
Hearing Date: 5 November 2024

App.No: 23/2418/PDQ
Appeal Ref: APP/U1105/W/24/3344843
Appellant: Mr and Mrs Willis
Address: Higher Berry Farm Clyst St Lawrence Cullompton EX15 2NW
Proposal; Prior approval application to convert existing farm building to a residential dwelling with associated development
Start Date: 9 July 2024
Procedure:
Written reps.
Questionnaire Due Date: 16 July 2024
Statement Due Date: 13 August 2024

App.No: 23/1496/FUL
Appeal Ref: APP/U1105/W/23/3333745
Appellant: Mr Paul Sparks
Address: Barn Close Kennels Combe Raleigh Devon EX14 4SG
Proposal; Change of use from kennels to 3no. dwellings including associated works and parking.
Start Date: 15 July 2024
Procedure:
Written reps.
Questionnaire Due Date: 22 July 2024
Statement Due Date: 19 August 2024

App.No: 23/2373/PIP
Appeal Ref: APP/U1105/W/24/3345706
Appellant: Mr David Selway
Address: Land West of Backwells Mead Northleigh
Proposal; Permission in principle for 4no. dwellings
Start Date: 18 July 2024
Procedure:
Written reps.
Questionnaire Due Date: 25 July 2024
Statement Due Date: 22 August 2024

App.No: 23/2548/COU
Appeal Ref: APP/U1105/W/24/3345720
Appellant: Paul FitzHenry
Address: Ivy Green Farm Chardstock EX13 7BY
Proposal; Change of use of existing annexe accommodation to enable dual use as either annexe and/or holiday accommodation
Start Date: 18 July 2024
Procedure:
Written reps.
Questionnaire Due Date: 25 July 2024
Statement Due Date: 22 August 2024

App.No: 23/2167/FUL
Appeal Ref: APP/U1105/W/24/3345882
Appellant: Churchill Estates Management
Address: Tanyards Court Beer Road Seaton Devon EX12 2PA
Proposal; Erection of seagull netting on roof of Tanyard's Court [Retrospective]
Start Date: 18 July 2024
Procedure:
Written reps.
Questionnaire Due Date: 25 July 2024
Statement Due Date: 22 August 2024

App.No: 23/1050/FUL
Appeal Ref: APP/U1105/W/24/3345960
Appellant: Mr Steve Richards
Address: Land South of 15 Halsdon Avenue Exmouth
Proposal; To erect a 2 storey 2-bed dwelling with associated amenity space.
Start Date: 23 July 2024
Procedure:
Written reps.
Questionnaire Due Date: 30 July 2024
Statement Due Date: 27 August 2024

App.No: 24/0439/TRE
Appeal Ref: APP/TPO/U1105/10189
Appellant: Mr Steven Richards
Address: Land South Of 15 Halsdon Avenue Exmouth Devon EX8 3DL
Proposal; G7.1 and G7.2 Lime:
i) Create high pollard on structural branches, with preferentially nodal pruning at a height of approx. 8m, with target pruning cuts of typically 100mm dia. Establish radial spread of approx. 2.5m.
ii) Repeat management on cycle of not less than 5 years, and not more than 7 years.

Start Date: 26 July 2024

Procedure:
Written reps.

Questionnaire Due Date:

9 August 2024
