

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Strategic Planning Committee held at Council Chamber, Blackdown House, Honiton on 11 September 2024

Attendance list at end of document

The meeting started at 10.00 am and ended at 4.30 pm. The meeting was adjourned for lunch at 12.30 pm and reconvened at 2.00 pm. Further brief adjournments took place at 11.25 am reconvening at 11.30 am and 3.25 pm and reconvening at 3.35 pm.

143 Declarations of interest

Minute 147 to 157.

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution the Chair, Councillor Todd Olive, advised of extensive lobbying to all members in respect of the proposed housing site allocations.

Minute 153. Seaton Site Selection Report.

Councillor Dan Ledger, Affects and prejudicial Non-registerable Interest, Lives opposite Seat_02 - land at Barnards Hill Lane, Seaton.

Minute 153. Seaton Site Selection Report.

Councillor Paul Hayward, Affects Non-registerable Interest, Family members live close to Seat_02 - land at Barnards Hill Lane, Seaton and Seat_13a - land adjacent to Axe View Road, Seaton.

144 Public speaking

There were no public speakers.

145 Matters of urgency

There were no matters of urgency.

146 Confidential/exempt item(s)

There were no confidential or exempt items.

147 Proposed Housing Site Allocations - Sidmouth and surrounding areas

The committee considered the proposed site allocations for Sidmouth and surrounding areas, as set out in these minutes

148 Sidmouth Site Selection Report

Sidm_17 Peak Coach House, Cotmaton Road & The Belvedere, Peak Hill Road

Proposal: Housing

Number of dwellings: 8

Recommendation: Not to allocate

Councillor Helen Parr proposed to move on, seconded by Councillor Ben Ingham.

Committee **agreed to move on to the next site allocation.**

Sidm_12 The Hams, Fortescue Road

Proposal: Housing

Number of dwellings: 62

Recommendation: Not to allocate

A statement was read out on behalf of Ward Member Councillor John Loudoun, who did not support the site allocation.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_13 Land adjoining Fortescue Road

Proposal: Housing/mixed

Number of dwellings: 43 plus hotel

Recommendation: Not to allocate

Richard Eley, the landowner spoke in support of the allocation and expressed disappointment with the altered version of the proposal which had been done without consent and suggested that committee defer this site allocation to the next meeting so that members can view the correct evidence and to consider the options available.

The Assistant Director Strategic Planning and Development Management explained that officers assessment had only included the parts of Mr Eley's site that were to be developed. Further proposals for recreation and wildlife areas did not need to be allocated in the plan and could not be reasonably secured and so could not be considered through the Local Plan allocations process.

Committee considered the advice given.

A statement was read out on behalf of Ward Member, Councillor John Loudoun, who did not support the site allocation.

Councillor Ben Ingham proposed to move on seconded by Councillor Helen Parr.

Committee **agreed to move on to the next site allocation.**

Sidm_14 Land adjacent to Stevens Cross Close (east side), Sidford

Proposal: Housing

Number of dwellings: 12

Recommendation: Not to allocate

A short statement was read out by Ward Member Councillor John Loudoun who did not support the site allocation.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_29 Land at Two Bridges, Sidford

Proposal: 1.63 ha employment land
Recommendation: Allocate

Councillor Lockyear, representing Sidmouth Town Council spoke in objection of the site as there was no clear need for this additional employment land which would affect the Green Wedge between Sidford and Sidbury and the access onto the A375 was unsuitable for heavy traffic.

Philip Wragg, representing the Sid Vale Association spoke in objection as there was no evidence to demonstrate the need for more employment land, the impact on the National Landscape and the loss of Green Wedge between Sidford and Sidbury.

Committee considered advice about the need for employment land in the district which had been identified in the up-to-date Economic Needs Assessment.

Paul Sheldon-Matthews objected as it would create misery for residents in Sidford, Sidbury and parts of Sidmouth and should be located close to existing infrastructure, namely Exeter Airport or Skypark.

A statement was read out by Ward Member Councillor John Loudoun who did not support the site allocation.

Councillor Paul Hayward proposed to move on, against officer recommendation, seconded by Councillor Jess Bailey.

Committee **agreed to move on to the next site allocation.**

Sidm_30 Redwood Road Sidmouth

Proposal: Housing
Number of dwellings: 30
Recommendation: Not to allocate

A short statement was read out by Ward Member Councillor John Loudoun who did not support the site allocation.

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_02 Land at Sidford High Street

Proposal: Housing
Number of dwellings: 124
Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_04 Land to the West of The Lookout, Coreway, Sidford

Proposal: Housing
Number of dwellings: 10
Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_06 Land west of Two Bridges Road, Sidford

Proposal: Housing

Number of dwellings: 30 for Sidm_06a, 238 for Sidm_06b

Recommendation: Allocate Sidm_06a, Not to allocate Sidm_06b

Councillor Lockyear, representing Sidmouth Town Council strongly objected to the site allocation for Sidm_06a as the area was prone to flooding, it would be built in part of the National Landscape and would encroach on the Green Wedge between Sidford and Sidbury.

Liz Lees representing the Sid Vale Association objected to the site allocation raising concerns about the insufficient local infrastructure.

Ward Members Councillor Marianne Rixson and Councillor Mike Goodman did not support the site allocation as it would affect the creeping coalescence between Sidford and Sidbury, the land was unsuitable due to frequent flooding and set a precedent for future building in this area.

Inclusion of allocation Sidm_06a proposed by Councillor Mike Howe, seconded by Councillor Olly Davey.

Committee **endorsed to include Sidm_06a in the site allocation.**

The Chair proposed to move on for Sidm_06b

Committee **agreed to move on to the next site allocation.**

Sidm_19 Land at Dark Lane, Sidmouth

Proposal: Housing

Number of dwellings: 8

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_20 Station Yard, Station Road, Sidmouth

Proposal: Housing

Number of dwellings: 11

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_22 Alexandria Industrial Estate, Alexandria Road

Proposal: Housing

Number of dwellings: 43

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

Sidm_28 Church Street Car Park, Sidford

Proposal: Housing

Number of dwellings: 4

Recommendation: Not to allocate

Councillor Paul Hayward proposed to move on, seconded by Councillor Yehudi Levine.

Committee **agreed to move on to the next site allocation.**

Sidm_31 Land north of Cornfields, Sidford

Proposal: Housing

Number of dwellings: 15

Recommendation: Allocate

Councillor Lockyear representing Sidmouth Town Council spoke in support of the site as it would benefit the community but suggested it should be in line with the Sid Valley Neighbourhood Plan Policies 12 and 13.

Inclusion of allocation proposed by Councillor Ben Ingham and seconded by Councillor Dan Ledger.

Committee **endorsed the recommendation to include Sidm_31 in the site allocation**

Sidm_32 Land west of Woolbrook Road, Sidmouth

Proposal: Mixed use

Number of dwellings: 127 plus 0.27 ha employment land

Recommendation: Allocate Sidm_32a; Not to allocate Sidm_32b

Councillor Lockyear representing Sidmouth Town Council spoke in support of Sidm_32a as it would benefit the community but suggested it should be in line with the Sid Valley Neighbourhood Plan Policies 12 and 13 and include the provision of a park and change service to assist sustainable travel.

Ward Members Councillor Marianne Rixson and Councillor Mike Goodman spoke in support on the proviso that developers deliver the right type of housing in accordance with policies 12 and 13 of the Sid Valley Neighbourhood Plan.

Inclusion of Sidm_32a proposed by Councillor Ben Ingham and seconded by Councillor Helen Parr

Committee **endorsed the recommendation to include Sidm_32a in the site allocation.**

The Chair proposed to move on for Sidm_32b.

Committee **agreed to move on to the next site allocation.**

Sidm_35 Land north of Sidford High Street, Sidford

Proposal: Housing

Number of dwellings: 80

Recommendation: Not to allocate

The Chair proposed to move on.

Committee **agreed to move on to the next site allocation.**

149 **Sidbury Site Selection Report**

Sidm_34 Land between Furzehill and Hillside, Sidbury

Proposal: Mixed use

Number of dwellings: 38 plus 0.15ha employment land

Recommendation: Allocate Sidm_34a; Not to allocate Sidm_34b

Neil Robinson spoke in objection to the allocation as the land is fairly steep which would have an adverse impact on water runoff, serious flooding on the A375 along Burnt Oak and inadequate access proposed for the allocation.

Philip Wragg representing the Sid Vale Association also spoke in objection as it would be a loss of agricultural land and Designated Landscape which would have a negative impact on biodiversity.

Dan Yeates representing the landowner advised committee that 34a and 34b should be delivered as a whole site to benefit the delivery of the secure footpath and which could easily accommodate 50 homes to include open space and biodiversity net gains.

A statement was read out on behalf of the Ward Member, Councillor John Loudoun who did not support the site allocation for either Sidm_34a and Sidm_35b.

Inclusion for allocation was proposed by Councillor Ben Ingham and seconded by Councillor Kevin Blakey for Sidm_34a

Committee **endorsed the recommendation to include Sidm_34a in the site allocation.**

Councillor Ben Ingham proposed to move on to the next site for Sidm_34b, seconded by Councillor Kevin Blakey.

Committee **agreed to move on to the next site allocation.**

150 **Newton Poppleford Site Selection Report**

Newt_01 Goosemoor Farm, Exeter Road

Proposal: Housing

Number of dwellings: 119

Recommendation: Not to allocate

Newt_02 Littledown Farm, Littledown Lane

Proposal: Housing

Number of dwellings: 21

Recommendation: Not to allocate

Newt_04 Land to the west of Badger Close, Exmouth Road

Proposal: Housing

Number of dwellings:
Recommendation: Not to allocate

Newt_05 Land to the east of Exmouth Road

Proposal: Housing
Number of dwellings: 27
Recommendation: Not to allocate

Newt_13 Land off Down Close

Proposal: Housing
Number of dwellings: 11
Recommendation: Not to allocate

Newt_14 Seniors Farm Yard

Proposal: Housing
Number of dwellings: 5
Recommendation: Not to allocate

The committee were reminded about the pinch point between the junction between Exmouth Road and the A3052 which did not have any pavements of footpath which would make it difficult to link an access to the east of the village.

A proposal was received from Councillor Ben Ingham, seconded by Councillor Mike Howe to move on from all the site allocations in Newton Poppleford.

Committee **agreed to move on from all the site allocations in Newton Poppleford.**

151 **Proposed Housing Site Allocations - Seaton and surrounding areas**

The committee considered the proposed site allocations for Seaton and surrounding areas, as set out in these minutes

152 **Seaton Site Selection Report**

Seat_01 Clay Common

Proposal: Housing
Number of dwellings: 50
Recommendation: Not to allocate

David Morgan spoke in objection citing reasons of the impact to the skyline and topography of Seaton and its location to the Beer Quarry Caves which is a protected areas for bats.

Iestyn John, the agent for the landowner advised it was an opportunity site to deliver housing, which was less constrained than some of the other sites proposed.

Ward Member, Councillor Marcus Hartnell objected to the site allocation.

Councillor Dan Ledger, proposed to move on to the next site allocation, seconded by Councillor Ben Ingham.

Committee **agreed to move on to the next site allocation.**

Councillor Dan Ledger left the room for the following site allocation and did not take part in discussions or the vote.

Seat_02 Land at Barnards Hill Lane

Proposal: Housing

Number of dwellings: 40

Recommendation: Allocate

Richard Ayre from Baker Estates was keen to continue delivering homes for the town as it needs more housing, investment and growth and supports the officer site assessments.

Ward Member, Councillor Marcus Hartnell spoke against the site allocation on the grounds of flood risk and the drainage infrastructure in Seaton being at capacity.

Inclusion for allocation was proposed by Councillor Paul Hayward and seconded by Councillor Ben Ingham.

Committee **endorsed the recommendation to include Seat_02 in the site allocation**

Seat_03 Land to the South of Harepath Hill

Proposal: Housing

Number of dwellings: 75

Recommendation: Allocate

Tony Smith objected to the site allocation citing ecology reasons.

Richard Ayre from Baker Estates advised the allocation of the land would benefit the community by the long awaited sports pitch being part of the proposal in Seat_03 and Seat_05.

Ward Member, Councillor Marcus Hartnell raised concerns about flooding and the drainage infrastructure but could see merit in some development in Seat_03 and Seat_05 but taken together.

Inclusion for allocation was proposed by Councillor Dan Ledger and seconded by Councillor Ben Ingham.

Committee **endorsed the recommendation to include Seat_03 in the site allocation.**

Seat_05 Land off Harepath Road

Proposal: Mixed use

Number of dwellings: 130 dwellings and 2.2 ha employment land

Recommendation: Allocate

Diane Smith objected to the site allocation as it would encroach on the Green Wedge between Seaton and Colyford and would have an adverse impact on the ecology of the wetlands resulting in further flooding.

Peter Mason objected to the site allocation as he felt further development could not be justified as it was important to maintain the coalescence between Seaton and Colyford.

Richard Ayre advised committee the site allocation would provide a mix of uses contributing to the social and economic wellbeing of the town.

Ward Member, Councillor Marcus Hartnell raised concerns about flooding and the drainage infrastructure but could see merit in some development in Seat_03 and Seat_05 but taken together.

Inclusion for allocation was proposed by Councillor Ben Ingham and seconded by Councillor Olly Davey.

Committee **endorsed the recommendation to include Seat_05 in the site allocation.**

Seat_08 Land between Churston Rise and Couchill Copse

Proposal: Housing

Number of dwellings: 38

Recommendation: Not to allocate

David Morgan objected to the site allocation advising any development would have an adverse impact on the topography and skyline on the western boundary of Seaton and would be seen from multiple view points

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

Seat_09 Land at Clay Common (Little Paddock)

Proposal: Housing

Number of dwellings: 7

Recommendation: Not to allocate

Iestyn John referred to members concerns that the site was in the Coastal Preservation Area advising he was 100% confident this site would not be visible on the coast and could be delivered with the existing access.

Councillor Dan Ledger proposed to move on to the next site allocation, seconded by Councillor Colin Brown.

Committee **agreed to move on to the next site allocation.**

Seat_10 Land south of Beer Road

Proposal: Housing

Number of dwellings: 12

Recommendation: Not to allocate

David Morgan objected to the site allocation advising any development would have an adverse impact on the topography and skyline and would be visible in Beer and would not contribute to affordable housing.

Councillor Dan Ledger proposed to move on to the next site allocation, seconded by Councillor Todd Olive.

Committee **agreed to move on to the next site allocation.**

Seat_13 Land adjacent to Axe View Road

Proposal: Housing

Number of dwellings: 39

Recommendation: Allocate Seat_13a

Ward Member, Councillor Marcus Hartnell agreed with the recommendation that Seat_13b should not be allocated and advised that Seat_13a should not be separated from Seat_13b should be treated as one site. He referred to an ancient monument which was in the ownership of EDDC and suggested there could be more roman remains beneath Seat_13a

Inclusion for allocation was proposed by Councillor Paul Hayward and seconded by Councillor Dan Ledger.

Committee **endorsed the recommendation to include Seat_13a in the site allocation.**

Councillor Paul Hayward proposed to move on to the next site allocation, seconded by Councillor Dan Ledger.

Committee **agreed to move from Seat_13b on to the next site allocation.**

Seat_15 White Cross, Colyford Road

Proposal: Housing

Number of dwellings: 36

Recommendation: Not to allocate

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

153 **Colyton Site Selection Report**

Coly_02 Land at Hillhead

Proposal: Housing

Number of dwellings: 49

Recommendation: Coly_02a Allocate & Coly_02b Allocate

Richard Ayre objected to the site allocating expressing his view that Coly_03 would be more suitable

Councillor Alison Stenning representing Colyton Parish Council objected to the site allocation as it would destroy the natural setting of Colyton as both sites are above the town and will be widely visible.

Ward Member, Councillor Paul Arnott, supported the site allocation Coly_02a and could not support Coly_02b and it had a single track road which was not appropriate for more houses.

Inclusion for allocation on Coly_02a was proposed by Councillor Paul Hayward, seconded by Councillor Dan Ledger.

Committee **endorsed the recommendation to include Coly_02a in the site allocation.**

Councillor Paul Hayward proposed to move on to the next site allocation for Coly_02b, seconded by Councillor Dan Ledger.

Committee **agreed to move on to the next site allocation.**

Coly_03 Land adjacent to Fair View Lane

Proposal: Housing

Number of dwellings: 97

Recommendation: Not to allocate

Committee sought clarification about the landscape issues and whether there was merit in reducing the size of the site. Committee were advised that as the land was landscape sensitive officers were of the view reducing the size would not alter the sensitivity.

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

Coly_06 Land to the south and east of Colyton (adjacent to Peace Memorial Playing Fields, Coly Road)

Proposal: Housing

Number of dwellings: 12

Recommendation: Allocate Coly_06a & Coly_06b Not to Allocate

Councillor Alison Stenning, representing Colyton Parish Council supported the site allocation and that it should be used to build a new primary school to support the increasing number of houses proposed in Colyton.

Ward Member, Councillor Paul Arnott strongly supported the comments by Councillor Stenning.

The Committee were advised that Devon County Council as the statutory consultee had advised the primary school had capacity and had not submitted any comments to say it should be kept for a primary school.

Councillor Helen Parr proposed to move on from Coly_06a to the next site allocation, seconded by Councillor Paul Hayward.

Committee **agreed to move on to the next site allocation.**

Councillor Helen Parr proposed to move on from Coly_06b to the next site allocation, seconded by Councillor Paul Hayward.

Committee **agreed to move on to the next site allocation.**

154 **Beer Site Selection Report**

Beer_01 Part South Down Farm, Common Hill

Proposal: Housing

Number of dwellings: 130

Recommendation: Not to allocate

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

Beer_03 Land at Quarry Lane

Proposal: Housing

Number of dwellings: 35

Recommendation: Not to allocate

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

155 **Branscombe Site Selection Report**

Bran_01 Land to the west of Cott Mead, north side of the road

Proposal: Housing

Number of dwellings: 10

Recommendation: Not to allocate

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

Bran_02 Field forming part of Cotte Barton Farm

Proposal: Housing

Number of dwellings: 21

Recommendation: Not to allocate

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

156 **Uplyme Site Selection Report**

Uply_01 Land at Sidmouth Road

Proposal: Housing

Number of dwellings: 92

Recommendation: Not to allocate

The Chair proposed to move on to the next site allocation.

Committee **agreed to move on to the next site allocation.**

157 **Response to proposed reforms to the National Planning Police Framework and other changes to the planning system**

Members considered the report that set out the proposed responses to the government consultation on changes to the National Planning Policy Framework.

A query was raised about Q7 and the protection provided by the 4-year housing land requirement established by the December version of the NPPF. The committee were reminded about the need to bolster the council's housing land supply to enable the Local Plan to be found sound and Members were advised that the proposed response highlights the council's housing land supply issues which would allow the council to move to a better position.

RESOLVED:

That the proposed consultation responses included within this report be agreed and submitted as the Council's responses to the consultation.

Attendance List

Councillors present:

J Bailey
K Blakey
C Brown
O Davey
P Hayward
M Howe (Vice-Chair)
B Ingham
D Ledger
Y Levine
T Olive (Chair)
H Parr

Councillors also present (for some or all the meeting)

P Arnott
I Barlow
J Brown
C Burhop
R Collins
P Faithfull
M Goodman
D Haggerty
M Hartnell
M Rixson

Officers in attendance:

Wendy Harris, Democratic Services Officer
Ed Freeman, Assistant Director Planning Strategy and Development Management
Damian Hunter, Planning Solicitor
Keith Lane, Senior Planning Officer (Planning Policy)
James Coles, Planning Policy Officer

Councillor apologies:

B Bailey
B Collins
P Fernley
G Jung

Chairman

Date: