

## **EAST DEVON DISTRICT COUNCIL**

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

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

The meeting started at 10.00 am and ended at 1.06 pm. A brief adjournment took place at 11.12 am until 11.25 am.

#### **202 Minutes of the previous meeting**

The minutes of the Planning Committee held on 20 August 2024 were confirmed as a true record.

#### **203 Declarations of interest**

There were none.

#### **204 Matters of urgency**

There were none.

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

There were none.

#### **206 Planning appeal statistics**

The Committee noted the appeals statistics report.

#### **207 23/1258/MOUT (Major) WOODBURY AND LYMPSTONE**

##### **Applicant:**

Mr David Lovell (Heritage New Homes).

##### **Location:**

Land to the rear of Orchard House, Globe Hill, Woodbury, EX5 1JP.

##### **Proposal:**

Outline application (with details of access to be considered and all other matters reserved) for the residential development of up to 35 dwellings (12 affordable); vehicular and pedestrian access from Globe Hill, pedestrian access only from public right of way; demolition of existing wooden structure to be replaced with parish council building; community parking area, public open space; landscaping, wildflower meadow and orchard and other associated infrastructure.

##### **RESOLVED:**

Approved in accordance with officer recommendation subject to:

1. Section 106 Agreement in accordance with the Heads of Terms outlined in the report but omitting reference to 'off-site highway works'.
2. Conditions as set out in the report with amendments to conditions 1, 13 and 14 as set out in the presentation.

3. Amendments to the approved plans list to include only the site location plan and plans showing the proposed access.
4. Subject to confirmation that Natural England agrees the Appropriate Assessment.

208 **23/1600/MOUT (Major) WOODBURY AND LYMPSTONE**

**Applicant:**

Mr Gary Salter.

**Location:**

Land off Globe Hill, Woodbury, EX5 1LL.

**Proposal:**

Outline application for construction of up to 28 residential units (including affordable housing), new vehicular access onto Globe Hill, open space, new parish office and Globe Hill highway works (all matters reserved except for access).

**RESOLVED:**

Approved in accordance with officer recommendation subject to:

1. A Section 106 Agreement in accordance with the Heads of Terms outlined in the report but omitting reference to 'off-site highways works'.
2. Conditions as set out in the report with amendments to conditions 1, 13 and 14 as set out in the presentation.

209 **24/1051/FUL (Minor) BROADCLYST**

**Applicant:**

Mr Mark Heuff.

**Location:**

Unit 10 Mushroom Road, Hill Barton Business Park, Clyst St Mary.

**Proposal:**

Construction of a synchronous gas-powered standby generation facility and associated infrastructure.

**RESOLVED:**

Approved with conditions in accordance with officer recommendation subject to an additional condition to be agreed with the Environmental Health Officer, Ward Members and Chair of Planning Committee to secure the following:

Within 3 to 4 months of the development being brought into use a noise verification assessment shall be undertaken to assess the noise levels when all 3 of the generators are operating at full capacity in locations that have previously been agreed in writing with the Local Planning Authority and in accordance with a methodology that shall have previously been agreed in writing by the Local Planning Authority.

The assessment shall seek to demonstrate that noise levels at the agreed monitoring point(s) does not exceed levels to be agreed. If noise levels exceed the agreed levels appropriate mitigation is to be agreed and implemented.

The purpose being to protect residential amenity.

The precise wording of this condition is to be agreed as set out above.

**Attendance List**

**Councillors present:**

B Bailey  
I Barlow  
C Brown  
J Brown  
S Chamberlain  
O Davey (Chair)  
P Faithfull  
D Haggerty  
A Hall  
M Hall (Vice-Chair)  
M Howe  
E Wragg  
K Bloxham

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

B Ingham  
T Olive

**Officers in attendance:**

Wendy Ormsby, Development Manager  
Anita Williams, Principal Solicitor (Deputy Monitoring Officer)  
Wendy Harris, Democratic Services Officer  
Lynne Shwenn, Senior Development Control Officer  
Ian Winter, Environmental Health Officer

**Councillor apologies:**

M Chapman  
S Gazzard  
S Smith

Chairman .....

Date: .....