

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 25 March 2025

Attendance list at end of document

The meeting started at 10.03 am and ended at 2.50 pm

263 Minutes of the previous meeting

The Chair advised that consideration of the minutes of 25 February 2025 will take place at a future meeting.

264 Declarations of interest

Minute 268. 24/2576/FUL (Minor) OTTERY ST MARY.

Councillor Peter Faithfull, Affects Non-registerable Interest, Known to the Directors of Ottery Larder which occupies the former school but remained open minded in the consideration of this planning application.

265 Matters of urgency

There were none.

266 Confidential/exempt item(s)

There was one confidential item recorded at minute 273.

267 Planning appeal statistics

The Committee noted the Development Manager's report which included three updates on the planning appeals that had been decided.

Members were advised about two planning applications that had been allowed. Planning application 23/2506/MFUL for the installation of solar array and associated infrastructure, access and landscaping had been allowed as the Inspector determined that the public benefits would outweigh the harm to the character and appearance of the area. The second application 23/0571/MFUL for the former council offices at Knowle, Sidmouth had also been allowed as the Inspector determined that the proposal was well designed and would not be prominent in its surroundings.

Members were also advised about planning application 24/0640/FUL for the construction of manager's accommodation and extension to Lily Farm Vineyard business premises that had been dismissed.

Following a reoccurring question about the total figure for costs awarded against the council, the Development Manager advised that this could be included in the annual appeals report that would be brought to Committee at a future meeting.

268 24/2576/FUL (Minor) OTTERY ST MARY

Applicant:

Darren Mullin (Broadoak Services SW Ltd.)

Location

Former School, Yonder Street, Ottery St Mary.

Proposal:

Conversion of Old Boys School to three apartments and retention of community facilities.

RESOLVED:

Approved as per the officer recommendation but subject to the adoption of the Appropriate Assessment and the following amendments to the conditions:

- Condition to require that a minimum of four parking spaces are provided on-site for the community use.
- Condition 4 to be amended to include an earlier trigger point to agree details: 'prior to installation or prior to the commencement of works to construct the mezzanine floor, whichever is the sooner'.

269 **23/2385/FUL (Minor) SIDMOUTH SIDFORD**

Applicant:

Mr Aldam.

Location:

87 Sidford High Street, Sidford, EX10 9SA.

Proposal:

Demolition of the existing dwelling and redevelopment of the site to provide four dwellings and a new vehicular access.

RESOLVED:

Approved as per officer recommendations but subject to the adoption of the Appropriate Assessment and the following amendments to the conditions:

- Condition 9 (CEMP): Amend to include 'no burning on site' and to require that the receptor sites for the slow worms shall be as close to the site as is reasonably possible.
- Condition to require provision of smart water butts providing 200 litre capacity per bedroom prior to occupation.
- Condition requiring submission and approval of a sustainability statement prior to development continuing above slab level to demonstrate sustainable methods of construction which should consider the provision of solar panels. Development to accord with the agreed details which shall have been provided prior to first occupation.

270 **24/1849/FUL (Minor) SEATON**

Applicant:

Kerri-Ann Betty.

Location:

30 and 32 Queen Street, Seaton, EX12 2RB.

Proposal:

Demolition of existing upvc conservatory and construction of single storey rear extension with roof terrace above.

RESOLVED:

Refused in accordance with the officer recommendation except that the reason for refusal (impact on conservation area) is to be omitted.

271 **25/0100/FUL (Minor) WOODBURY & LYMPSTONE**

Applicant:

Mr I White.

Location:

Land north east of Grange Close, Lymington, EX8 5LD.

Proposal:

Erection of two detached dwellings with integral double garages, to include associated hard and soft landscaping.

RESOLVED:

Approved as per officer recommendation but subject to the adoption of the Appropriate Assessment and the following amendments to the conditions:

- Condition to require provision of smart water butts providing 200 litre capacity per bedroom prior to occupation.
- Condition requiring the submission and approval of a sustainability statement prior to development continuing above slab level to demonstrate sustainability methods of construction which should consider the provision of solar panels. Development to accord with the agreed details which shall have been provided prior to first occupation.

272 **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

The Committee agreed that under Section 100(A)(4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt and private information (as set out against the Part B agenda item), is likely to be disclosed and on balance the public interest is in discussing the items in private session (Part B).

273 **22/1910/MFUL (Major) EXMOUTH**

Applicant:

Mr Azim Lalani.

Location:

Devoncourt Hotel, 16 Douglas Avenue, Exmouth.

Proposal:

Demolition of the existing Devoncourt building and outbuildings, construction of 51 open market and 15 affordable residential apartments and new 65 bed hotel with access via Maer Road car park, associated car parking and landscaping works.

The Development Manager updated the Committee on matters regarding the current appeal which is ongoing.

Attendance List

Councillors present:

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

Councillors also present (for some or all the meeting)

A Bailey
R Collins

Officers in attendance:

Wendy Ormsby, Development Manager
Damian Hunter, Planning Solicitor
Jill Himsworth, Planning Officer
Wendy Harris, Democratic Services Officer

Councillor apologies:

Chairman

Date: