

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

Ref: 23/F0111 **Date Received** 06.03.2025
Appellant: Mr Robert Hobson
Appeal Site: Land at Broad Down, north of Wiscombe Linhay Farm, Southleigh, Colyton EX24 6JF
Proposal: Appeal against an enforcement notice served in respect of siting and storage of non-agricultural items on the land including a static caravan, shipping containers, a porta cabin, a storage/toilet block and a commercial vehicle.
Planning Inspectorate Ref: APP/U1105/C/25/3361991

Ref: 24/2042/FUL **Date Received** 12.03.2025
Appellant: Mr & Mrs Peter Leeming
Appeal Site: Homedale Cowley Exeter EX5 5EL
Proposal: Construction of single garage with alteration to fenestration on existing garage
Planning Inspectorate Ref: APP/U1105/D/25/3362268

Ref: 24/1832/FUL **Date Received** 26.03.2025
Appellant: Hugh McCormick
Appeal Site: 10 Marine Parade Budleigh Salterton EX9 6NS
Proposal: Replacement of existing single family dwelling and creation of 4 no. apartments.
Planning Inspectorate Ref: APP/U1105/W/25/3363078

Ref: 24/2661/FUL **Date Received** 31.03.2025
Appellant: Hugh McCormick
Appeal Site: 10 Marine Parade Budleigh Salterton EX9 6NS
Proposal: Terraced landscaping to rear garden
Planning Inspectorate Ref: APP/U1105/W/25/3363293

Ref: 24/0371/FUL **Date Received** 31.03.2025
Appellant: Mr Kevin Howe
Appeal Site: Bridgend Harpford Devon EX10 0NG
Proposal: Removal of residential caravan and conversion of building to dwelling.
Planning Inspectorate Ref: APP/U1105/W/25/3363278

Ref: 24/2384/FUL **Date Received** 04.04.2025
Appellant: Sam and Alice Carlisle
Appeal Site: Coly Dale Station Road Colyton EX24 6HA
Proposal: Proposed extensions
Planning APP/U1105/W/25/3363540
Inspectorate Ref:

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

Ref: 24/0913/PIP **Appeal Ref:** 24/00052/REF
Appellant: Mr Jake Huntley
Appeal Site: 2 Lime Grove Exmouth EX8 5NN
Proposal: Permission in principle for 1 no. dwelling.
Decision: **Appeal Dismissed** **Date:** 12.03.2025
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld (EDLP Policy D1, Strategy 6, NP Policy EB2).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3349912
Inspectorate Ref:

Ref: 22/1813/LBC **Appeal Ref:** 24/00056/LBC
Appellant: Mr Mel Ziziros
Appeal Site: Podburys Cottage Higher Way Harpford Devon EX10 0NJ
Proposal: Construction of a Two storey side extension and retrospective approval for the widening of the existing vehicular access to the boundary wall.
Decision: **Split Decision** **Date:** 14.03.2025
Procedure: Written representations
Remarks: Delegated refusal, conservation reasons upheld (EDLP Policies D1, EN8, EN9, Strategy 48, NP Policies EP1, H3, HQD1).

Appeal dismissed in respect of the proposed extension but allowed insofar as it relates to the widening of the existing access to the boundary wall.

The Council had clarified in the delegated report that there was no objection to the widening of the access.

The Inspector agreed with the Council that the proposed extension would cause harm to the significance of the designated heritage asset.
BVPI 204: **No**
Planning APP/U1105/Y/24/3351417
Inspectorate Ref:

Ref:	24/0592/FUL	Appeal Ref:	24/00082/REF
Appellant:	Mr and Mrs Pym		
Appeal Site:	Pyms Poltimore EX4 0AA		
Proposal:	Demolition of conservatory, stores and garage, replaced with adjoining rear extension. Changes in fenestration and internal layout alterations. Alterations to a front boundary wall with gate and parking, erection of bike store, and relocation of oil tank		
Decision:	Appeal Allowed (with conditions)	Date:	19.03.2025
Procedure:	Written representations		
Remarks:	Delegated refusal conservation reasons overruled (EDLP Policies EN8, EN9).		

The Inspector noted that the proposed rear extension would be a sizeable addition to the listed cottage. However, it would be in a similar position to the existing stores and conservatory. With the demolition of the garage, which would remove an unsympathetic addition at the side and front of the cottage and enhance its roadside appearance, there would be a net reduction in floorspace.

The Inspector acknowledged that that there would be some loss of historic fabric, together with the loss of historic stores at the rear of the building and this needed to be considered in the overall context of the proposals, including the benefits to be derived from securing the removal of a poorly designed garage and a rather ill-fitting conservatory, as well as the provision of enhanced off-road parking and turning for vehicles, a charging point for electric vehicles and more useable habitable space to assist in furthering the residential use of this designated heritage asset.

The Inspector concluded that the proposals would preserve the special architectural and historic qualities of Pymys and there would be no conflict with the provisions of Policies EN8 or EN9 of the East Devon Local Plan.

BVPI 204:	Yes
Planning	APP/U1105/W/24/3357937
Inspectorate Ref:	

Ref: 24/0593/LBC **Appeal Ref:** 24/00083/LBCREF
Appellant: Mr and Mrs Pym
Appeal Site: Pym's Poltimore EX4 0AA
Proposal: Demolition of conservatory, stores and garage, replaced with adjoining rear extension. Changes in fenestration and internal layout alterations. Alterations to a front boundary wall with gate and parking, erection of bike store, and relocation of oil tank
Decision: **Appeal Allowed** **Date:** 19.03.2025
(with conditions)
Procedure: Written representations
Remarks: Delegated refusal conservation reasons overruled (EDLP Policies EN8, EN9).

The Inspector noted that the rear extension would be a sizeable addition to the listed cottage. However, it would be in a similar position to the existing stores and conservatory. With the demolition of the garage, which would remove an unsympathetic addition at the side and front of the cottage and enhance its roadside appearance, there would be a net reduction in floorspace.

The Inspector acknowledged that that there would be some loss of historic fabric, together with the loss of historic stores at the rear of the building and this needed to be considered in the overall context of the proposals, including the benefits to be derived from securing the removal of a poorly designed garage and a rather ill-fitting conservatory, as well as the provision of enhanced off-road parking and turning for vehicles, a charging point for electric vehicles and more useable habitable space to assist in furthering the residential use of this designated heritage asset.

The Inspector concluded that the proposals would preserve the special architectural and historic qualities of Pym's and there would be no conflict with the provisions of Policies EN8 or EN9 of the East Devon Local Plan.

BVPI 204: **No**
Planning APP/U1105/Y/24/3357936
Inspectorate Ref:

Ref: 24/0110/FUL **Appeal Ref:** 24/00040/REF
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
Decision: **Appeal Dismissed** **Date:** 25.03.2025
Procedure: Written representations
Remarks: Delegated refusal, amenity and conservation reasons upheld (EDLP Policies D1, EN9, NP Policies CSG8, CSG9).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3347347
Inspectorate Ref:

Ref: 24/0641/FUL **Appeal Ref:** 24/00072/REF
Appellant: Mr M Ward
Appeal Site: Land at Back Lane Newton Poppleford EX10 0DH
Proposal: Construction of 1no new detached dwelling and garage with associated works, and ground mounted solar panels
Decision: **Appeal Dismissed** **Date:** 27.03.2025
Procedure: Written representations
Remarks: Delegated refusal, accessibility, landscape, ecology and best most versatile agricultural land reasons upheld (EDLP Policies D1, D3, EN5, EN13, TC2, Strategies 1, 3, 5B, 7, 46, 47, NP Policies EP1, TH1).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3355874
Inspectorate Ref:

Ref: 24/0721/FUL **Appeal Ref:** 25/00004/REF
Appellant: Mr I White
Appeal Site: Land northeast of Grange Close Lympstone EX8 5LD
Proposal: The erection of two detached dwellings with integral double garages, to include associated hard and soft landscaping.
Decision: **Appeal Withdrawn** **Date:** 28.03.2025
Procedure:
Remarks:
BVPI 204: **No**
Planning APP/U1105/W/25/3359507
Inspectorate Ref:

Ref: 24/0673/OUT **Appeal Ref:** 24/00060/REF
Appellant: Mr and Mrs Padget
Appeal Site: Cory Hill Combe Raleigh EX14 4TQ
Proposal: Outline permission sought (with all matters reserved other than access) for construction of a single storey dwelling
Decision: **Appeal Dismissed** **Date:** 31.03.2025
Procedure: Written representations
Remarks: Officer recommendation to refuse, Committee refusal. Accessibility and landscape reasons upheld (EDLP Policy TC2, Strategies 1, 2, 3, 5B, 7, 46).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3352696
Inspectorate Ref:

East Devon District Council List of Appeals in Progress

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: 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

App.No: 23/2725/FUL
Appeal Ref: APP/U1105/W/24/3348938
Appellant: Mr Mark & Lisa Clouter
Address: 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.
Start Date: 10 September 2024
Procedure:
Written reps.
Questionnaire Due Date: 17 September 2024
Statement Due Date: 15 October 2024

App.No: 22/0508/MFUL
Appeal Ref: APP/U1105/W/24/3351691
Appellant: HB825AXM Limited
Address: Land At Pound Farm Hawkchurch
Proposal; Battery energy storage scheme and associated development.
Start Date: 24 October 2024
Procedure:
Written reps.
Questionnaire Due Date: 31 October 2024
Statement Due Date: 28 November 2024

App.No: 24/0512/FUL
Appeal Ref: APP/U1105/W/24/3352912
Appellant: Teresa Loynd
Address: Woodentop Littledown Lane Newton Poppleford
Proposal; Alteration to design of agricultural building approved under ref. 17/1130/COU (retrospective), change of use of part of the land holding for amenity use including retention of a timber amenity hut.
Start Date: 28 October 2024
Procedure:
Written reps.
Questionnaire Due Date: 4 November 2024
Statement Due Date: 2 December 2024

App.No: 24/0892/FUL
Appeal Ref: APP/U1105/W/24/3353308
Appellant: Mr Mathew Swabey
Address: Beachcroft Burrow Road Seaton Devon EX12 2NF
Proposal; Change of use from ancillary accommodation to holiday let (retrospective)
Start Date: 4 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 11 November 2024
Statement Due Date: 9 December 2024

App.No: 24/0556/FUL
Appeal Ref: APP/U1105/W/24/3353376
Appellant: Mr P Groves
Address: Land to west of Marles Close Awliscombe
Proposal; Erection of a dwelling, to include a detached single garage, creation of a driveway and associated soft and hard landscaping.
Start Date: 7 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 14 November 2024
Statement Due Date: 12 December 2024

App.No: 23/2422/FUL
Appeal Ref: APP/U1105/W/24/3353886
Appellant: Mr & Mrs Brinton
Address: Land to rear of Great Halls Aylesbeare EX5 2FD
Proposal; Erection of highly sustainable self-build dwelling with associated landscaping and biodiversity enhancements.
Start Date: 12 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 19 November 2024
Statement Due Date: 17 December 2024

App.No: 24/0782/VAR
Appeal Ref: APP/U1105/W/24/3355019
Appellant: John Slater
Address: Tritchayne Farm Cottages Colyton EX24 6SP
Proposal; Removal of condition 4 (holiday accommodation restriction) of planning permission 00/P0545 (Conversion of redundant farm buildings to holiday let units)
Start Date: 26 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 3 December 2024
Statement Due Date: 31 December 2024

App.No: 24/0043/PIP
Appeal Ref: APP/U1105/W/24/3355106
Appellant: Mr C Horner
Address: Land At Ford Farm Woodbury
Proposal; Permission in principle for the erection of 9 no. dwellings
Start Date: 29 November 2024
Procedure:
Written reps.
Questionnaire Due Date: 6 December 2024
Statement Due Date: 3 January 2025

App.No: 23/1785/FUL
Appeal Ref: APP/U1105/W/24/3357175
Appellant: Mr Lewis Pring
Address: The Old Reservoir Ridgeway Lane Colyton
Proposal; Demolition of existing reservoir tanks and construction of new dwelling house.
Start Date: 30 December 2024
Procedure:
Written reps.
Questionnaire Due Date: 6 January 2025
Statement Due Date: 3 February 2025

App.No: 24/0167/FUL
Appeal Ref: APP/U1105/W/24/3356723
Appellant: David and Gillian Fitzgerald
Address: Beaumont Castle Hill Seaton Devon EX12 2QW
Proposal; Change of use of former guest house (Use Class C1 Hotels) to form single independent dwellinghouse (Use Class C3 Dwellinghouses).
Start Date: 2 January 2025
Procedure:
Written reps.
Questionnaire Due Date: 9 January 2025
Statement Due Date: 6 February 2025

App.No: 23/2612/OUT
Appeal Ref: APP/U1105/W/24/3357250
Appellant: David Pring
Address: Land at Lower Broad Oak Road West Hill
Proposal; Outline planning application for the construction of 5 no. dwellings, with all matters reserved
Start Date: 13 January 2025
Procedure:
Written reps.
Questionnaire Due Date: 20 January 2025
Statement Due Date: 17 February 2025

App.No: 23/0939/FUL
Appeal Ref: APP/U1105/W/24/3358074
Appellant: Sir and Mrs John and Lucy Kennaway
Address: Clapperentale Farm Escot Park Ottery St Mary Devon EX11 1LU
Proposal; Demolition of barn and construction of new dwelling.
Start Date: 14 January 2025
Procedure:
Written reps.
Questionnaire Due Date: 21 January 2025
Statement Due Date: 18 February 2025

App.No: 24/1028/FUL
Appeal Ref: APP/U1105/W/24/3358068
Appellant: Mr Stephen Drinkall
Address: Warehouse (Store rear of Belvedere House) Danby Lane
Exmouth
Proposal; Demolition of warehouse/general industrial building (use
classes B2 and B8) and erection of 3no. work/live units and
1no. dwelling (use class C3)
Start Date: 14 January 2025
Procedure:
Written reps.
Questionnaire Due Date: 21 January 2025
Statement Due Date: 18 February 2025

App.No: 24/0385/VAR
Appeal Ref: APP/U1105/W/24/3357889
Appellant: Mr R Giles
Address: The Cider Press Winslade Barton Clyst St Mary Exeter EX5
1AT
Proposal; Removal of condition B (agricultural workers occupancy
restriction) attached to planning permission 77/C1363
conversion of barn to a three-bedroom dwelling
Start Date: 21 January 2025
Procedure:
Hearing
Questionnaire Due Date: 28 January 2025
Statement Due Date: 25 February 2025
Hearing Date: 15 April 2025

App.No: 24/0431/MOUT
Appeal Ref: APP/U1105/W/24/3357849
Appellant: Taylor Wimpey UK Ltd
Address: Land east of Colestocks Road Feniton
Proposal; Outline planning application for up to 86 dwellings with
access from Colestocks Road; the provision of public open
space, landscaping, drainage, and associated highways
improvements and infrastructure. All matters to be reserved
except for access
Start Date: 21 January 2025
Procedure:
Inquiry
Questionnaire Due Date: 28 January 2025
Statement Due Date: 25 February 2025
Inquiry Date: 1 May 2025

App.No: 24/0225/FUL
Appeal Ref: APP/U1105/W/25/3358310
Appellant: F W S Carter & Sons
Address: Greendale Farm Shop Farringdon Devon EX5 2JU
Proposal; Retrospective application for a mud ventures building
Start Date: 21 January 2025

Procedure:
Written reps.

Questionnaire Due Date: 28 January 2025
Statement Due Date: 25 February 2025

App.No: 24/1116/OUT
Appeal Ref: APP/U1105/W/25/3359249
Appellant: Mr And Mrs S Steiner
Address: Sandy Way Kerswell Cullompton EX15 2EJ
Proposal; Outline application for a self-build dwelling with all matters reserved apart from access
Start Date: 4 February 2025

Procedure:
Written reps.

Questionnaire Due Date: 11 February 2025
Statement Due Date: 11 March 2025

App.No: 22/1910/MFUL
Appeal Ref: APP/U1105/W/24/3355976
Appellant: Mr Azim Lalani
Address: Devoncourt Hotel 16 Douglas Avenue Exmouth Devon EX8 2EX
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

Start Date: 11 February 2025
Procedure:
Hearing

Questionnaire Due Date: 18 February 2025
Statement Due Date: 18 March 2025
Hearing Date: 23 April 2025

App.No: 24/1836/PDQ
Appeal Ref: APP/U1105/W/25/3359850
Appellant: Mr Slade (R S Aylesbeare Ltd)
Address: Barton Farm Village Way Aylesbeare
Proposal; Prior approval (Class Q) for a change of use of a building as an agricultural unit to 2no. dwellinghouses (Use Class C3)
Start Date: 11 February 2025
Procedure:
Written reps.
Questionnaire Due Date: 18 February 2025
Statement Due Date: 18 March 2025

App.No: 24/0802/FUL
Appeal Ref: APP/U1105/D/25/3359940
Appellant: Mr & Mrs Jones
Address: Tadpoles Longmeadow Road Lympstone EX8 5LF
Proposal; Construction of new storage building in front of property, 400mm extension to boundary fence and retrospective permission for a small extension to rear garden terrace.
Start Date: 11 February 2025
Procedure:
Householder
Questionnaire Due Date: 18 February 2025

App.No: 23/2121/FUL
Appeal Ref: APP/U1105/W/25/3360422
Appellant: Carolyn Chapman
Address: Land adjacent Shute Farm Fluxton
Proposal; Proposed barn and polytunnels
Start Date: 24 February 2025
Procedure:
Written reps.
Questionnaire Due Date: 3 March 2025
Statement Due Date: 31 March 2025

App.No: 23/1269/MFUL
Appeal Ref: APP/U1105/W/24/3356636
Appellant: 3West Strawberry Hill Ltd
Address: Land South of Meeting Lane Lymptstone
Proposal; Construction of 42 residential units, affordable housing, new vehicular accesses from Meeting Lane and Strawberry Lane, pedestrian access onto Meeting Lane, associated internal roadways, SUDS features and landscaping
Start Date: 27 February 2025
Procedure: Hearing
Questionnaire Due Date: 6 March 2025
Statement Due Date: 3 April 2025
Hearing Date: 4 June 2025

App.No: 24/1938/FUL
Appeal Ref: APP/U1105/W/25/3361026
Appellant: Mr Ben Smith
Address: Halls Farm Metcombe Ottery St Mary Devon EX11 1SS
Proposal; Conversion of an agricultural building to two dwellings and associated landscaping, and the demolition of agricultural buildings
Start Date: 3 March 2025
Procedure: Written reps.
Questionnaire Due Date: 10 March 2025
Statement Due Date: 7 April 2025

App.No: 21/F0311
Appeal Ref: APP/U1105/C/25/3360742 & APP/U1105/F/25/3360464
Appellant: Julia Gardiner
Address: 55 High Street, Honiton EX14 1PW
Proposal; Appeals against enforcement notices served in respect of the installation of windows in a listed building
Start Date: 10 March 2025
Procedure: Written reps.
Questionnaire Due Date: 24 March 2025
Statement Due Date: 21 April 2025

App.No: 23/1276/MOUT
Appeal Ref: APP/U1105/W/25/3361389
Appellant: Mr R Falle
Address: Land Adjacent to Hillcrest Awliscombe
Proposal; Outline planning application for construction of 20 no. dwellings, village hall and farm shop and provision of village green and car parking, seeking approval of access only (matters of appearance, landscaping, layout and scale reserved)
Start Date: 12 March 2025
Procedure: Written reps.
Questionnaire Due Date: 19 March 2025
Statement Due Date: 16 April 2025

App.No: 24/2042/FUL
Appeal Ref: APP/U1105/D/25/3362268
Appellant: Mr & Mrs Peter Leeming
Address: Homedale Cowley Exeter EX5 5EL
Proposal; Construction of single garage with alteration to fenestration on existing garage
Start Date: 20 March 2025
Procedure: Householder
Questionnaire Due Date: 27 March 2025

App.No: 23/F0111
Appeal Ref: APP/U1105/C/25/3361991
Appellant: Mr Robert Hobson
Address: Land at Broad Down, north of Wiscombe Linhay Farm, Southleigh, Colyton EX24 6JF
Proposal; Appeal against an enforcement notice served in respect of siting and storage of non-agricultural items on the land including a static caravan, shipping containers, a porta cabin, a storage/toilet block and a commercial vehicle.
Start Date: 25 March 2025
Procedure: Written reps.
Questionnaire Due Date: 8 April 2025
Statement Due Date: 6 May 2025

App.No: 24/1832/FUL
Appeal Ref: APP/U1105/W/25/3363078
Appellant: Hugh McCormick
Address: 10 Marine Parade Budleigh Salterton EX9 6NS
Proposal; Replacement of existing single family dwelling and creation of 4 no. apartments.
Start Date: 2 April 2025
Procedure:
Written reps.
Questionnaire Due Date: 9 April 2025
Statement Due Date: 7 May 2025

App.No: 24/2661/FUL
Appeal Ref: APP/U1105/W/25/3363293
Appellant: Dr Hugh McCormick
Address: 10 Marine Parade Budleigh Salterton EX9 6NS
Proposal; Terraced landscaping to rear garden
Start Date: 2 April 2025
Procedure:
Written reps.
Questionnaire Due Date: 9 April 2025
Statement Due Date: 7 May 2025
