

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

Ref: 24/2153/FUL **Date Received** 07.04.2025
Appellant: Mr Steven Congreve
Appeal Site: Knoll Cottage Woodbury EX5 1NJ
Proposal: Replacement of a boundary fence on South and East elevation (Part Retrospective)
Planning APP/U1105/D/25/3363627
Inspectorate Ref:

Ref: 24/2680/FUL **Date Received** 09.04.2025
Appellant: Dr Hugh McCormick
Appeal Site: 10 Marine Parade Budleigh Salterton Devon EX9 6NS
Proposal: Single storey rear extensions and new 2nd floor extension with conservation rooflights and second storey side windows (with translucent glazing)
Planning APP/U1105/W/25/3363776
Inspectorate Ref:

Ref: 24/1823/FUL **Date Received** 09.04.2025
Appellant: Hugh McCormick
Appeal Site: 10 Marine Parade Budleigh Salterton EX9 6NS
Proposal: Proposed self-build dwelling.
Planning APP/U1105/W/25/3363777
Inspectorate Ref:

Ref: 25/0035/PDQ **Date Received** 14.04.2025
Appellant: Mr R May
Appeal Site: Oakhay Barton Stoke Canon Exeter EX5 4ED
Proposal: Prior approval (Class Q) for a change of use of a building as an agricultural unit to 5no. dwellinghouses (Use Class C3)
Planning APP/U1105/W/25/3364022
Inspectorate Ref:

Ref: 24/2715/FUL **Date Received** 24.04.2025
Appellant: Mr Charles Hankin
Appeal Site: 34 Queen Street Seaton EX12 2RB
Proposal: Change of use for rear only of shop into a flat, and creation of 2no. flats from existing single flat. Enlarged dormers, changes in fenestration, and associated external works
Planning APP/U1105/W/25/3364573
Inspectorate Ref:

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

Ref:	24/0980/PDQ	Appeal Ref:	25/00002/REF
Appellant:	Kerron and Katherine Allen		
Appeal Site:	Barns West Of Gooselands Payhembury EX14 3HJ		
Proposal:	Notification for prior approval of change of use of agricultural building to 3 no. dwelling houses and associated operational development under Schedule 2, Part 3, Class Q(a) and b) of the Town and Country Planning (General Permitted Development) (England) Order 2015		
Decision:	Appeal Allowed (no conditions)	Date:	15.04.2025
Procedure:	Written representations		
Remarks:	Delegated refusal. The Council considered that the extent of the proposed works went beyond those classed as permitted development under the above Order. The Council received the prior approval application on 13 May 2024. The decision notice is dated 25 July 2024 which is in excess of 56 days from the date when the application was received. The Council contended that the application was not valid until additional information was submitted on 5 June 2024 and that the 56-day period should have started from that date. The Inspector noted that under paragraph W.(9) of the GPDO, local planning authorities may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include (amongst other things) details of proposed building and other operations. However, requesting such information does not 'stop the clock' in respect of the 56-day period. The Inspector considered that as a longer period than 56 days was not agreed in writing by the appellant, prior approval was deemed to be granted. The Inspector concluded that the development can only lawfully proceed if carried out in accordance with the submitted plans and with the conditions and limitations imposed by the GPDO. Whether the proposed development is, in fact, permitted by the GPDO would be a matter for the Council and appellant to resolve.		
BVPI 204:	No		
Planning	APP/U1105/W/25/3359239		
Inspectorate Ref:			

Ref: 24/0892/FUL **Appeal Ref:** 24/00064/REF
Appellant: Mr Mathew Swabey
Appeal Site: Beachcroft Burrow Road Seaton Devon EX12 2NF
Proposal: Change of use from ancillary accommodation to holiday let (retrospective)
Decision: **Appeal Dismissed** **Date:** 10.04.2025
Procedure: Written representations
Remarks: Delegated refusal, flooding reasons upheld (EDLP Policy EN21).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3353308
Inspectorate Ref:

Ref: 24/0043/PIP **Appeal Ref:** 24/00070/REF
Appellant: Mr C Horner
Appeal Site: Land at Ford Farm Woodbury
Proposal: Permission in principle for the erection of 9 no. dwellings
Decision: **Appeal Dismissed** **Date:** 16.04.2025
Procedure: Written representations
Remarks: Delegated refusal, accessibility and countryside protection reasons upheld (EDLP Policies D1,TC2, Strategies 5B,7,27,46).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3355106
Inspectorate Ref:

Ref: 24/0385/VAR **Appeal Ref:** 24/00080/REF
Appellant: Mr R Giles
Appeal Site: 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 three-bedroom dwelling
Decision: **Appeal Dismissed** **Date:** 24.04.2025
Procedure: Hearing
Remarks: Delegated refusal, functional need reason upheld (EDLP Policy H5).
BVPI 204: **Yes**
Planning APP/U1105/W/24/3357889
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: 24/0556/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: 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: 24/0431/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 Lymptone 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 Lymptone
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

App.No: 24/2153/FUL
Appeal Ref: APP/U1105/D/25/3363627
Appellant: Mr Steven Congreve
Address: Knoll Cottage Woodbury EX5 1NJ
Proposal; Replacement of a boundary fence on South and East elevation (Part Retrospective)
Start Date: 8 April 2025
Procedure:
Householder
Questionnaire Due Date: 15 April 2025

App.No: 24/0371/FUL
Appeal Ref: APP/U1105/W/25/3363278
Appellant: Mr Kevin Howe
Address: Bridgend Harpford Devon EX10 0NG
Proposal; Removal of residential caravan and conversion of building to dwelling.
Start Date: 9 April 2025
Procedure:
Written reps.
Questionnaire Due Date: 16 April 2025
Statement Due Date: 14 May 2025

App.No: 24/2384/FUL
Appeal Ref: APP/U1105/W/25/3363540
Appellant: Sam and Alice Carlisle
Address: Coly Dale Station Road Colyton EX24 6HA
Proposal; Proposed extensions
Start Date: 14 April 2025
Procedure:
Written reps.
Questionnaire Due Date: 21 April 2025
Statement Due Date: 19 May 2025

App.No: 24/2680/FUL
Appeal Ref: APP/U1105/W/25/3363776
Appellant: Dr Hugh McCormick
Address: 10 Marine Parade Budleigh Salterton Devon EX9 6NS
Proposal; Single storey rear extensions and new 2nd floor extension with conservation rooflights and second storey side windows (with translucent glazing)
Start Date: 14 April 2025
Procedure:
Written reps.
Questionnaire Due Date: 21 April 2025
Statement Due Date: 19 May 2025

App.No: 24/1823/FUL
Appeal Ref: APP/U1105/W/25/3363777
Appellant: Hugh McCormick
Address: 10 Marine Parade Budleigh Salterton EX9 6NS
Proposal; Proposed self-build dwelling.
Start Date: 14 April 2025

Procedure:
Written reps.

Questionnaire Due Date: 21 April 2025
Statement Due Date: 19 May 2025

App.No: 25/0035/PDQ
Appeal Ref: APP/U1105/W/25/3364022
Appellant: Mr R May
Address: Oakhay Barton Stoke Canon Exeter EX5 4ED
Proposal; Prior approval (Class Q) for a change of use of a building as an agricultural unit to 5no. dwellinghouses (Use Class C3)
Start Date: 15 April 2025

Procedure:
Written reps.

Questionnaire Due Date: 22 April 2025
Statement Due Date: 20 May 2025

App.No: 24/2715/FUL
Appeal Ref: APP/U1105/W/25/3364573
Appellant: Mr Charles Hankin
Address: 34 Queen Street Seaton EX12 2RB
Proposal; Change of use for rear only of shop into a flat, and creation of 2no. flats from existing single flat. Enlarged dormers, changes in fenestration, and associated external works
Start Date: 24 April 2025

Procedure:
Written reps.

Questionnaire Due Date: 1 May 2025
Statement Due Date: 29 May 2025
