

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 22 April 2025

Attendance list at end of document

The meeting started at 10.05 am and ended at 2.05 pm

274 Minutes of the previous meeting

The minutes of the Planning Committee held on 25 March 2025 were confirmed as a true record.

275 Declarations of interest

Minute 279. 25/0173/PIP (Minor) WEST HILL & AYLESBEARE.

Councillor Peter Faithfull, Directly relates Non-registerable Interest, Known to the owner of Elsdon House, Elsdon and would not take part in discussions or vote for this application.

Minute 279. 25/0173/PIP (Minor) WEST HILL & AYLESBEARE.

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillor Mike Howe advised of lobbying in respect of this application.

Minute 280. 24/2515/PIP (Minor) OTTERY ST MARY.

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillors Peter Faithfull and Mike Howe advised of lobbying in respect of this application.

Minute 281. 22/2428/FUL (Minor) EXMOUTH HALSDON.

Councillors Brian Bailey and Steve Gazzard, Affects Non-registerable Interest, Exmouth Town Councillor.

Minute 282. 24/2199/FUL (Minor) EXMOUTH LITTLEHAM.

Councillors Brian Bailey and Steve Gazzard, Affects Non-registerable Interest, Exmouth Town Councillor.

Minute 282. 24/2199/FUL (Minor) EXMOUTH LITTLEHAM.

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the constitution Councillor Eileen Wragg advised of lobbying in respect of this application.

Minute 282. 24/2199/FUL (Minor) EXMOUTH LITTLEHAM.

The Chair, Councillor Olly Davey, on behalf of the Committee, advised that the land for this application was owned by East Devon District Council.

Councillor Eileen Wragg requested that a record be made in the minutes that she was not related to one of the applicants for planning application 24/2199/FUL.

276 Matters of urgency

There were no matters of urgency.

277 **Confidential/exempt item(s)**

There were no confidential or exempt items.

278 **Planning appeal statistics**

The Committee noted the Development Manager's report which included an update on the Planning Inspectorates split decision for planning application 22/1813/LBC – Podburys Cottage, Higher Way Harpford and the appeal dismissed for planning application 24/0673/OUT – Cory Hill, Combe Raleigh.

279 **25/0173/PIP (Minor) WEST HILL & AYLESBEARE**

Applicant:

Mr G Moore.

Location:

Elsdon House, Elsdon, West Hill.

Proposal:

Permission in principle for the demolition of an existing greenhouse and the construction of two dwellings.

RESOLVED:

Approved in accordance with officer recommendation but subject to the adoption of the Appropriate Assessment.

280 **24/2515/PIP (Minor) OTTERY ST MARY**

Applicant:

Mr Simon Wagemakers (Ambergate Planning & Development).

Location:

Land at Slade Farm, Slade Road, Ottery St Mary.

Proposal:

Permission in principle for residential development of up to nine dwelling.

RESOLVED:

Refused contrary to officer recommendation for the following reasons:

1. Having regard to the location and site topography, the development of the site for housing will adversely impact on the visual amenity of the local landscape and the character of the area; this hard significantly and demonstrably outweighs the benefits of providing up to nine dwellings on the site. As such the development is contrary to Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013 to 2031, Policy NP1 (Development in the Countryside) of the Ottery St Mary and West Hill Neighbourhood Plan 2017 to 2031 and the National Planning Policy Framework 2024 (as amended) in particular paragraph 187.
2. The proposed development will result in the loss of Best and Most Versatile Agricultural land, the extent of which is not justified by the delivery of up to 9 dwellings, contrary the Policy EN13 (Development on High Quality Agricultural Land) of the East Devon Local Plan, 2013 to 2031, and the National Planning Policy Framework, 2024 (as amended), in particular paragraph 187.

281 **22/2428/FUL (Minor) EXMOUTH HALSDON**

Applicant:

Mr Michael Caines.

Location:

Lympstone Manor Hotel, Courtlands Lane, Exmouth, EX8 3NZ.

Proposal:

Siting of six shepherds huts with external decking, three boiler houses/log stores, one with decking area and associated infrastructure (partially retrospective application).

RESOLVED:

Approved with conditions as per officer recommendation.

282 **24/2199/FUL (Minor) EXMOUTH LITTLEHAM**

Applicant:

Tompot Blenny Ltd.

Location:

Toilets, East End, Queens Drive, Exmouth.

Proposal:

Change of use of existing public toilets into hot food take away. Partial demolition and new build extensions to provide storage and disabled toilet.

RESOLVED:

Approved as per officer recommendation but subject to the amendment to Condition 3 and additional Construction Management Plan planning condition.

Attendance List

Councillors present:

B Bailey
I Barlow
K Bloxham
C Brown
J Brown
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)

J Bailey

R Collins
N Hookway
V Johns

Officers in attendance:

Wendy Ormsby, Development Manager
Damian Hunter, Planning Solicitor
Nigel Barrett, Senior Planning Officer
Jill Himsworth, Planning Officer
Lynne Shwenn, Senior Development Control Officer
Tom Winters, Interim Economic Development Manager
Wendy Harris, Democratic Services Officer
Tracy Hendren, Chief Executive

Councillor apologies:

S Chamberlain
M Chapman

Chairman

Date: