

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 10 June 2025

Attendance list at end of document

The meeting started at 10.00 am and ended at 2.10 pm. The meeting adjourned at 12.15 pm and reconvened at 1.30 pm.

293 Minutes of the previous meetings

The minutes of the previous meetings held on 25 February and 13 May 2025 were agreed as a true record.

Councillor Eileen Wragg requested that it be minuted that she voted against approving the minutes of the meeting held on 25 February 2025.

294 Declarations of interest

Minute 299. 25/0653/FUL (Other) HONITON ST PAULS.

Councillor Colin Brown, Affects and prejudicial Non-registerable Interest, Owner of a property located opposite the application site.

Non-Committee Member

Minute 298. 24/2067/MFUL (Major) YARTY.

Councillor Paul Hayward, Affects Non-registerable Interest, Devon County Councillor Hawkchurch Division.

295 Matters of urgency

There were no matters of urgency.

296 Confidential/exempt item(s)

There were no confidential or exempt items.

297 Planning appeal statistics

The Committee noted the appeal statistics report which included an update on planning application 22/1910/MFUL – Devoncourt Hotel, 16 Douglas Avenue, Exmouth.

298 24/2067/MFUL (Major) YARTY

Applicant:

Root Power (South) Ltd.

Location:

Land to the west of Wareham Road, Scouse Farm, Blackpool Corner, Axminster, EX13 5UE.

Proposal:

The installation of 50MW battery clusters with ancillary equipment including inverter units, 132kV transformer compound, site welfare and switch room and two water tanks to provide standby, emergency electricity to support and facilitate renewable and low carbon energy projects.

RESOLVED:

Refused in accordance with officer recommendation subject to the following additional reasons for refusal:

'It has not been demonstrated that the proposed development would not, in case of a fire, result in pollution of aquifers and/or water courses within an areas where local residents are reliant on the use of aquifers. As such the proposed development could have adverse impacts on health and the environment contrary to Strategy 39 and Policies EN14 and EN18 of the East Devon Local Plan 2013 to 2031 and the provisions of the National Planning Policy Framework 2024 (as amended).'

Councillors Colin Brown and Maddy Chapman left the meeting.

299 **25/0653/FUL (Other) HONITON ST PAULS**

Applicant:

Mr Roland Ebdon.

Location:

Chartwood, Exeter Road, Honiton, EX14 1AN.

Proposal:

Proposed single storey extension and refurbishment of existing dwelling and associated work.

RESOLVED:

Approved with conditions as per officer recommendation.

300 **25/0602/FUL (Other) OTTERY ST MARY**

Applicant:

Mr & Mrs Dommett.

Location:

19 Shutes Mead, Ottery St Mary, EX11 1EE.

Proposal:

Single storey rear extension to replace existing lean to extensions.

RESOLVED:

Approved with conditions as per officer recommendation.

301 **25/0599/PIP (Other) BROADCLYST**

Applicant:

Mr H Mitchell.

Location:

Land adjacent to The Gardens, Blackhorse.

Proposal:

Permission in principle for the construction of four dwellings.

RESOLVED:

1. Approved as per officer recommendation.
2. That the Habitat Regulations Appropriate Assessment be adopted.

302 **24/2528/FUL (Minor) EXMOUTH LITTLEHAM**

Applicant:

Mr Oliver Bridge.

Location:

Unit 6 & 7 Sideshore, Queens Drive, Exmouth, EX8 2GD.

Proposal:

Proposal for café awning on the north elevation.

RESOLVED:

Approved with conditions as per officer recommendation and subject to the following additional condition:

‘The lowest part of the awning when open shall be no lower than 2.1m above ground level.’

Reason: To ensure there is no obstruction to the free flow of pedestrians within the area in accordance with Policy D1 of the East Devon Local Plan 2013 to 2031.

Attendance List

Councillors present:

B Bailey
I Barlow
C Brown
S Chamberlain (Vice-Chair)
M Chapman
B Collins
O Davey (Chair)
P Faithfull
S Gazzard
D Haggerty
M Howe
S Hughes
Y Levine
S Smith
E Wragg

Councillors also present (for some or all the meeting)

R Collins
P Hayward
D Mackinder

Officers in attendance:

Wendy Ormsby, Development Manager
Jeremy Ebdon, Principal Planning Officer (East)
Paul Golding, Principal Planning Officer
Damian Hunter, Planning Solicitor
Jack Richards, Planning Assistant
Wendy Harris, Democratic Services Officer

Councillor apologies:
K Bloxham

Chairman

Date: