

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

**Ref:** 25/0649/CPL                      **Date Received** 30.06.2025  
**Appellant:** Mr John Sidhu  
**Appeal Site:** Bridewell Cottage Hawkchurch Axminster EX13 5XL  
**Proposal:** Certificate of lawfulness for proposed repairs to Cottage as already approved per undertaking given in 1972 and since in detailed communications  
**Planning Inspectorate Ref:** APP/U1105/X/25/3368421

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**Ref:** 25/0539/PDMA                      **Date Received** 02.07.2025  
**Appellant:** Mr Kevin Morley  
**Appeal Site:** The Pharmacy Fore Street Beer Seaton EX12 3JJ  
**Proposal:** Prior approval for the change of use of the ground floor from commercial, business, and services (Class E) to 1no. self-contained flat (Use Class C3) - resubmission of ref. 25/0219/PDMA.  
**Planning Inspectorate Ref:** APP/U1105/W/25/3368560

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**Ref:** 25/0583/FUL                      **Date Received** 04.07.2025  
**Appellant:** Mr Stoykov  
**Appeal Site:** Pitney Water Storage Tank Broadhembury  
**Proposal:** The conversion and extension of the existing building to provide a two-bedroom dwelling and the erection of a double garage.  
**Planning Inspectorate Ref:** APP/U1105/W/25/3368734

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**Ref:** 22/F0373                      **Date Received** 07.07.2025  
**Appellant:** Daren Richards  
**Appeal Site:** Valley View Paddock, land adj. Huntsland Farm, Church Hill, Pinhoe  
**Proposal:** Appeal against enforcement notice served in respect of unauthorised operational development and the material change of use of the land from agricultural use to a mixed use of agriculture and residential and storage.  
**Planning Inspectorate Ref:** APP/U1105/C/25/3368794

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**Ref:** 25/0162/FUL                      **Date Received** 08.07.2025  
**Appellant:** Mr Robert Davis  
**Appeal Site:** The Cottage 9 Withycombe House Hillcrest Gardens Exmouth EX8 4FF  
**Proposal:** Retrospective application to retain wooden boundary fence  
**Planning Inspectorate Ref:** APP/U1105/D/25/3368947

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**Ref:** 24/2707/OUT **Date Received** 11.07.2025  
**Appellant:** Mr Rory Bristow  
**Appeal Site:** Springfield Oil Mill Lane Clyst St Mary Exeter EX5 1AG  
**Proposal:** Outline proposal for a single detached dwelling, associated parking, garage and garden with all matters reserved other than access  
**Planning Inspectorate Ref:** APP/U1105/W/25/3369108

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**Ref:** 24/2091/FUL **Date Received** 14.07.2025  
**Appellant:** Edward Fane Trefusis  
**Appeal Site:** Land east side of Oak Hill East Budleigh  
**Proposal:** Change of use of land for the siting of three holiday cabins and conversion of existing forestry building to provide for holiday use, creation of parking area, bat building, bin storage and landscaping.  
**Planning Inspectorate Ref:** APP/U1105/W/25/3369195

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**Ref:** 24/2174/VAR **Date Received** 17.07.2025  
**Appellant:** Mr Gary Burns  
**Appeal Site:** Salcombe Regis Camping and Caravan Park Salcombe Regis Sidmouth EX10 0JH  
**Proposal:** Variation of condition no.2 of planning permission ref. 88/P1063 to allow all year-round holiday use of caravans  
**Planning Inspectorate Ref:** APP/U1105/W/25/3369422

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**Ref:** 24/1798/FUL **Date Received** 18.07.2025  
**Appellant:** MA & EJ Bennett  
**Appeal Site:** Higher Ponchydown Farm Blackborough Devon EX15 2HE  
**Proposal:** Retrospective siting of a temporary agricultural workers dwelling  
**Planning Inspectorate Ref:** APP/U1105/W/25/3369499

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**Ref:** 24/2515/PIP **Date Received** 21.07.2025  
**Appellant:** Mr Simon Wagemakers (Ambergate Planning & Development)  
**Appeal Site:** Land At Slade Farm Slade Road Ottery St Mary  
**Proposal:** Permission in principle for residential development of up to 9 dwellings  
**Planning Inspectorate Ref:** APP/U1105/W/25/3369603

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**Ref:** 24/0096/MFUL **Date Received** 24.07.2025  
**Appellant:** Clearstone Energy  
**Appeal Site:** Land South of Hazelhurst Raymonds Hill Axminster  
**Proposal:** Proposed construction, operation and maintenance of a Battery Energy Storage System (BESS) with associated infrastructure and works including highway access, landscaping and biodiversity enhancements.  
**Planning Inspectorate Ref:** APP/U1105/W/25/3369854

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**Ref:** 24/2067/MFUL **Date Received** 25.07.2025  
**Appellant:** Root Power (South) Ltd  
**Appeal Site:** 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  
**Planning Inspectorate Ref:** APP/U1105/W/25/3369953

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

<b>Ref:</b>	23/2121/FUL	<b>Appeal Ref:</b>	25/00007/REF
<b>Appellant:</b>	Carolyn Chapman		
<b>Appeal Site:</b>	Land adjacent Shute Farm Fluxton		
<b>Proposal:</b>	Proposed barn and polytunnels		
<b>Decision:</b>	<b>Appeal Allowed</b>	<b>Date:</b>	08.07.2025
	<b>(with conditions)</b>		
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	<p>Delegated refusal, flood risk reasons overruled (EDLP Policies EN21, EN22).</p> <p>The Inspector considered that the evidence details that this is the only land available to the appellant on which to site the barn and polytunnel as a means to expand and grow the commercial aspects of the business. Given the accepted need for pragmatism where proposals are small scale and where there are impracticalities involved in relocating related development elsewhere, such as business continuity, in light of its scale and nature, there are no sequentially preferable alternative sites available for the specific proposal.</p> <p>The Inspector concluded that, subject to conditions, the proposal would be acceptably located so as to be safe with regard to flood risk and would avoid increasing the risk of flooding elsewhere. The proposal therefore complies with Policies EN21 and EN22 of the Local Plan and accords with the expectations of the Framework in respect of flood risk considerations.</p>		
<b>BVPI 204:</b>	<b>Yes</b>		
<b>Planning</b>	APP/U1105/W/25/3360422		
<b>Inspectorate Ref:</b>			

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<b>Ref:</b>	23/1276/MOUT	<b>Appeal Ref:</b>	25/00011/REF
<b>Appellant:</b>	Mr R Falle		
<b>Appeal Site:</b>	Land Adjacent to Hillcrest Awliscombe		
<b>Proposal:</b>	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)		
<b>Decision:</b>	<b>Appeal Dismissed</b>	<b>Date:</b>	09.07.2025
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	<p>Officer recommendation to refuse, Committee refusal. Accessibility and landscape reasons upheld (EDLP Policies D1, TC2, Strategies 1, 5B, 7, 27, 46).</p>		
<b>BVPI 204:</b>	<b>Yes</b>		
<b>Planning</b>	APP/U1105/W/25/3361389		
<b>Inspectorate Ref:</b>			

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<b>Ref:</b>	24/0431/MOUT	<b>Appeal Ref:</b>	24/00081/NONDET
<b>Appellant:</b>	Taylor Wimpey UK Ltd		
<b>Appeal Site:</b>	Land East of Colestocks Road Feniton		
<b>Proposal:</b>	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		
<b>Decision:</b>	<b>Appeal Allowed (with conditions)</b>	<b>Date:</b>	11.07.2025
<b>Procedure:</b>	Inquiry		
<b>Remarks:</b>	Appeal against the failure of the Council to determine the application within the prescribed time limit.		

The Council resolved that had a decision been made on the application, it would have been refused for Spatial Strategy and flooding reasons (EDLP Strategies 1, 2, 4, 7, Policies EN21, EN22. Emerging LP Policies SP01, SP03, SP06, SE06, SD18, AR01).

The Inspector acknowledged that the proposal would fail to accord with the Council's spatial strategy, with particular regard to the distribution and location of housing and balanced communities, having regard to local and national policy. As such, it would be contrary to Strategies 1, 2, 4 and 7 of the Local Plan and emerging Local Plan policies SP01, SP03, SP06 and SD18.

The Inspector noted that the proposed development site, although in an area of lowest risk of flooding from rivers and watercourses, being in Flood Zone 1, is located within a critical drainage area (CDA). However, the evidence indicates that the site itself is at very low risk of surface water flooding.

The Inspector found that, in respect of flood risk, the proposal fails the sequential test and does not fully accord with policy EN22 of the Local Plan and F1 of the NP, having regard also to the absence of an agreed surface water outfall. However, found that there would be likely betterment relating to off-site flood risk resulting from the proposals, in the context of the proposals making the development safe without increasing flood risk elsewhere.

The Inspector considered that as the Council has a shortfall in the five-year Housing Land Supply, the policies which are most important for determining the application are out-of-date. This is therefore an important consideration in the context of a plan-led system whereby planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

As such, it is necessary to consider whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The Inspector concluded that the adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits, having regard to paragraph 11(d)(ii) of the Framework and this outweighs the conflict caused with the development plan.

**BVPI 204:**

**Planning**

**Inspectorate Ref:**

**No**

APP/U1105/W/24/3357849

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<b>Ref:</b>	23/1269/MFUL	<b>Appeal Ref:</b>	24/00075/REF
<b>Appellant:</b>	3West Strawberry Hill Ltd		
<b>Appeal Site:</b>	Land South of Meeting Lane Lympstone		
<b>Proposal:</b>	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		
<b>Decision:</b>	<b>Appeal Allowed (with conditions)</b>	<b>Date:</b>	16.07.2025
<b>Procedure:</b>	Hearing		
<b>Remarks:</b>	Officer recommendation to approve, Committee refusal. Accessibility, affordable housing distribution and amenity reasons overruled (EDLP Strategies 5B, 7, 27, 34, Policies D1, D3. NP Policy 3). Application for a full award of costs against the Council refused.		

The Inspector acknowledged that there is conflict with the Council's spatial strategy and Strategies 1, 2, 7 & 27; and also identified some conflict with Strategy 34 with regard to the dispersal of affordable housing throughout the development.

The Inspector found no conflict with Strategy 5B in terms of the sustainability of the location of the site which is immediately adjacent to the settlement boundary of Lympstone. There are a number of community facilities and services that can be reached within a 15-minute walk from the appeal site and the mainline railway station is within the same walking distance of the site, with routes including regular services to Exmouth and Paignton. Several bus stops are also within reasonable walking distance from the site with regular services to and from Exmouth.

The Inspector considered that as the Council cannot currently demonstrate a five-year supply of deliverable housing sites there is a presumption in favour of sustainable development, meaning that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The Inspector attached limited weight to the scheme's identifiable conflicts with the Council's adopted policies and concluded that material considerations indicate that a decision should be made other than in accordance with the Development Plan in this case.

<b>BVPI 204:</b>	<b>Yes</b>
<b>Planning</b>	APP/U1105/W/24/3356636
<b>Inspectorate Ref:</b>	

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<b>Ref:</b>	23/2422/FUL	<b>Appeal Ref:</b>	24/00066/REF
<b>Appellant:</b>	Mr & Mrs Brinton		
<b>Appeal Site:</b>	Land to the rear of Great Halls Village Way Aylesbeare		
<b>Proposal:</b>	Erection of highly sustainable self-build dwelling with associated landscaping and biodiversity enhancements.		
<b>Decision:</b>	<b>Appeal Allowed</b>	<b>Date:</b>	22.07.2025
	<b>(with conditions)</b>		
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	Delegated refusal, accessibility reasons overruled (EDLP PolicyTC2, Strategies 5B, 7)		

The Inspector noted that facilities in Aylesbeare are limited to a single pub, church, playground and village hall and bus services are limited. As such it would be likely that future occupants of the proposed dwelling would meet their day to day needs by using a private car. The proposal would therefore conflict with Policies TC2 and 5B of the LP, which seek to ensure that development proposals minimise the need to travel by car and encourage the use of sustainable modes of transport.

The Inspector found that the proposal would be both outstanding and innovative and it would promote high levels of sustainability and help raise the standard of design more generally in the area. The proposal would not harm the character or appearance of the area, it would be well related to the existing built form in Aylesbeare and would thus contribute to the vitality of an existing community and its existing services. Although services in the village are limited, some do exist and basic options for travel by public transport are available. These factors also modestly weigh in favour of the proposal. Furthermore, there would be the benefit of the delivery of a new dwelling in the context of the Government's ambitions to significantly boost the supply of new housing. Taken together these benefits carry considerable weight.

The Inspector concluded that when considered together the benefits of the proposal are material considerations that are of sufficient weight to outweigh the proposal's conflict with Strategy 7 and Policies TC2 and 5B of the LP.

<b>BVPI 204:</b>	<b>Yes</b>
<b>Planning</b>	APP/U1105/W/24/3353886
<b>Inspectorate Ref:</b>	

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**Ref:** 24/1832/FUL **Appeal Ref:** 25/00014/REF  
**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.  
**Decision:** **Appeal Dismissed** **Date:** 22.07.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, Conservation, amenity and highway reasons upheld (EDLP Policies D1, EN9, EN10, TC7, Strategy 6. NP Policies B1, B3, H2).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3363078  
**Inspectorate Ref:**

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**Ref:** 24/2661/FUL **Appeal Ref:** 25/00015/COND  
**Appellant:** Dr Hugh McCormick  
**Appeal Site:** 10 Marine Parade Budleigh Salterton EX9 6NS  
**Proposal:** Terraced landscaping to rear garden  
**Decision:** **Appeal Allowed** **Date:** 22.07.2025  
**(no conditions)**  
**Procedure:** Written representations  
**Remarks:** Appeal against the imposition of a condition removing permitted development rights on the grant of planning permission.

The Inspector noted that the existing outbuildings on the terraced areas at the northern end of the appeal site and on the adjoining property do not intrude significantly into the views from Madeira Walk due to the existing boundary enclosures and vegetation. Nor are they prominent in views from Marine Parade due to the buildings which front the road.

The Inspector considered that Class E provides limitations on the height of structures which can be built under that Class which includes not permitting buildings which would have more than a single storey. There is no evidence to demonstrate why a development in this particular location which complies with the requirements of Class E would fail to preserve or enhance the character or appearance of the CA.

The Inspector concluded that the disputed condition is not reasonable or necessary in order to preserve or enhance the character or appearance of the conservation area. The development without the disputed condition would therefore comply with EDLP policies D1 and EN10 in so far as they seek to ensure that development does not adversely affect the conservation area.

**BVPI 204:** **No**  
**Planning** APP/U1105/W/25/3363293  
**Inspectorate Ref:**

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**Ref:** 24/2680/FUL **Appeal Ref:** 25/00019/REF  
**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)  
**Decision:** **Appeal Dismissed** **Date:** 22.07.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, conservation and amenity reasons upheld (EDLP Policies D1, EN8, EN9, EN10. NP Policy H2).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3363776  
**Inspectorate Ref:**

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**Ref:** 24/1823/FUL **Appeal Ref:** 25/00020/REF  
**Appellant:** Hugh McCormick  
**Appeal Site:** 10 Marine Parade Budleigh Salterton EX9 6NS  
**Proposal:** Proposed self-build dwelling.  
**Decision:** **Appeal Dismissed** **Date:** 22.07.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, Conservation, amenity and highway reasons upheld (EDLP Policies D1, EN9, EN10, TC7, Strategy 6. NP Policies B1, H2, H3).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3363777  
**Inspectorate Ref:**

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**Ref:** 24/1552/ADV **Appeal Ref:** 25/00027/ADVREF  
**Appellant:** Zeal Hotel (Exeter) Ltd  
**Appeal Site:** Land Adjacent to Babbage Way Exeter Science Park Clyst Honiton EX5 2FN  
**Proposal:** Installation of two backlit aluminium framed wall mounted box signs  
**Decision:** **Appeal Allowed** **Date:** 29.07.2025  
**(with conditions)**  
**Procedure:** Commercial  
**Remarks:** Delegated refusal, amenity reasons overruled (EDLP Policy D4).  
  
The Inspector noted that the signs are obscured from view when approaching from both the east and west along Honiton Road.  
  
The Inspector concluded that the two signs are sited at a low level and their visual influence is restricted. The signs sit acceptably in their visual context, are wholly and acceptably subservient to the adjacent hotel building and do not harm the visual amenities of the surroundings.  
**BVPI 204:** **No**  
**Planning** APP/U1105/Z/25/3365316  
**Inspectorate Ref:**

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<b>Ref:</b>	24/2715/FUL	<b>Appeal Ref:</b>	25/00022/REF
<b>Appellant:</b>	Mr Charles Hankin		
<b>Appeal Site:</b>	34 Queen Street Seaton EX12 2RB		
<b>Proposal:</b>	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		
<b>Decision:</b>	<b>Appeal Dismissed</b>	<b>Date:</b>	30.07.2025
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	Delegated refusal, vitality, viability, conservation and amenity reasons upheld (EDLP Policies D1, E9, EN10, Strategies 25, 32).		
<b>BVPI 204:</b>	<b>Yes</b>		
<b>Planning</b>	APP/U1105/W/25/3364573		
<b>Inspectorate Ref:</b>			

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## 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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**App.No:** 24/1150/FUL  
**Appeal Ref:** APP/U1105/W/25/3364822  
**Appellant:** Mr A Randall  
**Address:** Roseleigh Church Road Colaton Raleigh Devon EX10 0LH  
**Proposal;** Proposed dwelling with associated driveway and private garden  
**Start Date:** 1 May 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 8 May 2025  
**Statement Due Date:** 5 June 2025

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**App.No:** 24/1278/FUL  
**Appeal Ref:** APP/U1105/W/25/3364929  
**Appellant:** Tim and Libby Read  
**Address:** Land Adjacent Upper Spilsby Exeter Road Ottery St Mary  
**Proposal;** Construction of a new dwelling and associated landscaping  
**Start Date:** 6 May 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 13 May 2025  
**Statement Due Date:** 10 June 2025

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**App.No:** 24/1900/FUL  
**Appeal Ref:** APP/U1105/W/25/3365290  
**Appellant:** Mr S Conway  
**Address:** Land South of Hillside Salcombe Regis  
**Proposal;** Agricultural storage building (resubmission of 23/1161/FUL)  
**Start Date:** 13 May 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 20 May 2025  
**Statement Due Date:** 17 June 2025

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**Ref.No:** 24/F0114  
**Appeal Ref:** APP/U1105/C/25/3365463  
**Appellant:** FWS Carter & Sons  
**Address:** NHS Drive Through Vaccination Centre Greendale Farm  
Sidmouth Road Farringdon Exeter  
**Proposal;** Appeal against enforcement notice served in respect of the  
retention of the building.  
**Start Date:** 16 May 2025  
**Procedure:**  
**Inquiry**  
**Questionnaire Due Date:** 30 May 2025  
**Statement Due Date:** 27 June 2025  
**Inquiry Date:** 21 October 2025

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**Ref.No:** 22/F0379  
**Appeal Ref:** APP/U1105/C/25/3365468  
**Appellant:** FWS Carter & Sons  
**Address:** Land north of unit 4 Greendale Farm Shop Sidmouth Road  
Farringdon Exeter EX5 2JU  
**Proposal;** Appeal against an enforcement notice served in respect of  
the construction of a building on the land.  
**Start Date:** 16 May 2025  
**Procedure:**  
**Inquiry**  
**Questionnaire Due Date:** 30 May 2025  
**Statement Due Date:** 27 June 2025  
**Inquiry Date:** 21 October 2025

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**App.No:** 24/1732/FUL  
**Appeal Ref:** APP/U1105/D/25/3365472  
**Appellant:** Mr McCue  
**Address:** Carpenters Cottage Causeway Beer EX12 3LF  
**Proposal;** Garden works including replacement of boundary fence  
**Start Date:** 19 May 2025  
**Procedure:**  
**Householder**  
**Questionnaire Due Date:** 26 May 2025

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**App.No:** 25/0197/FUL  
**Appeal Ref:** APP/U1105/W/25/3365655  
**Appellant:** Mr and Mrs Vaughan  
**Address:** 13A High Street Budleigh Salterton EX9 6LD  
**Proposal;** Proposed replacement windows to front (north) elevation  
**Start Date:** 20 May 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 27 May 2025  
**Statement Due Date:** 24 June 2025

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**App.No:** 24/2618/FUL  
**Appeal Ref:** APP/U1105/W/25/3364947  
**Appellant:** Mr R Eley  
**Address:** Land Adjacent to River Sid Fortescue Road Sidmouth  
**Proposal;** Bridge over the river on private land  
**Start Date:** 21 May 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 28 May 2025  
**Statement Due Date:** 25 June 2025

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**App.No:** 24/1268/LBC  
**Appeal Ref:** APP/U1105/Y/25/3365308  
**Appellant:** Mr & Mrs Martin and Ali Kolaszynski  
**Address:** Jackmoor Cottage Upton Pyne EX5 5HY  
**Proposal;** Demolish existing annexe and rear extension, proposed new 2 story extension with link Replacement of all windows, and front door  
**Start Date:** 21 May 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 28 May 2025  
**Statement Due Date:** 25 June 2025

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**App.No:** 24/1267/FUL  
**Appeal Ref:** APP/U1105/W/25/3365953  
**Appellant:** Mr & Mrs Martin and Ali Kolaszynski  
**Address:** Jackmoor Cottage Upton Pyne EX5 5HY  
**Proposal;** Demolish existing annexe and rear extension, proposed new 2 storey extension with link.  
**Start Date:** 21 May 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 28 May 2025  
**Statement Due Date:** 25 June 2025

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**App.No:** 25/0218/FUL  
**Appeal Ref:** APP/U1105/D/25/3366473  
**Appellant:** Mr Graham Downes  
**Address:** 9 Oaktree Close Exmouth EX8 4QL  
**Proposal;** First Floor Extension  
**Start Date:** 28 May 2025  
**Procedure:**  
**Householder**  
**Questionnaire Due Date:** 4 June 2025

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**App.No:** 25/0134/LBC  
**Appeal Ref:** APP/U1105/Y/25/3366515  
**Appellant:** Miss Joanne Nosworthy  
**Address:** 3 School Cottages Woodbury Salterton Exeter EX5 1PG  
**Proposal;** Install 6no. solar panels on rear southeast elevation  
**Start Date:** 2 June 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 9 June 2025  
**Statement Due Date:** 7 July 2025

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**App.No:** 25/0742/FUL  
**Appeal Ref:** APP/U1105/D/25/3366050  
**Appellant:** Michelle Oldfield  
**Address:** 4 Hillside Axmouth Seaton EX12 4BA  
**Proposal;** Construction of rear extension and removal of outside store to be replaced with a new patio, terraced garden, retaining wall and new garden steps.  
**Start Date:** 5 June 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 12 June 2025

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**App.No:** 25/0459/FUL  
**Appeal Ref:** APP/U1105/W/25/3366940  
**Appellant:** Jane D'Arcy Evans  
**Address:** 4 Peek Mead Rousdon Devon DT7 3XW  
**Proposal;** Retrospective planning permission for construction of shed, log store and raised beds constructed from timber sleepers to front (south) of property, and installation of timber sleeper retaining structures from to the rear (north) of property  
**Start Date:** 9 June 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 16 June 2025  
**Statement Due Date:** 14 July 2025

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**App.No:** 23/1770/AGR  
**Appeal Ref:** APP/U1105/A/25/3367089  
**Appellant:** L Lush  
**Address:** Blackenfields Farm Luppitt EX14 4UB  
**Proposal;** Erection of a general-purpose agricultural building  
**Start Date:** 9 June 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 16 June 2025  
**Statement Due Date:** 14 July 2025

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**App.No:** 24/1052/FUL  
**Appeal Ref:** APP/U1105/W/25/3367103  
**Appellant:** Mr and Mrs R and J Courtney  
**Address:** Oak Lodge Whimble EX5 2PD  
**Proposal;** Siting of timber static unit as annexe for use by commercial business visitors to Courtneys of Whimble only  
**Start Date:** 9 June 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 16 June 2025  
**Statement Due Date:** 14 July 2025

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**App.No:** 25/0770/FUL  
**Appeal Ref:** APP/U1105/D/25/3367700  
**Appellant:** Keith and Anne Hide  
**Address:** 27 Scalwell Mead Seaton Devon EX12 2DW  
**Proposal;** Creation of raised terrace to side and rear gardens to create level amenity area and construction of 2m fence (retrospective)  
**Start Date:** 17 June 2025  
**Procedure:**  
**Householder**  
**Questionnaire Due Date:** 24 June 2025

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**App.No:** 25/0296/ADV  
**Appeal Ref:** APP/U1105/Z/25/3368112  
**Appellant:** Mr Oliver Bridge  
**Address:** Unit 6 And 7 Sideshore Queens Drive Exmouth EX8 2GD  
**Proposal;** Proposed 2no. illuminated signs  
**Start Date:** 25 June 2025  
**Procedure:**  
**Commercial**  
**Questionnaire Due Date:** 2 July 2025

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**App.No:** 25/0649/CPL  
**Appeal Ref:** APP/U1105/X/25/3368421  
**Appellant:** Mr John Sidhu  
**Address:** Bridewell Cottage Hawkchurch Axminster EX13 5XL  
**Proposal;** Certificate of lawfulness for proposed repairs to Cottage as already approved per undertaking given in 1972 and since in detailed communications  
**Start Date:** 2 July 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 9 July 2025  
**Statement Due Date:** 6 August 2025

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**App.No:** 25/0583/FUL  
**Appeal Ref:** APP/U1105/W/25/3368734  
**Appellant:** Mr Stoykov  
**Address:** Pitney Water Storage Tank Broadhembury  
**Proposal;** The conversion and extension of the existing building to provide a two-bedroom dwelling and the erection of a double garage.  
**Start Date:** 8 July 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 15 July 2025  
**Statement Due Date:** 12 August 2025

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**App.No:** 25/0539/PDMA  
**Appeal Ref:** APP/U1105/W/25/3368560  
**Appellant:** Mr Kevin Morley  
**Address:** The Pharmacy Fore Street Beer Seaton EX12 3JJ  
**Proposal;** Prior approval for the change of use of the ground floor from commercial, business, and services (Class E) to 1no. self-contained flat (Use Class C3) - resubmission of ref. 25/0219/PDMA.  
**Start Date:** 9 July 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 16 July 2025  
**Statement Due Date:** 13 August 2025

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**Ref.No:** 22/F0373  
**Appeal Ref:** APP/U1105/C/25/3368794  
**Appellant:** Daren Richards  
**Address:** Valley View Paddock, land adj. Huntsland Farm, Church Hill, Pinhoe  
**Proposal;** Appeal against enforcement notice served in respect of unauthorised operational development and the material change of use of the land from agricultural use to a mixed use of agriculture and residential and storage.  
**Start Date:** 11 July 2025  
**Procedure:** Inquiry  
**Questionnaire Due Date:** 25 July 2025  
**Statement Due Date:** 22 August 2025  
**Inquiry Date:** 4 November 2025

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**App.No:** 24/2707/OUT  
**Appeal Ref:** APP/U1105/W/25/3369108  
**Appellant:** Mr Rory Bristow  
**Address:** Springfield Oil Mill Lane Clyst St Mary Exeter EX5 1AG  
**Proposal;** Outline proposal for a single detached dwelling, associated parking, garage and garden with all matters reserved other than access  
**Start Date:** 16 July 2025  
**Procedure:** Written reps.  
**Questionnaire Due Date:** 23 July 2025  
**Statement Due Date:** 20 August 2025

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**App.No:** 24/2091/FUL  
**Appeal Ref:** APP/U1105/W/25/3369195  
**Appellant:** Edward Fane Trefusis  
**Address:** Land east side of Oak Hill East Budleigh  
**Proposal;** Change of use of land for the siting of three holiday cabins and conversion of existing forestry building to provide for holiday use, creation of parking area, bat building, bin storage and landscaping.  
**Start Date:** 18 July 2025  
**Procedure:** Written reps.  
**Questionnaire Due Date:** 25 July 2025  
**Statement Due Date:** 22 August 2025

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**App.No:** 24/2174/VAR  
**Appeal Ref:** APP/U1105/W/25/3369422  
**Appellant:** Mr Gary Burns  
**Address:** Salcombe Regis Camping and Caravan Park Salcombe  
Regis Sidmouth EX10 0JH  
**Proposal;** Variation of condition no.2 of planning permission ref.  
88/P1063 to allow all year-round holiday use of caravans

**Start Date:** 21 July 2025

**Procedure:**  
**Written reps.**

**Questionnaire Due Date:**

28 July 2025

**Statement Due Date:**

25 August 2025

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**App.No:** 25/0162/FUL  
**Appeal Ref:** APP/U1105/D/25/3368947  
**Appellant:** Mr Robert Davis  
**Address:** The Cottage 9 Withycombe House Hillcrest Gardens  
Exmouth EX8 4FF  
**Proposal;** Retrospective application to retain wooden boundary fence  
**Start Date:** 22 July 2025

**Procedure:**  
**Householder**

**Questionnaire Due Date:**

29 July 2025

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**App.No:** 24/2515/PIP  
**Appeal Ref:** APP/U1105/W/25/3369603  
**Appellant:** Mr Simon Wagemakers (Ambergate Planning &  
Development)  
**Address:** Land At Slade Farm Slade Road Ottery St Mary  
**Proposal;** Permission in principle for residential development of up to 9  
dwellings  
**Start Date:** 24 July 2025

**Procedure:**  
**Written reps.**

**Questionnaire Due Date:**

31 July 2025

**Statement Due Date:**

28 August 2025

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**App.No:** 24/0096/MFUL  
**Appeal Ref:** APP/U1105/W/25/3369854  
**Appellant:** Clearstone Energy  
**Address:** Land south of Hazelhurst Raymonds Hill Axminster  
**Proposal;** Proposed construction, operation and maintenance of a Battery Energy Storage System (BESS) with associated infrastructure and works including highway access, landscaping and biodiversity enhancements.  
**Start Date:** 25 July 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 1 August 2025  
**Statement Due Date:** 29 August 2025

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**App.No:** 24/2067/MFUL  
**Appeal Ref:** APP/U1105/W/25/3369953  
**Appellant:** Root Power (South) Ltd  
**Address:** 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  
**Start Date:** 28 July 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 4 August 2025  
**Statement Due Date:** 1 September 2025

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**App.No:** 24/1798/FUL  
**Appeal Ref:** APP/U1105/W/25/3369499  
**Appellant:** MA & EJ Bennett  
**Address:** Higher Ponchydown Farm Blackborough Devon EX15 2HE  
**Proposal;** Retrospective siting of a temporary agricultural workers dwelling  
**Start Date:** 29 July 2025  
**Procedure:**  
**Hearing**  
**Questionnaire Due Date:** 5 August 2025  
**Statement Due Date:** 2 September 2025  
**Hearing Date:** 19 November 2025

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