

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 19 August 2025

Attendance list at end of document

The meeting started at 10.10 am and ended at 3.30 pm. The meeting was adjourned for lunch at 12.45pm and reconvened at 2pm.

In the absence of the Chair, Councillor Olly Davey, the Vice Chair, Councillor Eileen Wragg chaired the meeting and the Committee agreed to Councillor Simon Smith being the Vice Chair for this meeting.

15 Minutes of the previous meeting

The minutes of the Planning Committee held on 15 July 2025 were confirmed as a true record.

16 Declarations of interest

Minute 21. 24/0687/OUT (Minor) HONITON ST MICHAELS.

Councillor Kim Bloxham, Affects and prejudicial Non-registerable Interest, Known to one of the objectors speaking against the application.

Minute 24. 25/0063/MFUL (Major) BROADCLYST.

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

17 Matters of urgency

There were no matters of urgency.

18 Confidential/exempt item(s)

There were no confidential or exempt items.

19 Planning appeal statistics

The Committee noted the appeal statistics report which detailed two appeals that had been discussed at the last meeting. One appeal was dismissed for application 23/1276/MOUT – land adjacent to Hillcrest, Awliscombe and the other had been allowed for application 24/0431/MOUT – land east of Colestocks Road, Feniton.

The Committee's attention was drawn to an appeal for application 23/1269/MFUL for the construction of 42 residential units at land at south of Meeting Lane, Lypstone which had been allowed giving weight to the Council's lack of a five-year housing land supply.

The Development Manager gave an update on an appeal that had been decided after the report had been published. The Committee were advised that application 23/2612/OUT for the construction of five dwellings at land at Lower Broad Oak Road,

West Hill had been allowed drawing attention that this application would have some bearing for one of the applications on the agenda.

20 **25/0057/OUT (Minor) WEST HILL & AYLESBEARE**

Applicant:

Mr Paul Hunt.

Location:

Land adjoining West Hayes, Eastfield, West Hill, EX11 1GG.

Proposal:

Outline application for the erection of nine dwellings, including four affordable dwellings and associated parking. Approval sought for access, appearance, layout and scale (matters reserved: landscaping).

RESOLVED:

Deferred to allow the Council's ecologist to comment on ecological impacts.

21 **24/0687/OUT (Minor) HONITON ST MICHAELS**

Councillor Kim Bloxham left the chamber for the following application and did not take part in discussions or vote.

Applicant:

Yeo/Power Family c/o Mr Geoffrey Yeo.

Location:

Land at Beggars Lane, Honiton.

Proposal

Outline application (with all matters reserved apart from access) for the erection of up to six residential dwellings accessed from Beggars Lane and associated infrastructure on land to the north of Beggars Lane, Honiton.

RESOLVED:

Approved with conditions in accordance with per officer recommendation subject to an additional condition requiring details of a water conservation strategy to be submitted prior to the commencement of development to include water butts with capacity of 110 litres per bedroom.

22 **25/1026/FUL (Other) BROADCLYST**

Applicant:

Mrs Melissa Muir.

Location:

4 Endsleigh Crescent, Blackhorse, Broadclyst, EX5 2AW.

Proposal:

Part retrospective application for the replacement of a gazebo.

RESOLVED:

Approved with conditions as per officer recommendation subject to an additional condition restricting the use of the development to ancillary purposes only.

23 **25/1191/FUL (Other) BUDLEIGH & RALEIGH**

Applicant:

Mr Peter Fitzgerald.

Location:

7 Rolle Barton, Church Hill, Otterton, EX9 7HR.

Proposal:

A wooden garden shed to be erected in the back garden.

RESOLVED:

Approved with conditions as per officer recommendation.

24 **25/0063/MFUL (Major) BROADCLYST**

Applicant:

J Davis (BW ESS Development UK Ltd.)

Location:

Land at Exeter Substation, Broadclyst.

Proposal:

Proposed development of a battery energy storage unit (BESS) including ancillary works and access arrangements.

RESOLVED:

Approved with conditions as per officer recommendation subject to conditions as referenced in the officer update which are:

- Deletion of Condition 17.
- Insertion of revised condition on landscaping and revised condition on lighting.

25 **24/2226/FUL (Minor) DUNKESWELL & OTTERHEAD**

Applicant:

Nest Modern Homes Ltd.

Location:

Land at Weston Mews, Weston.

Proposal:

Construction of three dwellinghouses (two, two storey detached and one single storey detached).

RESOLVED:

Approved contrary to officer recommendation subject to conditions which are delegated to the Development Manager in consultation with the Chair and Ward Members.

Members considered that the site is sustainable as it has adequate access by walking and public transport to local services, facilities and amenities.

Attendance List

Councillors present (for some or all the meeting)

B Bailey
I Barlow
K Bloxham
C Brown
M Chapman
B Collins
P Faithfull
D Haggerty
S Hughes
Y Levine
S Smith
E Wragg (Vice-Chair)

Councillors also present (for some or all the meeting)

J Bailey
R Collins

Officers in attendance (for some or all the meeting)

Charlie McCullough, Senior Development Control Officer
Wendy Ormsby, Development Manager
Damian Hunter, Planning Solicitor
Wendy Harris, Democratic Services Officer
Andrew Melhuish, Democratic Services Manager
Nigel Barrett, Senior Planning Officer
Jamie Quinton, Senior Planning Officer
Tina Song-Ashdown, Assistant Planning Officer

Councillor apologies:

S Chamberlain
O Davey
S Gazzard
M Howe

Chairman

Date: