

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

**Ref:** 25/1291/ADV                      **Date Received** 18.09.2025  
**Appellant:** Wildstone Estates Limited  
**Appeal Site:** Oakland Service Station Sidmouth Road Aylesbeare Exeter  
EX5 2JJ  
**Proposal:** Erection of an illuminated D6 small format advertisement  
display  
**Planning** APP/U1105/Z/25/3373281  
**Inspectorate Ref:**

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**Ref:** 25/0682/PIP                      **Date Received** 30.09.2025  
**Appellant:** Mr May  
**Appeal Site:** Land West of Rewe Cross Green Lane Netherexe  
**Proposal:** Planning in principle for the erection of a minimum of 1no.  
and a maximum of 4no. affordable self-build (SCB) dwellings  
**Planning** 6000858  
**Inspectorate Ref:**

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**Ref:** 25/1422/FUL                      **Date Received** 09.10.2025  
**Appellant:** Mr & Mrs Kirk  
**Appeal Site:** 2 Sidlands Sidmouth Devon EX10 8UE  
**Proposal:** Increase in roof pitch, addition of dormers to the South  
elevation, roof lights on the North elevation and addition of  
cladding.  
**Planning** 6001019  
**Inspectorate Ref:**

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**Ref:** 25/0675/FUL                      **Date Received** 23.09.2025  
**Appellant:** Mr N Hillier  
**Appeal Site:** Sidmouth Garage Connaught Road Sidmouth EX10 8TT  
**Proposal:** Conversion of existing building to ground floor flat. Demolition  
of workshops to be replaced with new dwelling and staircase  
to existing first floor flat.  
**Planning** 6000799  
**Inspectorate Ref:**

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**Ref:** 25/0950/FUL                      **Date Received** 07.10.2025  
**Appellant:** Ms Emma Harries  
**Appeal Site:** Pulmans Farm Beacon Honiton EX14 4TX  
**Proposal:** Replacement of extension to rear (retrospective).  
**Planning** 6001090  
**Inspectorate Ref:**

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**Ref:** 25/0946/LBC **Date Received** 07.10.2025  
**Appellant:** Ms Emma Harries  
**Appeal Site:** Pulmans Farm Beacon Honiton EX14 4TX  
**Proposal:** Replacement of extension to rear (retrospective).  
**Planning** 6000978  
**Inspectorate Ref:**

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**Ref:** 23/1277/FUL **Date Received** 09.10.2025  
**Appellant:** Miss Julie Rhodes  
**Appeal Site:** Bystock Court Old Bystock Drive Exmouth Devon EX8 5EQ  
**Proposal:** Proposed 4 no. cottages  
**Planning** 6001016  
**Inspectorate Ref:**

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**Ref:** 24/2290/FUL **Date Received** 16.10.2025  
**Appellant:** Will Hallett  
**Appeal Site:** Land Adjacent Grove Cottage Shute  
**Proposal:** Full planning application for the construction of 1 no. dwelling, within existing walls, and means of access and associated works  
**Planning** 6001134  
**Inspectorate Ref:**

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**Ref:** 25/0609/PDQ **Date Received** 22.10.2025  
**Appellant:** Mr Rupert Thistlewayte  
**Appeal Site:** Land Opposite Cadhay Barton Cadhay Ottery St Mary  
**Proposal:** Prior approval for the change of use of 2no. agricultural buildings into 3no. residential dwelling and associated operation development to enable the buildings to function as dwellinghouses  
**Planning** 6001237  
**Inspectorate Ref:**

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**Ref:** 25/1062/FUL **Date Received** 26.10.2025  
**Appellant:** Mr Steve Richards  
**Appeal Site:** Land South of 15 Halsdon Avenue Exmouth  
**Proposal:** To erect a single-storey 1-bed detached dwelling with associated amenity space.  
**Planning** 6001291  
**Inspectorate Ref:**

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**Ref:** 25/1228/PIP **Date Received** 27.10.2025  
**Appellant:** Mr S Wright  
**Appeal Site:** Cherrytrees 25 Village Way Aylesbeare Exeter EX5 2FD  
**Proposal:** Permission in principle for the erection of 2no. self-build dwellings and associated works  
**Planning** 6001310  
**Inspectorate Ref:**

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**Ref:** 25/1001/FUL **Date Received** 28.10.2025  
**Appellant:** Simon and Sue Potter  
**Appeal Site:** Northleigh Farm Northleigh Devon EX24 6BL  
**Proposal:** Proposed conversion of a redundant agricultural building to form 1 no. self-build residential dwelling and associated works  
**Planning** 6001320  
**Inspectorate Ref:**

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**Ref:** 25/1102/FUL **Date Received** 29.10.2025  
**Appellant:** Mr Pincombe  
**Appeal Site:** Longbrook Cottage Longbrook Lane Lymptstone Exmouth EX8 5LJ  
**Proposal:** Proposed two storey rear extension and landscaping provision.  
**Planning** 6001341  
**Inspectorate Ref:**

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**Ref:** 24/0785/FUL **Date Received** 29.10.2025  
**Appellant:** Mr Stephen Drinkall  
**Appeal Site:** Flat, The York Inn 21 Imperial Road Exmouth EX8 1BY  
**Proposal:** 2no proposed one-bedroom apartments over an existing public house  
**Planning** 6001345  
**Inspectorate Ref:**

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

**Ref:** 24/1052/FUL      **Appeal Ref:** 25/00042/REF  
**Appellant:** Mr and Mrs R and J Courtney  
**Appeal Site:** Oak Lodge Whimble EX5 2PD  
**Proposal:** Siting of timber static unit as annexe for use by commercial business visitors to Courtneys of Whimble only  
**Decision:** **Appeal Dismissed**      **Date:** 07.10.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, countryside protection reasons upheld (EDLP Strategy 7).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3367103  
**Inspectorate Ref:**

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**Ref:** 25/0583/FUL      **Appeal Ref:** 25/00047/REF  
**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.  
**Decision:** **Appeal Dismissed**      **Date:** 15.10.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, landscape and accessibility reasons upheld (EDLP Policies D1, D8, TC2, Strategies 1, 7, 46).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3368734  
**Inspectorate Ref:**

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<b>Ref:</b>	25/0996/FUL	<b>Appeal Ref:</b>	25/00059/HH
<b>Appellant:</b>	Mr & Mrs David & Heather Triggs		
<b>Appeal Site:</b>	Gledhow Hand And Pen Lane Whimble Devon EX5 2PX		
<b>Proposal:</b>	Construction of detached double garage (partially retrospective)		
<b>Decision:</b>	<b>Appeal Allowed (with conditions)</b>	<b>Date:</b>	15.10.2025
<b>Procedure:</b>	Householder		
<b>Remarks:</b>	Delegated refusal, amenity reasons overruled (EDLP Policy D1, Strategy 7).		

The Inspector acknowledged that due to the proposal's location to the front of the host dwelling, it is rather prominent despite being screened by mature planting. Nevertheless, the Inspector considered that the scale of the proposal, when viewed in the context of adjacent dwellings, is such that it is visually subservient to the host dwelling and clearly read as a domestic garage. In addition, due to the proliferation of pitch roofs and variation of design of buildings in the area, the simple pitch roof design would not appear incongruous. Although the materials do not reflect that of the host dwelling, the shiplap cladding would effectively soften the visual appearance of the proposal and would not be out of character in this semi-rural setting.

The Inspector concluded that proposal does not harm the character and appearance of the area and would accord with Strategy 7 and Policy D1 of the East Devon Local Plan 2013-2031.

<b>BVPI 204:</b>	<b>Yes</b>
<b>Planning</b>	APP/U1105/D/25/3370945
<b>Inspectorate Ref:</b>	

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<b>Ref:</b>	25/0162/FUL	<b>Appeal Ref:</b>	25/00049/HH
<b>Appellant:</b>	Mr Robert Davis		
<b>Appeal Site:</b>	The Cottage 9 Withycombe House Hillcrest Gardens Exmouth EX8 4FF		
<b>Proposal:</b>	Retrospective application to retain wooden boundary fence		
<b>Decision:</b>	<b>Appeal Allowed</b>	<b>Date:</b>	16.10.2025
	<b>(with conditions)</b>		
<b>Procedure:</b>	Householder		
<b>Remarks:</b>	Delegated refusal, conservation reasons overruled (EDLP Policies EN8, EN9, emerging LP Policies HE01, HE02, NP Policy EB1).		

The Inspector considered that the fencing is modest in height, separated from the heritage asset by laurel hedging, and due to trellis across the top section has limited solidity. Moreover, the black colour provides a suitable transition with the existing estate style fencing. Furthermore, the materials are not so unusual or uncharacteristic that they fail to preserve the setting or otherwise reduce the ability to appreciate the significance of the heritage asset.

The Inspector concluded that the fencing has a neutral impact on the setting of the Grade II listed Withycombe House and the development accords with policies EN8 and EN9 of the East Devon Local Plan 2013 to 2031, and Policy EB1 of the Exmouth Neighbourhood Plan 2018-2031. These policies seek, amongst other matters, to ensure development conserves heritage assets. Furthermore, the proposal would accord with policies HE01 and HE02 of the emerging East Devon Local Plan 2020-2042 which similarly seek to conserve the significance of heritage assets.

<b>BVPI 204:</b>	<b>Yes</b>
<b>Planning</b>	APP/U1105/D/25/3368947
<b>Inspectorate Ref:</b>	

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<b>Ref:</b>	23/1770/AGR	<b>Appeal Ref:</b>	25/00041/REF
<b>Appellant:</b>	L Lush		
<b>Appeal Site:</b>	Blackenfields Farm Luppitt EX14 4UB		
<b>Proposal:</b>	Erection of a general-purpose agricultural building		
<b>Decision:</b>	<b>Appeal Dismissed</b>	<b>Date:</b>	17.10.2025
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	Delegated refusal, landscape reasons upheld (EDLP Policy D7, Strategies 7, 46. NP policies NE1, ND2, ND6).		
<b>BVPI 204:</b>	<b>No</b>		
<b>Planning</b>	APP/U1105/A/25/3367089		
<b>Inspectorate Ref:</b>			

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**Ref:** 24/2515/PIP **Appeal Ref:** 25/00054/REF  
**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  
**Decision:** **Appeal Allowed** **Date:** 21.10.2025  
**Procedure:** **(no conditions)**  
**Remarks:** Written representations  
Officer recommendation to approve, Committee refusal, landscape, amenity and best and most versatile agricultural land reasons overruled (EDLP Policies D1, EN13, NP Policy NP1).

The Inspector found that that the proposal would accord with LP Policy EN13 which seeks to conserve and protect the highest grades of agricultural land. However, when considered against the development plan as a whole, the site is not suitable for residential development, having regard to its location, the proposed land use, and the amount of development. The proposal would conflict with LP Policy D1 and Policy NP1 of the Ottery St. Mary and West Hill Neighbourhood Plan. These policies seek, amongst other matters, to maintain the rural character of the area.

However, the Council is unable to demonstrate a five-year housing land supply and in these circumstances the presumption in favour of sustainable development outlined in Paragraph 11d) ii of the National Planning Policy Framework (Framework) is engaged.

The Inspector concluded that the proposal would conflict with the development plan, read as a whole. However, material considerations indicate that a decision should be made other than in accordance with it. Accordingly, the appeal is allowed.

**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3369603  
**Inspectorate Ref:**

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**Ref:** 24/2618/FUL **Appeal Ref:** 25/00036/COND  
**Appellant:** Mr R Eley  
**Appeal Site:** Land Adjacent to River Sid Fortescue Road Sidmouth  
**Proposal:** Bridge over the river on private land  
**Decision:** **Appeal Allowed** **Date:** 22.10.2025  
**(with conditions)**  
**Procedure:** Written representations  
**Remarks:** Appeal against a condition imposed on the grant of planning permission. The condition relates to the installation of signage to warn users of the bridge of potential flood risks.

The Inspector acknowledged that the appeal site lies within flood zone 3, with a high probability of flooding.

The appeal is allowed because the Inspector amended the wording of the condition previously imposed. However, the condition remains broadly intact.

**BVPI 204:** **No**  
**Planning** APP/U1105/W/25/3364947  
**Inspectorate Ref:**

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**Ref:** 25/0296/ADV **Appeal Ref:** 25/00044/ADVREF  
**Appellant:** Mr Oliver Bridge  
**Appeal Site:** Unit 6 And 7 Sideshore Queens Drive Exmouth EX8 2GD  
**Proposal:** Proposed 2no. illuminated signs  
**Decision:** **Appeal Dismissed** **Date:** 22.10.2025  
**Procedure:** Commercial  
**Remarks:** Delegated refusal, amenity reasons upheld (EDLP Policy D4).  
**BVPI 204:** **No**  
**Planning** APP/U1105/Z/25/3368112  
**Inspectorate Ref:**

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**Ref:** 24/1900/FUL **Appeal Ref:** 25/00025/REF  
**Appellant:** Mr S Conway  
**Appeal Site:** Land south of Hillside Salcombe Regis  
**Proposal:** Agricultural storage building (resubmission of 23/1161/FUL)  
**Decision:** **Appeal Dismissed** **Date:** 27.10.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, agricultural justification and landscape reasons upheld (EDLP Policy D7, Strategies 44, 46).  
**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3365290  
**Inspectorate Ref:**

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<b>Ref:</b>	24/2174/VAR	<b>Appeal Ref:</b>	25/00052/COND
<b>Appellant:</b>	Mr Gary Burns		
<b>Appeal Site:</b>	Salcombe Regis Camping and Caravan Park Salcombe Regis Sidmouth EX10 0JH		
<b>Proposal:</b>	Variation of condition no.2 of planning permission ref. 88/P1063 to allow all year-round holiday use of caravans		
<b>Decision:</b>	<b>Appeal Allowed (with conditions)</b>	<b>Date:</b>	27.10.2025
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	Application for a full award of costs against the Council allowed.		

The appeal is against part of condition no. 2 imposed on the grant of planning permission, restricting the use of the caravans to holiday accommodation. The part of the condition subject of the appeal is that - *no individual shall stay/reside within the site for more than 25 weeks in any 12-month period.*

The Inspector considered that the main issue is whether the condition is necessary, relevant to the development to be permitted and precise, reasonable and enforceable having regard to the appeal site location.

The Inspector concluded that Condition 2 is relevant to the development to be permitted but found that the 25-week restriction is not required to make the development acceptable and is therefore not necessary or reasonable. However, given the location of the appeal site, a condition is required to ensure that the caravan accommodation is used for holiday purposes only.

The Inspector varied the planning permission by deleting the disputed condition and substituting it with a new condition.

Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.

The Inspector considered that by imposing a condition that was not wholly necessary or reasonable, the Council's behaviour was unreasonable in this respect. This resulted in unnecessary expense given that the appeal could have been avoided had the condition in the form imposed by the Council never been imposed.

The Inspector concluded that unreasonable behaviour resulting in unnecessary or wasted expense had occurred and a full award of costs was therefore warranted.

<b>BVPI 204:</b>	<b>No</b>
<b>Planning</b>	APP/U1105/W/25/3369422
<b>Inspectorate Ref:</b>	

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**Ref:** 25/0539/PDMA **Appeal Ref:** 25/00046/REF  
**Appellant:** Mr Kevin Morley  
**Appeal Site:** The Pharmacy Ltd. 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.  
**Decision:** **Appeal Dismissed** **Date:** 28.10.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, conservation reasons upheld.

The Inspector agreed with the Council that that the proposed change of use would harm the character and sustainability of the Beer Conservation Area. As such, the proposal would fail to satisfy condition MA.2 (2)(e) of the GPDO.

The Inspector also concluded that in the absence of robust evidence to the contrary, future occupiers would be at risk of flooding and therefore, the proposal would fail to satisfy condition MA.2 (2)(c) of the GPDO.

**BVPI 204:** **No**  
**Planning** APP/U1105/W/25/3368560  
**Inspectorate Ref:**

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**Ref:** 25/0035/PDQ **Appeal Ref:** 25/00021/REF  
**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)  
**Decision:** **Appeal Dismissed** **Date:** 30.10.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal.

The Inspector agreed with the Council that the extent of the proposed works would not fall within the terms of the permitted development rights as set out in Schedule 2, Part 3, Class Q of the Order.

**BVPI 204:** **No**  
**Planning** APP/U1105/W/25/3364022  
**Inspectorate Ref:**

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**Ref:** 25/0197/FUL **Appeal Ref:** 25/00033/REF  
**Appellant:** Mr and Mrs Vaughan  
**Appeal Site:** 13A High Street Budleigh Salterton EX9 6LD  
**Proposal:** Proposed replacement windows to front (north) elevation  
**Decision:** **Appeal Dismissed** **Date:** 30.10.2025  
**Procedure:** Written representations  
**Remarks:** Delegated refusal, conservation reasons upheld (EDLP Policies EN9, EN10).

**BVPI 204:** **Yes**  
**Planning** APP/U1105/W/25/3365655  
**Inspectorate Ref:**

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<b>Ref:</b>	25/0134/LBC	<b>Appeal Ref:</b>	25/00038/LBCREF
<b>Appellant:</b>	Miss Joanne Nosworthy		
<b>Appeal Site:</b>	3 School Cottages Woodbury Salterton Exeter EX5 1PG		
<b>Proposal:</b>	Install 6no. solar panels on rear southeast elevation		
<b>Decision:</b>	<b>Appeal Dismissed</b>	<b>Date:</b>	30.10.2025
<b>Procedure:</b>	Written representations		
<b>Remarks:</b>	Delegated refusal, conservation reasons upheld (EDLP Policies EN9, EN10, emerging LP Policies HE01, HE02).		
<b>BVPI 204:</b>	<b>No</b>		
<b>Planning</b>	APP/U1105/Y/25/3366515		
<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:** 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:** 24/1150/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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**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:** 24/1268/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:** 25/0649/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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**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:** 24/0096/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:** Inquiry  
**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:** Inquiry  
**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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**App.No:** 23/2574/TRE  
**Appeal Ref:** APP/TPO/U1105/10036  
**Appellant:** Deborah Whiston  
**Address:** 5 Kingsholme Colyford Devon EX24 6RJ  
**Proposal;** Fell one Ash Tree.  
**Start Date:** 6 August 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 20 August 2025

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**App.No:** 25/0287/LBC  
**Appeal Ref:** APP/U1105/Y/25/3370721  
**Appellant:** Mrs Martha Loak  
**Address:** Stafford Barton House Swan Hill Road Colyford EX24 6HE  
**Proposal;** Create 1no. door opening in south gable elevation with stone reveals using limestone lintel and stone quoins with 2no. stone steps leading to the patio. Install new partition wall to create new boot room.  
**Start Date:** 19 August 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 26 August 2025  
**Statement Due Date:** 23 September 2025

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**App.No:** 25/0456/FUL  
**Appeal Ref:** APP/U1105/W/25/3371346  
**Appellant:** Mr Jeff Slade  
**Address:** Land and buildings at Barton Farm Village Way Aylesbeare  
**Proposal;** Change of use from agricultural building to 2no. dwellings, including associated works, parking and landscaping  
**Start Date:** 20 August 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 27 August 2025  
**Statement Due Date:** 24 September 2025

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**App.No:** 25/0820/FUL  
**Appeal Ref:** APP/U1105/W/25/3371049  
**Appellant:** Mr Simon Blissett  
**Address:** 7 Chapel Street Budleigh Salterton EX9 6LX  
**Proposal;** Change of use of a fish and chip shop (ground floor) (use Class E) to one dwelling (Use Class C3), including the demolition of the rear outbuildings.  
**Start Date:** 26 August 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 2 September 2025  
**Statement Due Date:** 30 September 2025

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**App.No:** 25/0841/FUL  
**Appeal Ref:** APP/U1105/D/25/3371831  
**Appellant:** James Hortop  
**Address:** Moorlands Farm Mincombe Post Sidbury EX10 0QW  
**Proposal;** Construction of two storey extension with first floor balcony, single storey attached garage and single storey garden room link.  
**Start Date:** 3 September 2025  
**Procedure:**  
**Householder**  
**Questionnaire Due Date:** 10 September 2025

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**App.No:** 25/0874/PDQ  
**Appeal Ref:** APP/U1105/W/25/3371542  
**Appellant:** Mr J Cuming  
**Address:** Barns North Of Sowton Farm Buckerell Honiton EX14 3EH  
**Proposal;** Prior approval (Class Q) for the change of use of agricultural buildings to 4 no. dwellings (Class C3) with associated operational development  
**Start Date:** 5 September 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 12 September 2025  
**Statement Due Date:** 10 October 2025

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**App.No:** 25/1295/FUL  
**Appeal Ref:** 6000652  
**Appellant:** Ms C Mostyn  
**Address:** Land Adjacent Fieldside Rhode Lane Uplyme  
**Proposal;** Construction of new dwelling with associated works  
**Start Date:** 10 September 2025

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

**Questionnaire Due Date:** 17 September 2025  
**Statement Due Date:** 15 October 2025

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**App.No:** 25/0345/FUL  
**Appeal Ref:** 6000688  
**Appellant:** Juliet Hendry  
**Address:** Greenwell Lodge Woodhouse Hill Uplyme DT7 3SL  
**Proposal;** Change of use (retrospective) of an existing self-contained garden cabin to include holiday accommodation use  
**Start Date:** 16 September 2025

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

**Questionnaire Due Date:** 23 September 2025  
**Statement Due Date:** 21 October 2025

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**App.No:** 25/0468/FUL  
**Appeal Ref:** APP/U1105/W/25/3372790  
**Appellant:** Christine And David Joyce  
**Address:** Woodhouse Farm Stables Hawkchurch EX13 5UF  
**Proposal;** Construction of new dwelling to replace mobile home granted under certificate of lawfulness ref. LP5/179/GCG/AL (02/Y0002)

**Start Date:** 17 September 2025  
**Procedure:**  
**Written reps.**

**Questionnaire Due Date:** 24 September 2025  
**Statement Due Date:** 22 October 2025

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**App.No:** 25/0606/FUL  
**Appeal Ref:** 6000719  
**Appellant:** Mrs Claire Howarth  
**Address:** 2 The Orchard Tipton St John Sidmouth EX10 0AZ  
**Proposal;** Alterations to roof to allow for creation of first floor.  
**Start Date:** 17 September 2025  
**Procedure:**  
**Householder**  
**Questionnaire Due Date:** 24 September 2025

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**App.No:** 24/1372/FUL  
**Appeal Ref:** 6000802  
**Appellant:** Adrian Clarke  
**Address:** Land north of Dennesdene Close Exmouth  
**Proposal;** Proposed construction of detached bungalow  
**Start Date:** 1 October 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 8 October 2025  
**Statement Due Date:** 5 November 2025

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**App.No:** 25/1291/ADV  
**Appeal Ref:** APP/U1105/Z/25/3373281  
**Appellant:** Wildstone Estates Limited  
**Address:** Oakland Service Station Sidmouth Road Aylesbeare Exeter  
EX5 2JJ  
**Proposal;** Erection of an illuminated D6 small format advertisement  
display  
**Start Date:** 8 October 2025  
**Procedure:**  
**Commercial**  
**Questionnaire Due Date:** 15 October 2025

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**App.No:** 25/0682/PIP  
**Appeal Ref:** 6000858  
**Appellant:** Mr May  
**Address:** Land West of Rewe Cross Green Lane Netherexe  
**Proposal;** Planning in principle for the erection of a minimum of 1no. and a maximum of 4no. affordable self-build (SCB) dwellings  
**Start Date:** 15 October 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 22 October 2025  
**Statement Due Date:** 19 November 2025

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**App.No:** 25/1422/FUL  
**Appeal Ref:** 6001019  
**Appellant:** Mr & Mrs Kirk  
**Address:** 2 Sidlands Sidmouth Devon EX10 8UE  
**Proposal;** Increase in roof pitch, addition of dormers to the South elevation, roof lights on the North elevation and addition of cladding.  
**Start Date:** 15 October 2025  
**Procedure:**  
**Householder**  
**Questionnaire Due Date:** 22 October 2025

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**App.No:** 25/0675/FUL  
**Appeal Ref:** 6000799  
**Appellant:** Mr N Hillier  
**Address:** Sidmouth Garage Connaught Road Sidmouth EX10 8TT  
**Proposal;** Conversion of existing building to ground floor flat. Demolition of workshops to be replaced with new dwelling and staircase to existing first floor flat.  
**Start Date:** 16 October 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 23 October 2025  
**Statement Due Date:** 20 November 2025

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**App.No:** 25/0950/FUL  
**Appeal Ref:** 6001090  
**Appellant:** Ms Emma Harries  
**Address:** Pulmans Farm Beacon Honiton EX14 4TX  
**Proposal;** Replacement of extension to rear (retrospective).  
**Start Date:** 16 October 2025

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

**Questionnaire Due Date:** 23 October 2025  
**Statement Due Date:** 20 November 2025

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**App.No:** 25/0946/LBC  
**Appeal Ref:** 6000978  
**Appellant:** Ms Emma Harries  
**Address:** Pulmans Farm Beacon Honiton EX14 4TX  
**Proposal;** Replacement of extension to rear (retrospective).  
**Start Date:** 16 October 2025

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

**Questionnaire Due Date:** 23 October 2025  
**Statement Due Date:** 20 November 2025

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**App.No:** 23/1277/FUL  
**Appeal Ref:** 6001016  
**Appellant:** Miss Julie Rhodes  
**Address:** Bystock Court Old Bystock Drive Exmouth Devon EX8 5EQ  
**Proposal;** Proposed 4 no. cottages  
**Start Date:** 16 October 2025

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

**Questionnaire Due Date:** 23 October 2025  
**Statement Due Date:** 20 November 2025

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**App.No:** 24/2290/FUL  
**Appeal Ref:** 6001134  
**Appellant:** Will Hallett  
**Address:** Land Adjacent Grove Cottage Shute  
**Proposal;** Full planning application for the construction of 1 no. dwelling, within existing walls, and means of access and associated works

**Start Date:** 22 October 2025  
**Procedure:**  
**Written reps.**

**Questionnaire Due Date:** 29 October 2025  
**Statement Due Date:** 26 November 2025

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**App.No:** 25/0609/PDQ  
**Appeal Ref:** 6001237  
**Appellant:** Mr Rupert Thistlewayte  
**Address:** Land Opposite Cadhay Barton Cadhay Ottery St Mary  
**Proposal;** Prior approval for the change of use of 2no. agricultural buildings into 3no. residential dwelling and associated operation development to enable the buildings to function as dwellinghouses  
**Start Date:** 28 October 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 4 November 2025  
**Statement Due Date:** 2 December 2025

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**App.No:** 25/1062/FUL  
**Appeal Ref:** 6001291  
**Appellant:** Mr Steve Richards  
**Address:** Land south of 15 Halsdon Avenue Exmouth  
**Proposal;** To erect a single-storey 1-bed detached dwelling with associated amenity space.  
**Start Date:** 28 October 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 4 November 2025  
**Statement Due Date:** 2 December 2025

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**App.No:** 25/1228/PIP  
**Appeal Ref:** 6001310  
**Appellant:** Mr S Wright  
**Address:** Cherrytrees 25 Village Way Aylesbeare Exeter EX5 2FD  
**Proposal;** Permission in principle for the erection of 2no. self-build dwellings and associated works  
**Start Date:** 28 October 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 4 November 2025  
**Statement Due Date:** 2 December 2025

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**App.No:** 25/1001/FUL  
**Appeal Ref:** 6001320  
**Appellant:** Simon and Sue Potter  
**Address:** Northleigh Farm Northleigh Devon EX24 6BL  
**Proposal;** Proposed conversion of a redundant agricultural building to  
form 1 no. self-build residential dwelling and associated works  
**Start Date:** 30 October 2025  
**Procedure:**  
**Written reps.**  
**Questionnaire Due Date:** 6 November 2025  
**Statement Due Date:** 4 December 2025

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