

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 18 November 2025**

#### **Attendance list at end of document**

The meeting started at 10.00 am and ended at 4.15 pm. The meeting was adjourned for lunch at 12.30 pm and reconvened at 1.30 pm.

#### **44 Minutes of the previous meetings**

The minutes of the Planning Committee meetings held on 23 September and 21 October 2025 were confirmed as true records.

#### **45 Declarations of interest**

Minute 52. 25/1638/FUL (Minor) NEWTON POPPLEFORD & HARPFORD

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 Olly Davey, on behalf of the Committee, advised lobbying in respect of this application.

Minute 54. 25/1409/FUL (Minor) EXMOUTH TOWN

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 Olly Davey, on behalf of the Committee, advised lobbying in respect of this application.

Minute 53. 25/1034/FUL (Other) BEER & BRANSCOMBE

In accordance with the Code of Good Practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Councillors Brian Bailey and Ian Barlow advised lobbying in respect of this application.

#### **46 Matters of urgency**

There were no matters of urgency.

#### **47 Confidential/exempt item(s)**

There were no confidential or exempt items.

#### **48 Planning appeal statistics**

The Committee noted the appeal statistics report and received brief updates on two appeals allowed. The Development Manager highlighted planning application 24/2515/PIP – land at Slade Farm, Slade Road, Ottery St Mary explaining that while the Inspector acknowledged some landscape harm and amenity impacts, significant weight was placed on the Council's inability to demonstrate a five-year housing land supply. Applying the titled balance, the Inspector concluded that the development was sustainable overall.

Members were reminded that the second appeal concerned Salcombe Regis Camping and Caravan Park, Salcombe Regis. The applicant appealed against a condition restricting stays to no more than 25 weeks in any 12-month period. The Inspector found

the condition to be unreasonable and unnecessary, noting that the Council's standard wording lacked precision and enforceability because it did not require the site owner to record arrival and departure dates. Costs were also awarded against the Council.

49 **25/0057/OUT (Minor) WEST HILL & AYLESBEARE**

Councillors Kim Bloxham, Bethany Collins and Mike Howe did not participate in the discussion or vote on this application as they had not attended the site visit.

**Applicant:**

Mr Paul Hunt.

**Location:**

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

**Proposal:**

Outline application for the erection of 9 dwellings, including 4 affordable dwellings and associated parking. Approval sought for access, appearance, layout and scale (matters reserved:landscaping)

**RESOLVED:**

The Appropriate Assessment be adopted.

**RECOMMENDED:**

That the Council advises the Planning Inspectorate that members were minded to refuse planning permission for the following reasons set out below, with the precise wording to be delegated to the Assistant Director – Planning Strategy and Development Management:

1. Outside the built-up area boundary, contrary to Strategies 1, 2, 6 and 7 of the East Devon Local Plan
2. Loss of trees and future pressure to fell trees adversely impacting on the amenity and wooded character of the area, contrary to D1, D3 and NP26 of the East Devon Local Plan.
3. Adverse impact on protected species and biodiversity.
4. In the absence of a signed Section 106 Agreement, no mechanism to deliver affordable housing.

50 **25/1487/PIP (Other) CLYST VALLEY**

Councillors Kim Bloxham and Bethany Collins did not participate in the discussion or vote on this application as they had not attended the site visit.

**Applicant:**

Mr Ian White (RBL Homes)

**Location:**

Land adjoining Shepherds Court, Lower Lane, Ebford.

**Proposal:**

Permission in principle for the erection of 5 self-build dwellings.

**RESOLVED:**

1. The Appropriate Assessment be adopted.
2. Approved in accordance with officer recommendation.

51     **25/1180/FUL (Minor) NEWTON POPPLEFORD & HARPFORD**

**Applicant:**

Mrs Karin Boase.

**Location:**

Elmside, Newton Poppleford, EX10 0BY.

**Proposal:**

Part retrospective full planning application: Proposed incidental outbuilding (garage/workshop) and change of use of paddock to residential use and retention of existing access.

**RESOLVED:**

Approved with conditions in accordance with officer recommendation.

52     **25/1638/FUL (Minor) NEWTON POPPLEFORD & HARPFORD**

**Applicant:**

Beverley Raw.

**Location:**

29 Glebelands, Newton Poppleford, EX10 0HB.

**Proposal:**

Proposed raised ridge level to create first floor living space, rear dormers and change of external materials. Relocation of front door and porch and construction of raised decking to the rear.

**RESOLVED:**

Approved with conditions in accordance with officer recommendation.

53     **25/1034/FUL (Other) BEER & BRANSCOMBE**

**Applicant:**

Jurassic Saunas.

**Location:**

The Sea Shanty, Branscombe, EX12 3DP.

**Proposal:**

Change of use of land for the siting of a mobile sauna unit (retrospective)

**RESOLVED:**

Deferred to request updated Flood Risk Assessment and Flood Warning and Evacuation Plan.

54     **25/1409/FUL (Minor) EXMOUTH TOWN**

**Applicant:**

Mr Mark Williams.

**Location:**

Flat 1, 8 Church Street, Exmouth, EX8 1PE.

**Proposal:**

Proposed change of use from a residential garden to a beer garden for the adjoining public house including new boundary fences and existing boundary wall increased in height.

**RESOLVED:**

Approved with conditions in accordance with officer recommendation subject to the deletion of Condition 6 relating to hours of use.

**Attendance List**

**Councillors present (for some or all the meeting)**

B Bailey  
I Barlow  
K Bloxham  
C Brown  
B Collins  
O Davey (Chair)  
M Howe  
S Hughes  
S Smith  
E Wragg (Vice-Chair)

**Councillors also present (for some or all the meeting)**

J Bailey  
C Burhop  
R Collins  
J Heath

**Officers in attendance:**

Wendy Harris, Democratic Services Officer  
Andrew Digby, Senior Planning Officer  
Jill Himsworth, Planning Officer  
Damian Hunter, Planning Solicitor  
Emerald McGuire-Febey, Assistant Planning Officer  
Wendy Ormsby, Development Manager

**Councillor apologies:**

S Chamberlain  
M Chapman  
P Faithfull  
S Gazzard  
Y Levine

Chairman .....

Date: .....