

EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS LODGED

Ref: 25/1198/LBC **Date Received** 04.12.2025
Appellant: Mr And Mrs Walker
Appeal Site: 1 Ivy Cottages Talaton Exeter EX5 2SD
Proposal: Proposed open fronted porch on front north elevation.
Planning
Inspectorate Ref: 6002257

Ref: 25/0180/OUT **Date Received** 10.12.2025
Appellant: Mr Paul Gamble
Appeal Site: Land South of Knights Lane All Saints EX13 7LS
Proposal: Outline application for proposed self-build dwelling and associated works (All matters reserved)
Planning
Inspectorate Ref: 6002448

Ref: 25/2085/TRE **Date Received** 16.12.2025
Appellant: Mr Malcolm Pratt
Appeal Site: 6 Lower Wheathill Sidmouth Devon EX10 9UA
Proposal: T2, Monterey pine: Fell and undertake replacement planting scheme
Planning
Inspectorate Ref: APP/TPO/U1105/11019

Ref: 25/0839/FUL **Date Received** 18.12.2025
Appellant: Mr Maddicks
Appeal Site: 1 Broad Street Ottery St Mary EX11 1BR
Proposal: Proposed part change of use of ground floor, with shop remaining. Change of use of first floor from offices to two storey dwelling. Revised application of 24/1817/FUL.
Planning
Inspectorate Ref: 6002857

Ref: 25/0509/MOUT **Date Received** 18.12.2025
Appellant: Bloor Homes (Exeter)
Appeal Site: Land At Ottery Road Feniton
Proposal: Erection of up to 85 dwellings, a community eco-hut and associated infrastructure (outline) with vehicular access to be determined; all other matters reserved
Planning
Inspectorate Ref: 6002860

Ref: 24/2650/MFUL **Date Received** 23.12.2025
Appellant: Sky UK Development Ltd
Appeal Site: Land At Newlands Farm Crewkerne Road Axminster EX13 5SF
Proposal: Construction and operation of up to a 80MW Battery Energy Storage System (BESS), comprising battery container units; inverter-transformer skid units, electrical substation buildings; substation compound; access roads; water storage tanks; fencing; CCTV; landscaping, and all ancillary grid infrastructure and associated works.

Planning Inspectorate Ref:

Ref: 25/1834/FUL **Date Received** 30.12.2025
Appellant: Mr Malcolm Pratt
Appeal Site: 6 Lower Wheathill Sidmouth Devon EX10 9UA
Proposal: Proposed two storey extension to north east elevation and two storey extension to north west (Re-submission of 25/0479/FUL), with the addition of a single storey link and garage extension.

Planning Inspectorate Ref:
6003191

Ref: 25/0711/FUL **Date Received** 07.01.2026
Appellant: Mr Henry Gent (Mossayne Farm Partnership)
Appeal Site: Mossayne Farm West Clyst Devon EX1 3TR
Proposal: Siting of temporary rural workers dwelling (retrospective)

Planning Inspectorate Ref:

EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS DECIDED

Ref: 25/0841/FUL **Appeal Ref:** 25/00063/HH
Appellant: James Hortop
Appeal Site: 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.
Decision: **Appeal Allowed (with conditions)** **Date:** 02.12.2025
Procedure: Householder
Remarks: Delegated refusal, amenity reasons overruled (EDLP Policy D1, emerging LP Policies DS01, HN07).

The Inspector considered that the proposed extension would maintain the overall appearance of the existing building through the use of consistent materials, roof pitch, and design elements. It would also introduce a significantly extended horizontal form and incorporate a single component with a ridge height approximately 1.5 metres above the existing roofline. Nevertheless, owing to its cohesive design and continuous front boundary treatment, the development would present as a single dwelling, preserving its contemporary bungalow character.

The Inspector concluded that that the proposed development would be appropriate in design terms and would accord with Policy D1 of the East Devon Local Plan. Amongst other matters, this policy requires high quality design that respects the key characteristics and special qualities of the area in which the development is proposed, and ensures that the scale, massing, height, fenestration and materials of buildings relate well to their context. It would also accord with Emerging Policy DS01 of the Draft Local Plan, which contains similar tests in relation to design.

BVPI 204: **Yes**
Planning APP/U1105/D/25/3371831
Inspectorate Ref:

Ref: 25/0675/FUL **Appeal Ref:** 25/00070/REF
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.
Decision: **Appeal Withdrawn** **Date:** 03.12.2025
Procedure:
Remarks:
BVPI 204: **No**
Planning 6000799
Inspectorate Ref:

Ref: 24/1798/FUL **Appeal Ref:** 25/00053/REF
Appellant: MA & EJ Bennett
Appeal Site: Higher Ponchydown Farm Blackborough Devon EX15 2HE
Proposal: Retrospective siting of a temporary agricultural workers dwelling
Decision: **Appeal Allowed** **Date:** 05.12.2025
(with conditions)
temporary
Procedure: Hearing
Remarks: Delegated refusal, agricultural justification reasons overruled (EDLP Policies H4, TC2, Strategies 5B, 7).

The Inspector noted the fact that whilst the farm has been run without two workers being housed on the farm caused the Council to cast doubt on the proven need for a second dwelling, policy H4 nevertheless states that a temporary dwelling, such as a mobile home, may be permitted to allow time to establish that there is a genuine functional need.

The Inspector concluded that the evidence indicated that there is an essential agricultural need for a second dwelling and the proposal is for a temporary agricultural workers' dwelling. Even if the proven need for the dwelling was in doubt, the proposal would therefore comply with policy H4.

The Inspector imposed a condition limiting the permission to a period of three years.

BVPI 204: Yes
Planning APP/U1105/W/25/3369499
Inspectorate Ref:

Ref: 25/0134/LBC **Appeal Ref:** 25/00038/LBCREF
Appellant: Miss Joanne Nosworthy
Appeal Site: 3 School Cottages Woodbury Salterton Exeter EX5 1PG
Proposal: Install 6no. solar panels on rear south east elevation
Decision: **Appeal Dismissed** **Date:** 11.12.2025
Procedure: Written representations
Remarks: Delegated refusal, conservation reasons upheld (EDLP Policies EN8, EN9).
BVPI 204: No
Planning APP/U1105/Y/25/3366515
Inspectorate Ref:

Ref: 25/0468/FUL **Appeal Ref:** 25/00066/REF
Appellant: Christine And David Joyce
Appeal Site: 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)
Decision: **Appeal Dismissed** **Date:** 11.12.2025
Procedure: Written representations
Remarks: Delegated refusal, landscape and amenity reasons upheld (EDLP Policy D1, Strategy 7).
BVPI 204: Yes
Planning APP/U1105/W/25/3372790
Inspectorate Ref:

Ref: 24/2707/OUT **Appeal Ref:** 25/00050/REF
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
Decision: **Appeal Dismissed** **Date:** 15.12.2025
Procedure: Written representations
Remarks: Delegated refusal, accessibility reasons upheld (EDLP Policy TC2, Strategies 5B, 7).
BVPI 204: Yes
Planning APP/U1105/W/25/3369108
Inspectorate Ref:

Ref: 25/0820/FUL **Appeal Ref:** 25/00060/REF
Appellant: Mr Simon Blissett
Appeal Site: 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.
Decision: **Appeal Dismissed** **Date:** 18.12.2025
Procedure: Written representations
Remarks: Delegated refusal, shopping character, vitality and viability reasons upheld (EDLP Policy E9, Strategy 32).
BVPI 204: Yes
Planning APP/U1105/W/25/3371049
Inspectorate Ref:

Ref: 25/0518/TRE **Appeal Ref:** 25/00039/TRE
Appellant: Mr Bob Reynolds
Appeal Site: Peak Lodge Peak House Cotmaton Road Sidmouth EX10 8SY
Proposal: T1, Turkey Oak: fell to ground level (replacement planting: English Oak).
Decision: **Appeal Dismissed** **Date:** 07.01.2026
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld.
BVPI 204: **No**
Planning APP/TPO/U1105/10608
Inspectorate Ref:

Ref: 22/F0373 **Appeal Ref:** 25/00048/ENFAPP
Appellant: Darin Richards
Appeal Site: Land adj. Huntsland Farm (also known as Valley View Paddock) Church Hill Pinhoe Exeter
Proposal: Appeal against enforcement notice served in respect of operational development and the material change of use of the land from agricultural use to a mixed use of agriculture and residential and storage use without planning permission.
Decision: **Appeal Dismissed** **Date:** 07.01.2026
Procedure: Inquiry
Remarks: Enforcement Notice upheld.
BVPI 204: **No**
Planning APP/U1105/C/25/3368794
Inspectorate Ref:

Ref: 25/0287/LBC **Appeal Ref:** 25/00058/LBCREF
Appellant: Mrs Martha Loak
Appeal Site: 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.
Decision: **Split Decision** **Date:** 09.01.2026
Procedure: Written representations
Remarks: Delegated refusal, conservation reasons upheld (EDLP Policies EN8, EN9, emerging LP Policies HE01, HE02).
BVPI 204: **No**
Planning APP/U1105/Y/25/3370721
Inspectorate Ref:

The Inspector allowed the appeal insofar as it relates to installation of the partition wall and the Council had raised no objection to this part of the scheme.

Ref: 25/0950/FUL **Appeal Ref:** 25/00073/REF
Appellant: Ms Emma Harries
Appeal Site: Pulmans Farm Beacon Honiton EX14 4TX
Proposal: Replacement of extension to rear (retrospective).
Decision: **Appeal Dismissed** **Date:** 09.01.2026
Procedure: Written representations
Remarks: Delegated refusal, conservation and landscape reasons upheld (EDLP Policies EN8, EN9, Strategy 46).
BVPI 204: Yes
Planning 6001090
Inspectorate Ref:

Ref: 25/0946/LBC **Appeal Ref:** 25/00074/LBCREF
Appellant: Ms Emma Harries
Appeal Site: Pulmans Farm Beacon Honiton EX14 4TX
Proposal: Replacement of extension to rear (retrospective).
Decision: **Appeal Dismissed** **Date:** 09.01.2026
Procedure: Written representations
Remarks: Delegated refusal, conservation reasons upheld (EDLP Policies EN8, EN9).
BVPI 204: No
Planning 6000978
Inspectorate Ref:

East Devon District Council

List of Appeals in Progress

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

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

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
Farrington 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

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	
Inquiry Date:	10 March 2026	

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

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	

App.No:	25/0128/FUL	
Appeal Ref:	APP/U1105/W/25/3375541	
Appellant:	FWS Carter & Sons Ltd	
Address:	Greendale Business Park Land south of Sidmouth Road Aylesbeare	
Proposal:	Proposed 30 no. EV charging points, 2 HGV filling station points, and battery farm (enclosed within a building) with associated parking spaces, internal road network/hardstanding, boundary planting, and access and egress onto the Greendale Business Park Private Road Network.	
Start Date:	2 December 2025	Procedure: Inquiry
Questionnaire Due Date:	9 December 2025	
Statement Due Date:	6 January 2026	
Inquiry Date:	3 March 2026	

