

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held at Council Chamber, Blackdown House, Honiton on 24 February 2026**

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

The meeting started at 10.01 am and ended at 5.07 pm

#### **78 Minutes of the previous meeting**

The minutes of the previous meeting held on 9 February 2026 were agreed as a true and accurate record.

#### **79 Declarations of interest**

Minute 84. 25/0382/VAR, 25/0383/VAR, 25/0384/VAR & 25/0944/V106 (Other)  
DUNKESWELL & OTTERHEAD.

Councillor Colin Brown, Affects Non-registerable Interest, is a EDDC ward member.

Minute 84. 25/0382/VAR, 25/0383/VAR, 25/0384/VAR & 25/0944/V106 (Other)  
DUNKESWELL & OTTERHEAD.

Councillor Yehudi Levine, Affects Non-registerable Interest, is a EDDC ward member.

Minute 84 25/0382/VAR, 25/0383/VAR, 25/0384/VAR & 25/0944/V106

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

Minute 84 25/0382/VAR, 25/0383/VAR, 25/0384/VAR & 25/0944/V106

Councillor Maddy Chapman declared that she had pre-determined this application so took no part in the discussion or vote.

Minute 88. 23/2740/OUT (Minor) EXMOUTH HALSDON

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

Minute 88. 23/2740/OUT (Minor) EXMOUTH HALSDON.

Councillor Aurora Bailey, Affects Non-registerable Interest, is an Exmouth Councillor.

Minute 88. 23/2740/OUT (Minor) EXMOUTH HALSDON.

Councillor Brian Bailey, Affects Non-registerable Interest, is an Exmouth Councillor.

Minute 88. 23/2740/OUT (Minor) EXMOUTH HALSDON.

Councillor Olly Davey, Affects Non-registerable Interest, is an Exmouth Councillor.

Minute 88. 23/2740/OUT (Minor) EXMOUTH HALSDON.

Councillor Steve Gazzard, Affects Non-registerable Interest, is an Exmouth Councillor.

Minute 88. 23/2740/OUT (Minor) EXMOUTH HALSDON.

Councillor Tim Dumper, Affects Non-registerable Interest, is a EDDC ward member and the Vice Chair for Planning for Exmouth Town Council.

80 **Matters of urgency**

There were no matters of urgency.

81 **Confidential/exempt item(s)**

There were none.

82 **Planning appeal statistics**

The Committee noted the appeal statistics report.

83 **25/0382/VAR, 25/0383/VAR, 25/0384/VAR & 25/0944/V106 (Other)  
DUNKESWELL & OTTERHEAD**

**Applicant:**

Dunkeswell Raceway Limited

**Location:**

Dunkeswell Raceway Dunkeswell EX14 4AH

**Proposal:**

25/0382/VAR: Variation of wording of condition 4, and removal of condition 3 for planning permission 05/0540/FUL

25/0383/VAR: Variation of wording of condition 1 and removal of condition 2 for planning approval 06/3353/FUL

25/0384/VAR: Removal of condition 1 and condition 3 and variation of wording of condition 4 for variation 15/0280/VAR

25/0944/V106: Application to discharge Section 106 Agreement pursuant to planning permissions 05/0540/FUL and 06/3353/FUL

**RESOLVED:**

The four applications at Dunkeswell were refused contrary to the officer recommendation for the following 2 reasons:

1. The increased frequency of noise arising from the proposal to extend the days and hours of use of the karting track will have a significant adverse impact on the residential amenity of nearby residents, in particular within the village of Shelwell. As such the proposal is contrary to Policies D1 and EN14 of the East Devon Local Plan, 2013 to 2031
2. The increased frequency of noise arising from the proposal to extend the days and hours of use of the karting track will have a significant adverse impact on the tranquillity of the Blackdown Hills National Landscape and will fail to further the purpose of the National Landscape contrary to Strategy 46 of the East Devon Local Plan, 2013 to 2031

Delegated authority was given to officers to add relevant neighbourhood plan and NPPF references to the reasons for refusal.

84 **25/0368/MFUL (Major) WEST HILL & AYLESBEARE**

**Applicant**

Mr Sam Slade

**Location**

Rosamondford Farm Perkins Village Devon EX5 2JG

**Proposal**

Construction of four dwellings, formation of new access track and associated landscaping

**RESOLVED:**

Refused as per officer recommendation.

85 **25/2125/VAR (Other) BUDLEIGH & RALEIGH**

**Applicant**

Mr Jorge Pineda-Langford (EDDC)

**Location**

Toilets Salting Hill Budleigh Salterton

**Proposal**

Retrospective variation of condition 2 (approved plans) on planning permission 23/2626/FUL (Proposal to demolish existing public toilets, and replace with a new public toilet building), to relocate downpipes, add extractor fans, emergency beacons, and mesh security fencing and repositioning of door.

**RESOLVED:**

Approval as per officer recommendation.

86 **25/2209/FUL (Minor) WEST HILL & AYLESBEARE**

**Applicant**

Mr Andrew and Paul Lightfoot

**Location**

Land Adjoining White Farm Lane West Hill Ottery St Mary

**Proposal**

Construction of 1no. dwelling

**RESOLVED:**

Refused contrary to officer recommendation for the following reason:

The siting of the dwelling in close proximity to trees would lead to pressure to fell and/or prune the trees which would result in adverse impacts on the landscape character and

amenity of the area and biodiversity, contrary to Strategies 46 and 47 and Policies D1 and D3 of the East Devon Local Plan, 2013 to 2031.

Delegated authority was given to officers to add relevant neighbourhood plan and NPPF references to the reasons for refusal.

87 **23/2740/OUT (Minor) EXMOUTH HALSDON**

**Applicant**

Mr B Penny

**Location**

Land South of Courtlands Lane Exmouth

**Proposal**

Outline permission for the construction of up to six dwellings sought with all matters reserved other than access

**RESOLVED:**

Refused contrary to officer recommendation for the following reason:

The proposed development would adversely impact the undeveloped and open status of this designated Coastal Preservation Area and would not help to conserve and enhance the quality and local distinctiveness of the natural and historic landscape character of the area. The harm arising significantly and demonstrably outweighs the benefits of developing 6 open market dwellings on the site. As such the development is contrary to Strategies 44 and 46 of the East Devon Local Plan, 2013 to 2031.

Delegated authority was given to officers to add relevant neighbourhood plan and NPPF references to the reasons for refusal.

**Attendance List**

**Councillors present:**

B Bailey  
I Barlow  
C Brown  
M Chapman  
B Collins  
O Davey (Chair)  
S Gazzard  
J Heath  
S Hughes  
S Hunt  
Y Levine  
S Smith  
E Wragg (Vice-Chair)

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

A Bailey  
R Collins  
T Dumper

G Jung

**Officers in attendance:**

Nigel Barrett, Senior Planning Officer

Amanda Coombes, Democratic Services Officer

Ed Freeman, Assistant Director Planning Strategy and Development Services

Jill Himsworth, Planning Officer

Damian Hunter, Planning Solicitor

Wendy Ormsby, Development Manager

Ian Winter, Environmental Health Officer

**Councillor apologies:**

M Howe

Chair .....

Date: .....