

# **EAST DEVON DISTRICT COUNCIL**

## **Minutes of the meeting of Development Management Committee held at Council Chamber Blackdown House on 11 June 2019**

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

The meeting started at 10.00 am and ended at 3.44 pm. (The Committee adjourned at 11.45am and reconvened at 2pm)

### **1 Minutes of the previous meeting**

The minutes of the Development Management Committee meeting held on 30 April 2019 were confirmed as a true record with the following amendment to minute 77 planning application 18/2799/MOUT – Exeter Science Park, Clyst Honiton (East Of Langaton Lane) which should read:

#### **RESOLVED:**

Approved as per officer recommendation subject to change to Condition 16 to secure a minimum 3m width pedestrian/cycle link and securing of a financial contribution towards the NHS at a maximum of £216,247 subject to the Council's Viability Consultant confirming that the overall land use swap deal is viable with the contribution. If the Council's Viability Consultant confirms that the proposal is only viable with a contribution to the NHS of less than £216,247, that the decision be delegated to the Chairman for determination.

### **2 Declarations of interest**

Cllr Paul Hayward; 18/2608/OUT; Personal Interest; Declared that in his role as Clerk to Newton Poppleford and Harpford Parish Council he had attended meetings when this application was discussed and conveyed said comments to the Local Planning Authority. Also declared that he had no input into the debate other than as an advisory role and was not involved in any voting.

Cllr Paul Hayward; 19/0078/FUL; Personal Interest; Declared that in his role as Clerk to All Saints Parish Council he had attended meetings when this application was discussed and conveyed said comments to the Local Planning Authority. Also declared that he had no input into the debate other than as an advisory role and was not involved in any voting.

### **3 Planning appeal statistics**

The Committee received and noted the Development Manager's report setting out appeals recently lodged and four appeal decisions notified – two had been allowed and two had been dismissed.

The Committee's attention was drawn to an appeal allowed on application 18/1474/FUL – Land adjacent Heathfield, Longmeadow Road, Lypstone, EX8 5LF. The Development Manager advised that although the Inspector had agreed that a condition was required to prevent the window opening out over adjoining land, he had amended the wording of the condition to allow inward opening windows.

The Development Manager also drew the Committee's attention to the appeal of application 18/1790/FUL – Broadlands, Combe Raleigh, Honiton, EX14 4TQ. The Committee were advised that the Planning Inspectorate disagreed with the decision that

the proposal would have a detrimental impact to a nearby listed building and therefore allowed the appeal.

Finally the Committee were advised that the Inspector had upheld the decisions to refuse application 18/0450/FUL – 8 Mill Street, Ottery St Mary, EX11 1AD and 17/2953/FUL – Churston, Harcombe Road, Axminster, EX13 5TB agreeing that the first caused a detrimental level of overlooking with the second resulting in a detriment visual impact.

4 **17/1584/FUL & 18/2015/FUL (Minor)**

**BUDLEIGH AND RALEIGH**

**Applicant:**

Ladram Bay Holiday Park.

**Location:**

Land North West Of Ladram Bay Holiday Park, Ladram Bay, Otterton, EX9 7BX.

**Proposal:**

**(17/1584/FUL)** Revisions to planning permission 16/1709/FUL (Construction of new service yard and building) to incorporate repositioned and widened vehicular access from Ladram Road, creation of additional vehicular access of Bay Road, formation of private access road to water purification tanks, provision of footpath (including gateway to field), construction of retaining wall around service yard, enlarged storage building and new parking area and associated details.

**(18/2015/FUL)** Installation of LPG storage tanks and associated works.

**RESOLVED:**

Approved as per officer recommendation but with 17/1584/FUL subject to a change to Condition 6 to secure a grasscrete surface to the car park and that the Arboriculture Officers place a Tree Preservation Order on the trees secured as part of the approved landscaping scheme.

5 **18/1517/FUL (Minor)**

**BUDLEIGH AND RALEIGH**

**Applicant:**

Ladram Bay Holiday Park.

**Location:**

Ladram Bay Holiday Park, Ladram Bay, Otterton, EX9 7BX.

**Proposal:**

Retrospective application for a new 'splash' zone adjacent to in indoor swimming pool, relocation and re-orientation of bases and addition of static caravan.

**RESOLVED:**

Approved as per officer recommendation.

6 **19/0394/FUL (Minor)**

**TALE VALE**

**Applicant:**

Mr & Mrs N Mason.

**Location:**

Aquarius, Plymtree, Cullompton, EX15 2JS.

**Proposal:**

Erection of dwelling.

**RESOLVED:**

Approved as per officer recommendation.

7 **18/2583/FUL (Minor)**

**TALE VALE**

**Applicant:**

Mrs Nicki Collas.

**Location:**

Plymtree Garages, Plymtree.

**Proposal:**

Removal of garages and construction of dwelling.

**RESOLVED:**

Approved contrary to officer recommendation with conditions delegated to officers to include. Members considered that the proposal was acceptable as it was infill development that would develop an untidy brownfield site.

8 **19/0619/FUL (Other)**

**WOODBURY AND LYMPSTONE**

**Applicant:**

Mr Michael Best.

**Location:**

Brockways, Woodmanton, Woodbury, EX5 1HG.

**Proposal:**

Construction of detached garage/store.

**RESOLVED:**

Approved as per officer recommendation.

9 **18/2649/MRES (Major)**

**WOODBURY AND LYMPSTONE**

**Applicant:**

Mr Leigh Rix. (Clinton Devon Estates)

**Location:**

Blackhill Quarry, Woodbury, Exeter, EX5 1HD.

**Proposal:**

Approval of reserved matters (appearance, landscaping, layout and scale) for the construction of a single 929sqm (10,000 sq. ft.) building, car parking, landscaping, ecological measures and associated development (pursuant to outline approval 17/3022/MOUT).

**RESOLVED:**

Approved as per officer recommendation but with change to condition 6 to read:

*Other than for the purposes of Passive InfraRed (PIR) triggered sensor safety lighting no lighting inside or outside the building here approved shall be operated except between the hours of 06:30 and 18:30hrs Monday to Friday, or 06:30 and 13:30 on Saturdays and not at all on Sundays or Bank Holidays. (Reason – To protect the amenities of local residents from noise and to protect the environment in accordance with Policy EN14 (Control of Pollution) and Strategy 47 (Nature Conservation and Geology) of the East Devon Local Plan 2013-2031).*

10 **18/2608/OUT (Minor)**

**NEWTON POPPLEFORD AND HARPFORD**

**Applicant:**

Mr Rix.

**Location:**

Land South Of King Alfred Way, Newton Poppleford, EX10 0DG.

**Proposal:**

Construction of up to two dwellings (with all matters other than access reserved).

**RESOLVED:**

Deferred for 3 months to provide an opportunity for the Parish Council, applicant and Coleridge Medical Centre to get together to resolve the situation and to make their positions clear to the local planning authority.

11 **19/0078/FUL (Minor)**

**YARTY**

**Applicant:**

Mr & Mrs Raggio.

**Location:**

Land East Of Goldsmith Lane, All Saints, Axminster, EX13 7LU.

**Proposal:**

Demolition of former cottage and construction of new dwelling.

**RESOLVED:**

Refused as per officer recommendation.

**Attendance List**

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

M Howe (Chairman)  
K McLauchlan (Vice-Chairman)  
P Arnott  
O Davey  
P Hayward  
N Hookway  
D Key  
T McCollum  
H Parr  
G Pratt  
J Rowland  
E Wragg  
T Wright

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

K Blakey  
S Bond  
A Dent  
G Jung  
P Skinner

**Officers in attendance:**

Chris Rose, Development Manager  
Henry Gordon Lennox, Strategic Lead Governance and Licensing  
Wendy Harris, Democratic Services Officer

**Councillor apologies:**

K Bloxham  
C Brown  
S Gazzard

Chairman .....

Date: .....