

East Devon District Council
List of Planning Appeals Lodged

Ref: 18/2611/FUL **Date Received** 22.07.2019
Appellant: Mr Brian Langdon
Appeal Site: Alaska Lodge Stafford Barton Swan Hill Road Colyford
Colyton
Proposal: Proposed conversion and alteration of barns to form 2 (no).
residential dwellings and formation of associated parking
areas
Planning APP/U1105/W/19/3233707
Inspectorate
Ref:

Ref: 18/2016/FUL **Date Received** 23.07.2019
Appellant: Mr & Mrs Mark and Amanda Maynard
Appeal Site: Garden Of Highlands Capper Close Newton Poppleford
Sidmouth EX10 0HD
Proposal: Construction of dwelling and formation of new access,
driveway and parking area
Planning APP/U1105/W/19/3233791
Inspectorate
Ref:

Ref: 18/2173/VAR **Date Received** 30.07.2019
Appellant: Mr David Manley
Appeal Site: Enfield Farm Biodigester Oil Mill Lane Clyst St Mary EX5
1AF
Proposal: Variation of conditions 2,5,7 and 10 of planning permission
17/0650/VAR to allow increase annual tonnage of crop input
from 26,537 to 66,000 tonnes and increase annual tonnage of
digestate exported from the site from 21,354 to 56,000 tonnes
and vary wording of Odour Management Plan
Planning APP/U1105/W/19/3234261
Inspectorate
Ref:

Ref: 19/0244/FUL **Date Received** 02.08.2019
Appellant: Lynda Cole
Appeal Site: Broadview Court Place Farm Wilmington Honiton EX14 9LA
Proposal: Demolition of existing and construction of replacement dwelling
Planning Inspectorate Ref: APP/U1105/W/19/3234491

Ref: 18/2410/FUL **Date Received** 06.08.2019
Appellant: Mr Ryan Eaton
Appeal Site: Otter Valley Golf Centre Rawridge Honiton EX14 9QP
Proposal: Proposed barn conversion to single dwelling with integral annex
Planning Inspectorate Ref: APP/U1105/W/19/3234774

Ref: 18/2933/FUL **Date Received** 06.08.2019
Appellant: Mr D Rawlins
Appeal Site: Land West Of Perriton Cross (Land At 2 Sunnymead) Talaton Road Whimple
Proposal: Construction of detached dwelling and garage
Planning Inspectorate Ref:

Ref: 18/1798/FUL **Date Received** 14.08.2019
Appellant: Mr & Mrs Lambert
Appeal Site: Elmcote Boughmore Road Sidmouth EX10 8SH
Proposal: Construction of dwelling and detached carport
Planning Inspectorate Ref: APP/U1105/W/19/3235304

East Devon District Council List of Planning Appeals Decided

Ref: 18/2030/PDQ **Appeal Ref:** 19/00016/REF
Appellant: Mrs Katherine Jenkins
Appeal Site: Land North Of Canterbury House Farm Woodbury Exeter
EX5 1EY
Proposal: Prior approval for proposed change of use of agricultural
building to form 1no. dwelling
Decision: **Appeal Allowed (no conditions)** **Date:** 24.07.2019
Procedure: Written representations
Remarks: Delegated refusal

The Council refused to grant prior approval on the basis that the proposal would have a significant effect on the East Devon Pebblebed Heaths Special Area of Conservation and East Devon Heaths Special Protection Area.

The Inspector considered that this assessment and any subsequent decision as to the effect on the integrity of the sites is separate to the prior approval process under Schedule 2, Part 3, Class Q of the GPDO. The Inspector's opinion was that a separate application should have been made under Regulation 77 of the Conservation of Habitats and Species Regulations 2017.

He concluded that the proposal is permitted development under the GPDO and granted prior approval under the conditions set out at Schedule 2, Part 3, Class Q. However, that is not to say the development can take place as that will be dependent on the outcome of a Regulation 77 application under the CHSR.

BVPI 204: **No**
Planning APP/U1105/W/19/3223541
Inspectorate
Ref:

Ref: 18/0346/FUL **Appeal Ref:** 19/00020/REF

Appellant: Mr T Johnson
Appeal Site: Dunscombe Barn Salcombe Regis Sidmouth EX10 0PN
Proposal: Proposed replacement dwelling
Decision: **Appeal Allowed (with conditions)** **Date:** 24.07.2019

Procedure: Written representations

Remarks: Delegated refusal
The Council refused the application on the basis that the proposal would be harmful to the setting of the nearby heritage asset, Dunscombe Cottage, and would be visually intrusive within the rural landscape.

The Inspector considered that despite being in a rural landscape setting, the setting of Dunscombe Cottage is no longer characteristically agricultural, with both it and the curtilage of Dunscombe Barn having been domesticated through their subdivision from one another and through the addition of garages and other such alterations. Consequently, the significance of Dunscombe Cottage is no longer reliant on Dunscombe Barn to be appreciated as a former farmhouse in its own right.

He concluded that the proposal would not have a harmful impact on the setting of Dunscombe Cottage and despite the increased scale, form and mass of the building would not be visually intrusive or harmful to the surrounding rural landscape.

BVPI 204: **Yes**
Planning Inspectorate Ref: APP/U1105/W/19/3225267

Ref: 18/0048/VAR **Appeal Ref:** 18/00052/REF

Appellant: Mrs Suzanne Bradley
Appeal Site: Blossom Hill Park Louis Way Dunkeswell Honiton EX14 4XW

Proposal: Variation of condition 1 (occupancy condition) of planning permission 02/P0948 to allow for the permanent residential use of units 1A, 17, 25, 30, 31, 36, 42 and 51.

Decision: **Appeal Dismissed** **Date:** 26.07.2019

Procedure: Written representations

Remarks: Delegated refusal, Countryside protection and sustainability reasons upheld (EDLP Strategies 7, 33 & 35 and DNP Policy HP1).

BVPI 204: **Yes**
Planning Inspectorate Ref: APP/U1105/W/18/3214117

Ref: 18/1703/FUL **Appeal Ref:** 19/00023/REF
Appellant: Mr Christian Eyres
Appeal Site: Springhead Spring Head Road Uplyme Lyme Regis DT7 3RS
Proposal: Proposed 2no dwellings, separate garages and sewage treatment plants
Decision: **Appeal Dismissed** **Date:** 05.08.2019
Procedure: Written representations
Remarks: Delegated refusal, Countryside protection, landscape and highway safety reasons upheld (EDLP Strategies 7 & 46 and Policy D1, UNP Policy UEN5).
BVPI 204: **Yes**
Planning Inspectorate Ref: APP/U1105/W/19/3226048

Ref: 18/0869/FUL **Appeal Ref:** 18/00064/REF
Appellant: Mr Dyer
Appeal Site: Strawberry Fields Livery Yard Meeting Lane Lymstone Exmouth EX8 5HS
Proposal: Conversion of two barns/stables to form one dwelling with a link extension, and use of remaining buildings for ancillary domestic purposes
Decision: **Appeal Dismissed** **Date:** 09.08.2019
Procedure: Written representations
Remarks: Officer recommendation to refuse, Committee refusal. Countryside protection reasons upheld (EDLP Strategy 7 & Policies D1 & D8 and LNP Policies 2 & 3).
BVPI 204: **Yes**
Planning Inspectorate Ref: APP/U1105/W/18/3218286

Ref: 18/2280/FUL **Appeal Ref:** 19/00013/REF

Appellant: Mrs Jayne Ough
Appeal Site: 55 Peaslands Road Sidmouth EX10 9BE
Proposal: Construction of two storey dwelling within garden and provision of additional parking space

Decision: **Appeal Allowed (with conditions)** **Date:** 15.08.2019

Procedure: Written representations

Remarks: Delegated refusal, amenity reasons overruled (EDLP Policy D1).
The Council refused the application on the basis that the proposal would result in an intrusive, incongruous and cramped form of development which would be detrimental to the local street scene.

The Inspector considered that the proposed development would have an acceptable effect on the character and appearance of the area and would not appear incongruous or visually cramped into the site.

The Inspector concluded that the proposal would accord with EDLP Policy D1 and SVNP Policy 8 which require new development proposals to respect the key characteristics and special qualities of the area and should be designed to complement and enhance the local distinctiveness of the character of its immediate locality.

BVPI 204: **Yes**
Planning APP/U1105/W/19/3222734
Inspectorate
Ref:

Ref: 18/2296/FUL **Appeal Ref:** 19/00024/HH

Appellant: Mrs Louise Worlin
Appeal Site: 6 Endsleigh Crescent Blackhorse Exeter EX5 2AW
Proposal: Construction of two storey side extension
Decision: **Appeal Allowed (with conditions)** **Date:** 16.08.2019

Procedure: Written representations

Remarks: Delegated refusal, amenity reasons overruled (EDLP Policy D1).
The Council refused the application on the basis that proposal would result having an overbearing impact and result in a loss of light to the kitchen windows of the neighbouring property.

The Inspector considered that although the proposed extension would reduce the amount of daylight to the ground floor side of the neighbouring property, the separation distance is such that the proposal would not be overbearing or have an adverse effect on outlook or daylight to the property and garden.

He concluded that the proposed development would comply with EDDC Policy D1 and would not adversely affect the amenity of occupiers of adjoining residential properties.

BVPI 204: **Yes**
Planning Inspectorate Ref: APP/U1105/D/19/3226903

East Devon District Council List of Appeals In Progress

App.No: 18/2086/FUL
Appeal Ref: APP/U1105/W/18/3219001
Appellant: Mr & Mrs Wood
Address: 88 Hulham Road Exmouth EX8 3LB
Proposal; Construction of detached dwelling and creation of new vehicular access
Start Date: 25 January 2019
Procedure:
Written reps.
Questionnaire Due Date: 1 February 2019
Statement Due Date: 1 March 2019

App.No: 18/1094/MOUT
Appeal Ref: APP/U1105/W/19/3221978
Appellant: OG Holdings Retirement Benefit Scheme
Address: Land East Of Two Bridges Two Bridges Road Sidford
Proposal; Outline application accompanied by an Environmental Statement (with scale and appearance reserved) for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445 sqm of new floorspace, new highway access, cycle and footway, improvements to flood attenuation, building layout and road layout, new hedgerow planting and associated infrastructure.
Start Date: 12 April 2019
Procedure:
Inquiry
Questionnaire Due Date: 19 April 2019
Statement Due Date: 17 May 2019
Inquiry Date: 16-18 July 2019

App.No: 18/1962/FUL
Appeal Ref: APP/U1105/W/19/3225210
Appellant: Mr & Mrs J. Hillier
Address: Farrantshayes Farm Clyst Hydon Cullompton EX15 2NQ
Proposal; Retention of alterations to access and formation of access track
Start Date: 2 May 2019
Procedure:
Written reps.
Questionnaire Due Date: 9 May 2019
Statement Due Date: 6 June 2019

App.No: 18/2733/OUT
Appeal Ref: APP/U1105/W/19/3226312
Appellant: Mr & Mrs Jordan
Address: Exton Lodge Mill Lane Exton Exeter EX3 0PJ
Proposal; Construction of detached dwelling and garage (outline application seeking approval for access only)
Start Date: 22 May 2019
Procedure:
Written reps.
Questionnaire Due Date: 29 May 2019
Statement Due Date: 26 June 2019

App.No: 19/0097/OUT
Appeal Ref: APP/U1105/W/19/3227752
Appellant: Mrs Lizzie Britnell
Address: Bystock Hayes Old Bystock Drive Exmouth EX8 5EQ
Proposal; Construction of two detached dwellings with garages (outline application seeking approval for access and layout, with matters of appearance, landscaping and scale reserved)
Start Date: 3 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 10 June 2019
Statement Due Date: 8 July 2019

App.No: 17/1717/FUL
Appeal Ref: APP/U1105/W/19/3228049
Appellant: Mrs Weare
Address: Hooked Rise Farmhouse Dunkeswell Honiton EX14 4QY
Proposal; Erection of an agricultural storage building
Start Date: 3 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 10 June 2019
Statement Due Date: 8 July 2019

App.No: 18/1372/FUL
Appeal Ref: APP/U1105/W/18/3218734
Appellant: Ms K Powell
Address: Waxway Camp Fire Beacon Lane Tipton St John Ottery St Mary EX11 1QD
Proposal; Change of use from agricultural land to camping site. Retention of water tank, wooden housing for filtration system, water tap and associated pipe work. To also retain the compost toilet facilities, hardstanding and replace wooden shed.
Start Date: 4 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 11 June 2019
Statement Due Date: 9 July 2019

App.No: 17/F0246
Appeal Ref: APP/U1105/C/19/3218735
Appellant: Ms K Powell
Address: Waxway Camp Fire Beacon Lane Tipton St John Ottery St Mary EX11 1QD
Proposal; Appeal against the serving of an enforcement notice in respect of the unauthorised change of use of the land
Start Date: 4 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 11 June 2019
Statement Due Date: 9 July 2019

App.No: 18/F0384
Appeal Ref: APP/U1105/C/19/3220099
Appellant: Nicholas Carlton Lewis
Address: 182 Exeter Road, Exmouth
Proposal; Appeal against an enforcement notice served in respect of the unauthorised erection of a fence.
Start Date: 4 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 11 June 2019
Statement Due Date: 9 July 2019
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App.No: 18/2852/FUL
Appeal Ref: APP/U1105/W/19/3230043
Appellant: Heather and Gordon Short
Address: High Bank Whitford Axminster EX13 7PJ
Proposal; Proposed conversion of outbuilding into a dwelling and associated car parking
Start Date: 12 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 19 June 2019
Statement Due Date: 17 July 2019

App.No: 18/0789/FUL
Appeal Ref: APP/U1105/W/19/3230467
Appellant: Mrs Lefebvre
Address: Land Adjoining Bluehayes Lane (plot 1) Land Adjoining Bluehayes House (plot 2) Bluehayes Broadclyst
Proposal; Construction of two single storey detached dwellings and provision of a footpath link
Start Date: 17 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 24 June 2019
Statement Due Date: 22 July 2019

App.No: 17/F0588
Appeal Ref: APP/U1105/C/19/3225493
Appellant: Mrs Patricia Anne Shuker
Address: Churston, Harcombe Road, Axminster
Proposal; Appeal against the serving of an enforcement notice in respect of the unauthorised construction of a garage
Start Date: 17 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 1 July 2019
Statement Due Date: 29 July 2019

App.No: 18/2921/FUL
Appeal Ref: APP/U1105/W/19/3229728
Appellant: Mr & Mrs Newell
Address: Valley Mead Convent Road Sidmouth EX10 8RE
Proposal; Construction of single storey extension.
Start Date: 25 June 2019
Procedure:
Written reps.
Questionnaire Due Date: 2 July 2019
Statement Due Date: 30 July 2019

App.No: 19/0754/FUL
Appeal Ref: APP/U1105/W/19/3230253
Appellant: Mr Matthew Knight
Address: 6 The Chase Honiton EX14 1QB
Proposal; Construction of 1 no. dwelling
Start Date: 5 July 2019
Procedure:
Written reps.
Questionnaire Due Date: 12 July 2019
Statement Due Date: 9 August 2019

App.No: 18/2608/OUT
Appeal Ref: APP/U1105/W/19/3231349
Appellant: Mr Rix
Address: Land South Of King Alfred Way Newton Poppleford EX10 0DG
Proposal; Construction of up to two dwellings (with all matters other than access reserved)
Start Date: 5 July 2019
Procedure:
Written reps.
Questionnaire Due Date: 12 July 2019
Statement Due Date: 9 August 2019

App.No: 18/2151/FUL
Appeal Ref: APP/U1105/W/19/3233336
Appellant: Mr Roger Rudkin
Address: South Lodge St Johns Road Exmouth EX8 5EG
Proposal; Erection of two bedroom bungalow
Start Date: 29 July 2019
Procedure:
Written reps.
Questionnaire Due Date: 5 August 2019
Statement Due Date: 2 September 2019

App.No: 19/0009/PDO
Appeal Ref: APP/U1105/W/19/3233545
Appellant: Mr T Veysey
Address: Lodge Farm Dunkeswell Honiton EX14 4QN
Proposal; Prior Approval for Change of Use from B1 (a) office to 2no. C3 dwelling
Start Date: 29 July 2019
Procedure:
Written reps.
Questionnaire Due Date: 5 August 2019
Statement Due Date: 2 September 2019

App.No: 19/0865/FUL
Appeal Ref: APP/U1105/W/19/3232018
Appellant: Heather And Gordon Short
Address: High Bank Whitford Axminster EX13 7PJ
Proposal; Proposed conversion of outbuilding into holiday accommodation and associated car parking.
Start Date: 31 July 2019
Procedure:
Written reps.
Questionnaire Due Date: 7 August 2019
Statement Due Date: 4 September 2019

App.No: 18/2753/FUL
Appeal Ref: APP/U1105/W/19/3229191
Appellant: Mr Philip Creese
Address: Land West Of Lower Deems Branscombe EX12 3BB
Proposal; Construction of single dwelling with garden and existing on-site garage
Start Date: 5 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 12 August 2019
Statement Due Date: 9 September 2019

App.No: 18/2611/FUL
Appeal Ref: APP/U1105/W/19/3233707
Appellant: Mr Brian Langdon
Address: Alaska Lodge Stafford Barton Swan Hill Road Colyford Colyton
Proposal; Proposed conversion and alteration of barns to form 2 (no). residential dwellings and formation of associated parking areas
Start Date: 19 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 26 August 2019
Statement Due Date: 23 September 2019

App.No: 18/2410/FUL
Appeal Ref: APP/U1105/W/19/3234774
Appellant: Mr Ryan Eaton
Address: Otter Valley Golf Centre Rawridge Honiton EX14 9QP
Proposal; Proposed barn conversion to single dwelling with integral annex
Start Date: 19 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 26 August 2019
Statement Due Date: 23 September 2019
