

**EAST DEVON DISTRICT COUNCIL
LIST OF PLANNING APPEALS LODGED**

Ref: 19/0898/LBC **Date Received** 18.08.2019
Appellant: Mr Steve Thompson
Appeal Site: The Captains Cottage Fore Street Beer Seaton EX12 3EE
Proposal: Alterations to, and replacement of windows.

Planning Inspectorate Ref: APP/U1105/Y/19/3235532

Ref: 18/2339/MOUT **Date Received** 19.08.2019
Appellant: Mr & Mrs Feast
Appeal Site: Hill Pond Caravan Park Clyst St Mary Exeter EX5 1DP
Proposal: Major outline application, with all matters reserved, for a hotel development with up to 130 bedrooms, including associated car parking, outbuilding, attenuation pond and access

Planning Inspectorate Ref: APP/U1105/W/19/3235610

Ref: 18/2849/OUT **Date Received** 21.08.2019
Appellant: Mr Paul Whiston
Appeal Site: Land Adjacent 114 Sidford Road Sidmouth
Proposal: Proposed new dwelling (Outline application with all matters reserved) and construction of new access

Planning Inspectorate Ref: APP/U1105/W/19/3233902

Ref: 19/0430/FUL **Date Received** 23.08.2019
Appellant: Punch Partnerships (PML) Ltd
Appeal Site: The Blue Ball Car Park Sidford
Proposal: Proposed construction of three detached dwellings and private car parking with associated new private vehicular access, landscaping, boundary treatments, drainage and ground works, and reconfiguration of the existing car park.

Planning Inspectorate Ref: APP/U1105/W/19/3235921

Ref: 19/F0046 **Date Received** 03.09.2019

Appellant: Mr Simon Connell
Appeal Site: The Undercliff Rousdon
Proposal: Appeal against the serving of an enforcement notice in respect of the unauthorised construction of a building.

Planning Inspectorate Ref: APP/U1105/C/19/3236321

Ref: 19/0298/MFUL **Date Received** 05.09.2019
Appellant: DJ & JG Hooper
Appeal Site: Higher Wick Wick Honiton EX14 4TY
Proposal: Construction of manure slurry store lagoon and associated earthworks and landscaping for existing dairy unit complex.
Planning Inspectorate Ref: APP/U1105/W/19/3236683

Ref: 19/0452/FUL **Date Received** 06.09.2019
Appellant: Mr Jason Everett-Brown
Appeal Site: Land Lying To The South Of 8 Grange Cottage Rockbeare
Proposal: Erection of a two bedroom chalet for use as a residential dwelling (retrospective application)
Planning Inspectorate Ref: APP/U1105/W/19/3236759

Ref: 18/F0527 **Date Received** 07.09.2019
Appellant: Mr J Everett Brown, Mr B Brown & Mrs S Brown
Appeal Site: 8 Grange Cottages Rockbeare Exeter EX5 2EP
Proposal: Appeal against the serving of an Enforcement Notice in respect of the unauthorised construction of a building on the land.
Planning Inspectorate Ref: APP/U1105/C/19/3236773

Ref: 18/2512/FUL **Date Received** 12.09.2019
Appellant: Mr & Mrs Stephen Roberts
Appeal Site: Grindlebrook Farm Sidmouth Road Aylesbeare Exeter EX5 2JJ
Proposal: Proposed agricultural workers dwelling
Planning Inspectorate Ref: APP/U1105/W/19/3237065

Ref: 19/0439/FUL **Date Received** 14.09.2019
Appellant: Mrs Hatice Oflaz
Appeal Site: 20 New Street Honiton EX14 1EY
Proposal: Change of use from A2 (professional Services) to (A3)restaurant use, including new rear access to serve residential unit and fenestration changes
Planning Inspectorate Ref: APP/U1105/W/19/3237187

East Devon District Council List of Planning Appeals Decided

Ref: 18/1094/MOUT **Appeal Ref:** 19/00011/REF

Appellant: OG Holdings Retirement Benefit Scheme

Appeal Site: 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.

Decision: **Appeal Allowed (with conditions)** **Date:** 20.08.2019

Procedure: Public Inquiry

Remarks: Delegated refusal, highway safety reasons overruled (EDLP Strategies 26 & 32 and Policy TC7). Application for a partial award of costs against the Council refused.

The Inspector acknowledged that there are various pinch points on the A375 in the vicinity of the site. However, he considered that whilst on-coming traffic and other road users would have to wait for a HGV to pass through these pinch points, there is no substantive evidence to suggest that an HGV is not able to carefully and safely pass through any of these locations at low speed. Furthermore, the traffic survey undertaken as part of the appellant's traffic assessment clearly shows a significant number of large vehicles including HGV's already using the routes to the north and to the south.

He concluded that the proposed development would help meet the significant employment needs of the area and the proposed drainage and flood attenuation measures would reduce the risk of surface water flooding elsewhere. The proposal would also contribute towards a section of the Sidmouth to Sidford Cycle route. He considered that these were significant benefits that outweighed the effects and inconvenience of the increase in HGV traffic in the area.

BVPI 204: **Yes**

Planning Ref: APP/U1105/W/19/3221978

Ref: 18/2086/FUL **Appeal Ref:** 18/00068/REF
Appellant: Mr & Mrs Wood
Appeal Site: 88 Hulham Road Exmouth EX8 3LB
Proposal: Construction of detached dwelling and creation of new vehicular access
Decision: **Appeal Allowed (with conditions)** **Date:** 21.08.2019
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons overruled (EDLP Policy D1 & Strategy 6).

The Inspector considered that the proposed dwelling would not have a cramped or intrusive appearance nor appear unduly prominent within the street scene. He acknowledged that there would be a degree of loss of outlook to the occupiers of the neighbouring property although he considered the effect would be modest.

He concluded that the proposed development would not have a harmful effect on the character and appearance of the area and would not significantly adversely affect the living conditions of the occupants of 5 Bapton Lane, with reference to outlook. The proposal would accord with Policies D1 and Strategy 6 of the East Devon Local Plan 2013-2031 (adopted 2016), which, amongst other things, require proposals to be compatible with the character of the site and its surroundings.

BVPI 204: **Yes**
Planning Inspectorate Ref: APP/U1105/W/18/3219001

Ref: 17/1717/FUL **Appeal Ref:** 19/00026/REF
Appellant: Mrs Weare
Appeal Site: Hooked Rise Farmhouse Dunkeswell Honiton EX14 4QY
Proposal: Erection of an agricultural storage building
Decision: **Appeal Allowed (with conditions)** **Date:** 28.08.2019
Procedure: Written representations
Remarks: Delegated refusal, justification and landscape reasons overruled (EDLP Strategies 7 & 46 and Policy D7 and Dunkeswell NP Policies NE1, NE2 & BE2).

The Inspector was satisfied that there was a genuine agricultural need for a building of the scale proposed.

He considered that the proposed building would not be located in an open area of the landscape or on the skyline and it would be largely screened by an existing copse of trees. Consequently, the proposed building would not erode the open landscape or interrupt the extensive views to and from the airfield.

He concluded that the proposed building would not harm the character and appearance of the countryside, the special landscape character of the Blackdown Hills Area of Outstanding Natural Beauty or the setting of Dunkeswell Airfield. As such, he found no conflict with Policy D7 or Strategies 7 and 46 of the LP, or with Policies BE2, NE1, NE2 of the DNP.

BVPI 204: **Yes**
Planning APP/U1105/W/19/3228049
Inspectorate
Ref:

Ref: 18/F0348 **Appeal Ref:** 19/00003/ENFAPP
Appellant: Mr N Lewis
Appeal Site: 182 Exeter Road, Exmouth
Proposal: Retention of a wooden fence
Decision: **Appeal Allowed** **Date:** 10.09..2019
Enforcement Notice quashed
Procedure: Written representations
Remarks: The Council considered that fence had a significant detrimental impact on the character and appearance of the area contrary to Policy D1 of the East Devon Local Plan.

The Inspector noted that there were other fences in the vicinity of the site which were lower in height than the fence subject of the enforcement notice, however, he considered that the fence was compatible with the general style of boundary enclosure in the area and its height was the same as the level of nearby front hedges.

He concluded that the fence did not have an unacceptable effect on the character and appearance of the area and therefore, it accorded with the design aims of policy D1 of the adopted East Devon Local Plan.

BVPI 204: **No**
Planning APP/U1105/C/19/3220098
Inspectorate
Ref:

East Devon District Council List of Appeals In Progress

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: 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
Site visit date: 9 September 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
Site visit date: 9 September 2019

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

App.No: 18/2173/VAR
Appeal Ref: APP/U1105/W/19/3234261
Appellant: Mr David Manley
Address: 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
Start Date: 20 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 27 August 2019
Statement Due Date: 24 September 2019

App.No: 19/0244/FUL
Appeal Ref: APP/U1105/W/19/3234491
Appellant: Lynda Cole
Address: Broadview Court Place Farm Wilmington Honiton EX14 9LA
Proposal; Demolition of existing and construction of replacement dwelling
Start Date: 20 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 27 August 2019
Statement Due Date: 24 September 2019

App.No: 18/2016/FUL
Appeal Ref: APP/U1105/W/19/3233791
Appellant: Mr & Mrs Mark and Amanda Maynard
Address: Garden Of Highlands Capper Close Newton Poppleford Sidmouth EX10 0HD
Proposal; Construction of dwelling and formation of new access, driveway and parking area
Start Date: 20 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 27 August 2019
Statement Due Date: 24 September 2019

App.No: 18/2849/OUT
Appeal Ref: APP/U1105/W/19/3233902
Appellant: Mr Paul Whiston
Address: Land Adjacent 114 Sidford Road Sidmouth
Proposal; Proposed new dwelling (Outline application with all matters reserved) and construction of new access
Start Date: 21 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 28 August 2019
Statement Due Date: 25 September 2019

App.No: 19/0646/FUL
Appeal Ref: APP/U1105/D/19/3230848
Appellant: Mr Mark Philp
Address: 59 Mount Pleasant Avenue Exmouth EX8 4QR
Proposal; Front and rear hip to gable roof extension with side dormer to form new first floor accommodation and associated works.
Start Date: 28 August 2019
Procedure:
Written reps.
Questionnaire Due Date: 2 September 2019

App.No: 18/2376/MFUL
Appeal Ref: APP/U1105/W/19/3233226
Appellant: Colyford Eden Ltd
Address: Land North Of Kingsholme And West Of Coly Road Colyford Colyton
Proposal; Proposed residential development of 15no. dwellings (10no. affordable) with site access and associated works.
Start Date: 28 August 2019 **Procedure:**
Hearing
Questionnaire Due Date: 4 September 2019
Statement Due Date: 2 October 2019
Hearing Date: 29 October 2019

Ref.No: 18/F0077
Appeal Ref: APP/U1105/C/19/3225216
Appellant: Luke John Kent
Address: Flat 1, 31 Cranford Avenue, Exmouth
Proposal; Appeal against the serving of an enforcement notice in respect of the unauthorised construction of a building.
Start Date: 30 August 2019 **Procedure:**
Written reps.
Questionnaire Due Date: 13 September 2019
Statement Due Date: 11 October 2019

App.No: 19/0419/FUL
Appeal Ref: APP/U1105/D/19/3229268
Appellant: Mr Graham Bassett
Address: 6 Briar Close Exmouth EX8 2NL
Proposal; Construction of dormer windows to front and rear to enable loft conversion; construction of car port enclosure.
Start Date: 9 September 2019 **Procedure:**
Householder
Questionnaire Due Date: 16 September 2019

App.No: 18/2933/FUL
Appeal Ref:
Appellant: Mr D Rawlins
Address: Land West Of Perriton Cross (Land At 2 Sunnymead) Talaton Road Whimple
Proposal; Construction of detached dwelling and garage
Start Date: 10 September 2019 **Procedure:**
Written reps.
Questionnaire Due Date: 17 September 2019
Statement Due Date: 15 October 2019

App.No: 18/1798/FUL
Appeal Ref: APP/U1105/W/19/3235304
Appellant: Mr & Mrs Lambert
Address: Elmcote Boughmore Road Sidmouth EX10 8SH
Proposal; Construction of dwelling and detached carport
Start Date: 9 September 2019

Procedure:
Written reps.

Questionnaire Due Date: 16 September 2019
Statement Due Date: 14 October 2019

App.No: 18/2339/MOUT
Appeal Ref: APP/U1105/W/19/3235610
Appellant: Mr & Mrs Feast
Address: Hill Pond Caravan Park Clyst St Mary Exeter EX5 1DP
Proposal; Major outline application, with all matters reserved, for a hotel development with up to 130 bedrooms, including associated car parking, outbuilding, attenuation pond and access
Start Date: 9 September 2019

Procedure:
Written reps.

Questionnaire Due Date: 16 September 2019
Statement Due Date: 14 October 2019

App.No: 19/0430/FUL
Appeal Ref: APP/U1105/W/19/3235921
Appellant: Punch Partnerships (PML) Ltd
Address: The Blue Ball Car Park Sidford
Proposal; Proposed construction of three detached dwellings and private car parking with associated new private vehicular access, landscaping, boundary treatments, drainage and ground works, and reconfiguration of the existing car park.
Start Date: 9 September 2019

Procedure:
Written reps.

Questionnaire Due Date: 16 September 2019
Statement Due Date: 14 October 2019
