

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Development Management Committee held at Council Chamber Blackdown House on 4 February 2020**

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

The meeting started at 10.00 am and ended at 11.50 am

#### **89 Minutes of the previous meeting**

The minutes of the Development Management Committee held on 7 January 2020 were confirmed as a true record.

#### **90 Declarations of interest**

Minute 93. 19/1571/FUL (Minor).

Councillor Olly Davey, Personal, Registered an objection as an Exmouth Town Councillor.

Minute 93. 19/1571/FUL (Minor).

Councillor Steve Gazzard, Personal, Exmouth Town Councillor.

#### **91 Planning appeal statistics**

The Committee received and noted the Development Manager's report setting out six appeal decisions notified – four had been dismissed and two had been allowed. In addition, Members were advised that a further appeal was determined as invalid by the Planning Inspectorate.

The Development Manager drew attention to the two appeals allowed. Members were reminded of the appeal allowed for application 18/2608/OUT – Land South Of King Alfred Way, Newton Poppleford for non-determination and were advised about application 19/0281/FUL – 16 Parkey Cottages, Clyst St George. The Inspector determined there was minimal impact on the character and appearance of the area. The Development Manager drew Members' attention to the implication that the Inspectorate look favourably when considering applications for extensions of residential gardens into the countryside.

Finally the Development Manager drew Members' attention to a High Court decision not on the agenda but related to an application in East Devon. Members' noted the High Court had determined that Policy E18 - Loss of Holiday Accommodation of the Local Plan does not apply outside of Exmouth, Budleigh Salterton, Seaton and Sidmouth. The Development Manager advised Members' that the outcome of this decision is that applications seeking to remove conditions restricting properties to holiday lets no longer require 12 months of marketing but that applications must be considered on the basis of other policies in the Development Plan including whether they are located close to a range of services and facilities in accordance with the criteria to Policy D8 of the Local Plan.

#### **92 19/1161/OUT (Minor)**

**EXE VALLEY**

**Applicant:**

Mr & Mrs Reeves.

**Location:**

Land West Of Kilmore House, Poltimore.

**Proposal:**

Outline application with all matters reserved for the erection of five affordable dwellings and three open market dwellings.

**RESOLVED:**

Deferred to enable the applicant to provide an assessment of the impact of the proposal on the setting of Poltimore House and to address non-compliance with Strategy 35.

93 **19/1571/FUL (Minor)**

**EXMOUTH TOWN**

**Applicant:**

Mr Andrew Mann.

**Location:**

62 – 64 New Street, Exmouth.

**Proposal:**

Conversion of 2<sup>nd</sup> floor to provide additional living accommodation to include raising the roof, first floor extension and dormer window extension (part retrospective).

**RESOLVED:**

Refused contrary to officer recommendation.

Members determined that the proposal represents overdevelopment of the site with a resultant overbearing impact from the external alterations. As such the proposal results in a loss of amenity to surrounding residents contrary to Policy D1 of the Local Plan.

94 **19/2140/OUT (Minor)**

**DUNKESWELL AND OTTERHEAD**

**Applicant:**

T Kendall.

**Location:**

Storage Building Land North Of Powells Way.

**Proposal:**

Conversion and extension of existing storage building to form single dwelling (outline application with all matters reserved).

**RESOLVED:**

Refused contrary to officer recommendation.

Members determined that the proposal was contrary to Policy D8 of the Local Plan by virtue of the substantial extension proposed. As a result of this, and resultant visual impact on this prominent site, the proposal is considered to be harmful to the Streetscene contrary to Strategy 7 and Policies D1 and D8 of the Local Plan and Policy BE1 of the Dunkeswell Neighbourhood Plan.

95 **19/1775/FUL (Minor)**

**SIDMOUTH TOWN**

**Applicant:**

Mr Mitch Tonks.

**Location:**

Sidmouth Drill Hall, The Esplanade, Sidmouth, EX10 8BE.

**Proposal:**

Conversion of hall to restaurant (A3 use), creation of new balcony, replacement of rear extension with new rear extension, external terrace to form seating area and addition of new flue.

**RESOLVED:**

Approved as per officer recommendation but subject to an additional condition requiring the submission of details of how the proposal will mitigate against the risk of flooding given its location within Flood Zone 3.

96 **19/2348/FUL (Minor)**

**HONITON ST PAULS**

**Applicant:**

Mr & Mrs B White.

**Location:**

13 – 15 High Street, Honiton.

**Proposal:**

Erection of 2 dwellings in rear garden.

**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

K Bloxham

C Brown

O Davey

S Gazzard

P Hayward  
D Key  
H Parr  
G Pratt  
J Rowland  
E Wragg  
T Wright

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

D Bickley  
S Bond  
G Jung  
F King  
M Rixson

**Officers in attendance:**

Henry Gordon Lennox, Strategic Lead Governance and Licensing  
Chris Rose, Development Manager  
Richard Cohen, Deputy Chief Executive  
Alison Hayward, Senior Manager Regeneration & Economic Development  
Wendy Harris, Democratic Services Officer  
Magdalena Halls, Planning Apprentice

**Councillor apologies:**

N Hookway  
T McCollum

Chairman .....

Date: .....