

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Development Management Committee held at Council Chamber Blackdown House on 3 March 2020**

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

The meeting started at 10.00 am and ended at 12.30 pm

In the absence of the Chairman, Councillor McLauchlan declared she would act as Chairperson for the meeting and the Committee agreed to Councillor Bloxham acting as Vice Chairperson.

#### **97 Minutes of the previous meeting**

The minutes of the Development Management Committee held on 4 February 2020 were confirmed as a true record.

#### **98 Declarations of interest**

Minute 100. District Heating Local Development Order.  
Councillor Kim Bloxham, Personal, as Lead Member for Cranbrook Town Council had liaised with the current providers of heating for Cranbrook and also a resident of Cranbrook and a recipient of District Heating.

Minute 101. 19/0995/MFUL (Major).  
Councillor Kathy McLauchlan, Personal, previously worked for the RD&E Trust and spouse does work for the RD&E Trust.

Minute 101. 19/0995/MFUL (Major).  
Councillor Olly Davey, Personal, known to the speaker for this planning application.

Minute 101. 19/0995/MFUL (Major).  
Councillor Paul Hayward, Personal, spouse works for the RD&E Trust.

Minute 102. 19/2246/FUL (Minor).  
In the interests of openness and transparency the Strategic Lead (Governance and Licensing) declared that the applicant had been his agent in a planning application submitted several years previously.

#### **99 Planning appeal statistics**

The Committee noted the Development Manager's report setting out 12 appeal decisions notified and was pleased to note that 10 had been dismissed with only 2 allowed.

Members attention was drawn to the two appeal allowed. The Development Manager advised of the decision for planning application 19/1839/FUL – Sunbeams, Rhode Lane, Uplyme, Lyme Regis. The Inspector determined the proposed development would not have an adverse effect on the character and appearance of the area nor would it have a harmful impact to the AONB and had allowed the appeal. The second appeal allowed related to planning application 19/0203/FUL – St Saviours, 12 Morton Road, Exmouth. Members refused planning permission on the grounds of harm to the local area and amenity of nearby residents but the Inspector determined that the change of use was acceptable.

The Development Manager was pleased to report that for planning application 18/2376/MFUL – Land North Of Kingsholme And West Of Coly Road, Colyford the Inspector had agreed with concerns which related to the impact on the Green Wedge, the impact on ecology, poor design and layout and as a result had dismissed the appeal.

100 **District Heating Local Development Order**

The report presented to the Committee sought Members agreement for the draft District Heating Local Development Order (LDO) to go out for public consultation with a view to the Council adopting a LDO for District Heating Networks in East Devon's West End.

The Development Manager advised that a further report would be brought back to Committee summarising the responses received from the consultation and to provide a recommendation about how to move forward.

Members noted that the report sought to allow heating and hot water infrastructure to the Skypark and Monkton Energy Centres to allow the removal of planning permission for district heating providers to allow the completion of necessary works, subject to conditions detailed in the report.

**RESOLVED:**

That the draft District Heating Local Development Order for public consultation be agreed.

101 **19/0995/MFUL (Major)**

**BROADCLYST**

**Applicant:**

Eagle One MMIII.

**Location:**

Land South Of Mosshayne Link Road, Redhayes (Phase 8).

**Proposal:**

Erection of 33 dwellings and associated works.

**RESOLVED:**

Deferred to negotiate with the applicant on the following issues:

- Pepper potting of the affordable housing to split the flats from the houses;
- To provide more amenity space around the block of affordable flats;
- To provide 50% of the new dwellings with the integral bat and bird bricks;
- That the boundary treatments to the plots provide a 'hedgehog highway' through the development.

102 **19/2246/FUL (Minor)**

**HONITON ST MICHAELS**

**Applicant:**

Mr M Cooper.

**Location:**

Land To The Rear Of 102 High Street, Honiton, EX14 1JW.

**Proposal:**

Construction of 3 dwellings.

**RESOLVED:**

Deferred for a Site Inspection to assess the impact of the development on the Conservation Area and the Listed Building and its wider context and upon the boundary walls and tree on the site.

103 **19/2311/FUL (Minor)**

**TALE VALE**

**Applicant:**

Mr & Mrs R Persey

**Location:**

Upcott Farm, Broadhembury.

**Proposal:**

Construction of detached dwelling, associated works and landscaping following demolition and removal of agricultural building (alternative to residential change of use of agricultural building to dwelling under Class Q – approval reference 19/0239/PDQ).

**RESOLVED:**

Refused as per officer recommendation.

104 **19/2312/FUL (Minor)**

**TALE VALE**

**Applicant:**

Mr & Mrs R Persey.

**Location:**

Upcott Farm, Broadhembury, Honiton, EX14 3LP.

**Proposal:**

Construction of detached dwelling, associated works and landscaping following demolition and removal of agricultural building (alternative to residential change of use of agricultural building to dwelling under Class Q approval reference: 19/0238/PDQ).

**RESOLVED:**

Refused as per officer recommendation.

105 **19/2092/FUL (Minor)**

**EXMOUTH TOWN**

**Applicant:**

Mr Richard Gray.

**Location:**

1 Victoria Road, Exmouth.

**Proposal:**

Replacement windows 17 no.)

**RESOLVED:**

Refused contrary to officer recommendation.

Members determined that the use of UPVC in the conservation area was inappropriate and out of character with a resultant harmful visual impact that fails to preserve or enhance the conservation area contrary to Policies D1 and EN10 of the Local Plan.

**Attendance List**

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

K McLauchlan (Vice-Chairman)  
P Arnott  
K Bloxham  
C Brown  
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)**

S Bond  
P Faithfull  
G Jung  
F King  
A Moulding  
P Skinner  
P Twiss

**Officers in attendance:**

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

**Councillor apologies:**

M Howe  
S Gazzard

Chairman .....

Date: .....