

## **EAST DEVON DISTRICT COUNCIL**

### **Minutes of the meeting of Planning Committee held Online via the zoom app on 22 July 2020**

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

The meeting started at 10.00 am and ended at 1.50 pm. The meeting adjourned at 12.30pm and reconvened at 12.45pm.

#### **127 Minutes of the previous meeting**

The minutes of the Planning Committee held on 15 July 2020 were confirmed as a true record.

#### **128 Declarations of interest**

Minute 130. 20/0818/FUL (Minor) - AXMINSTER.  
Councillor Ian Hall, Pecuniary, Devon County Councillor.

Minute 131. 20/0661/VAR (Minor) - AXMINSTER.  
Councillors Bruce De Saram, Colin Brown, David Key, Eileen Wragg, Geoff Pook, Geoff Pratt, Joe Whibley, Kathy McLauchlan, Kim Bloxham, Mike Howe, Olly Davey, Philip Skinner and Tony Woodward, Personal, Received email correspondence in respect of this application.

Minute 132. 19/2674/FUL (Minor) - BEER AND BRANSCOMBE.  
Councillor Geoff Pook, Pecuniary, Provision of a no interest start-up loan to Beer Community Land Trust and was removed to the virtual lobby during the item and did not take part in the debate and did not vote on the application.

Minute 134. 20/0324/VAR (Major) - EXMOUTH LITTLEHAM.  
Councillor Joe Whibley, Personal, Exmouth Town Councillor.

Minute 134. 20/0324/VAR (Major) - EXMOUTH LITTLEHAM.  
Councillor Olly Davey, Personal, Exmouth Town Councillor.

Minute 134. 20/0324/VAR (Major) - EXMOUTH LITTLEHAM.  
Councillor Philip Skinner, Personal, Former Chairman of Exmouth Regeneration Board.

Minute 134. 20/0324/VAR (Major) - EXMOUTH LITTLEHAM.  
Councillor Steve Gazzard, Personal, Exmouth Town Councillor and former member of Exmouth Regeneration Board.

Minute 134. 20/0324/VAR (Major) – EXMOUTH LITTLEHAM.  
In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the constitution Cllr Wragg (on behalf of the Committee) advised Members may have a personal interest in respect of this application.

Minute 135. 19/1753/MFUL (Major) - EXMOUTH TOWN.  
Councillors Bruce De Saram, Colin Brown, David Key, Eileen Wragg, Geoff Pook, Geoff Pratt, Joe Whibley, Kathy McLauchlan, Kim Bloxham, Mike Howe, Olly Davey, Philip Skinner and Tony Woodward, Personal, Received email correspondence in respect of this application.

Minute 135. 19/1753/MFUL (Major) - EXMOUTH TOWN.

Councillor Eileen Wragg, Personal, In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution Cllr Wragg, as Ward Member, stepped down as Chairman and the Vice Chairman chaired the item.

Minute 135. 19/1753/MFUL (Major) - EXMOUTH TOWN.

Councillor Olly Davey, Personal, As a Exmouth Town Councillor had received a telephone call some months ago in respect of this application.

Minute 135. 19/1753/MFUL (Major) - EXMOUTH TOWN.

Councillor Philip Skinner, Personal, Received email correspondence in respect of this application.

Minute 135. 19/1753/MFUL (Major) - EXMOUTH TOWN.

Councillor Steve Gazzard, Personal, Exmouth Town Councillor.

129 **Matters of urgency**

There were no matters of urgency to report but the Chairman reminded Committee Members to respond to planning applications in their ward if asked for observations.

130 **20/0818/FUL (Minor) - AXMINSTER**

**Applicant:**

Douglas – Mort.

**Location:**

Fawnsmoor Farm, Lyme Road, Axminster, EX13 5SW.

**Proposal:**

Conversion of redundant agricultural buildings to market dwelling.

**RESOLVED:**

Approved contrary to officer recommendation with powers delegated to the Development Manager to agree conditions in consultation with the Ward Members. Conditions to include a requirement for the new access to be provided prior to first occupation of the dwelling due to the highway safety benefits from the new access.

Members considered that the proposal represented a sympathetic conversion and that the extensions were not substantial. As such the proposal was considered to represent sustainable development in accordance with Policy D8 of the Local Plan.

131 **20/0661/VAR (Minor) - AXMINSTER**

**Applicant:**

G J Wellman.

**Location:**

Former Axminster Police Station, Lyme Close, Axminster, EX13 5BA.

**Proposal:**

Variation of condition 2 of planning permission 19/0412/FUL (Demolition of existing buildings and construction of 8 dwellings with associated parking, carport and cycle store) to change units 3, 4 and 5 from 2 bed 2-storey dwellings to 3 bed 3-storey dwellings, with alteration to height and pitch of roofs and insertion of dormers and rooflights in units 3, 4 and 5.

**RESOLVED:**

Approved as per Officer recommendation.

132 **19/2674/FUL (Minor) - BEER AND BRANSCOMBE**

**Applicant:**

Mr Geoff Pook. (Beer Community Lane Trust)

**Location:**

Beer Social Club, Berry Hill, Beer, Seaton, EX12 3JP.

**Proposal:**

Demolition of the old Beer Social Club and construction of 4 townhouses in two pairs of semi-detached properties and 2 apartments in a two storey block.

**RESOLVED:**

Approved as per Officer recommendation.

133 **20/0425/FUL (Minor) - DUNKESWELL AND OTTERHEAD**

**Applicant:**

Mike Drew.

**Location:**

Wellsprings Farm, Pound Lane, Upton, Honiton, EX14 9QB.

**Proposal:**

Construction of replacement farmhouse and conversion of existing farmhouse into walled garden.

**RESOLVED:**

Refused as per Officer recommendation.

134 **20/0324/VAR (Major) - EXMOUTH LITTLEHAM**

**Applicant:**

Mr Aiden Johnson-Hugill

**Location:**

Queen's Drive Space, Queen's Drive, Exmouth.

**Proposal:**

Variation of condition 2 (approved plans), planning permission 18/0376/MFUL (watersports centre, café, restaurant and retail) to allow addition of glass canopy with retractable walls and roof over first floor terrace, fenestration changes, changes to parking arrangements and the addition of 2 electric car charging points.

**RESOLVED:**

Approved as per Officer recommendation.

135 **19/1753/MFUL (Major) - EXMOUTH TOWN**

**Applicant:**

Stags Inn (Exmouth) Ltd.

**Location:**

Sam's Funhouse, St Andrews Road/Imperial Road, Exmouth, EX8 1AP

**Proposal:**

Demolition of existing buildings and construction of 34 apartments on the upper floor; café/bar, restaurant and youth centre on the ground floor with associated parking, cycle and bin store provision.

**RESOLVED:**

Approved contrary to Officer recommendation subject to the applicant demonstrating interest in the provision of the affordable housing units once Registered Providers have sight of the full draft S.106 Agreement.

Members determined that the need for 1 and 2 bed units in Exmouth, and subject to demonstrating interest in the provision of the affordable housing, provided justification for a reduced sequential test area in flood risk terms. In light of this, and in the absence of any preferably located sites in the flood zone, and benefits from the redevelopment, design of the proposal and lack of any other harm, the proposal was considered acceptable.

Legal Agreement to secure 35% on-site affordable housing and habitat mitigation contribution. Conditions delegated to Development Manager in consultation with Ward Members.

136 **20/0568/VAR (Minor) - WOODBURY AND LYMPSTONE**

**Applicant:**

Mr & Mrs Tom & Sarah Buxton-Smith.

**Location:**

Bridge Farm, Stony Lane, Woodbury Salterton, EX5 1PP.

**Proposal:**

Variation of condition 2 (approved plans) of 19/0868/VAR to allow revisions to the layout / elevations, external materials and landscaping.

**RESOLVED:**

Approved as per Officer recommendation.

**Attendance List**

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

E Wragg (Chairman)

S Chamberlain (Vice-Chairman)

M Howe  
K McLauchlan  
K Bloxham  
C Brown  
O Davey  
S Gazzard  
D Key  
G Pratt  
B De Saram  
G Pook  
P Skinner  
J Whibley  
T Woodward

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

P Arnott  
I Hall  
P Hayward  
S Jackson  
A Moulding

**Officers in attendance:**

Chris Rose, Development Manager  
Shirley Shaw, Planning Barrister  
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)  
Wendy Harris, Democratic Services Officer  
Sarah Jenkins, Democratic Services Officer  
Christopher Lane, Democratic Services Officer  
Alethea Thompson, Democratic Services Officer

**Councillor apologies:**

A Colman

Chairman .....

Date: .....