

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Lee Bay Beach Car Park, EX34 8LR on Monday, 25th April, 2022 at 10.30 am

PRESENT: Members:

Councillor Ley (Chair)

Councillors Crabb, Fowler, Gubb, Jenkins, Mack, Prowse, D. Spear, L. Spear and Tucker

Officers:

Lead Planning Officer (North) and Planning Officer

Also Present:

Councillor Pearson

10. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Chesters, Leaver, Mackie and Yabsley.

11. DECLARATION OF INTERESTS

There were no declarations of interest declared.

12. 72859: LEE BAY HOTEL, LEE, ILFRACOMBE, DEVON, EX34 8LR

The Lead Officer (North) addressed the Committee and:

- Advised that the plan included the partial demolition of the existing hotel, and the creation of 17 dwellings and 4 separate homes.
- Showed the Committee the plan of the proposed development.
- Drew the Committee's attention to the existing hotel and explained that the right hand section, built in the 1960s, was to be demolished.
- Advised the culvert would be reopened, providing increased biodiversity.
- Identified the location of the proposed car park and café facilities.
- Confirmed that the 17 'dwellings' were to be apartments/flats within the remaining section of the hotel building, and the 4 separate 'homes' would be separate dwellings positioned on the site.
- Three of those 'homes' would have flat / green roofs. The other home was to be a more traditional style with a pitched roof as per the recommendation from the Heritage Officer
- From the entrance to the site, the property with the pitched roof would be on the left hand side and the car park would be to the right.

In response to questions from the Committee, the applicant confirmed that:

- Although there were no 'affordables' within this application there were vacant building credits to offset this.
- He was uncertain who would maintain the green roofs of the three separate dwellings.

The Lead Officer (North) showed the Committee the following:

- The boundary of the site bordering the tennis courts.
- The site from the location on the South West footpath outside the gate of the property 'The Dolls House'.
- The site entrance.
- The overall view of the site from the layby/car parking spaces on the hill out of Lee Bay near the White House.

In response to questions from the Committee, the Lead Officer (North) confirmed that:

- There had been 18 objections to the application
- The flat roofed dwellings would be seen in the context of the site.
- The design brief would be presented at the Committee meeting.
- The elevation drawings would be presented at the Committee meeting.

A local resident, Mr David Hayes, of Chapel Cottage invited the Committee to view the site from his property.

The Committee visited Mr Hayes' property and viewed the site from his garden. His garden shared a boundary with the tennis courts.

Chair

The meeting ended at 11.53 am

NOTE: These minutes will be confirmed as a correct record at the next meeting of the Committee.