

Date: 11 March 2009
Contact number: (01395) 517542
E-mail: hjarvis@eastdevon.gov.uk
Our Reference: HJ



To:

Members of the Planning Inspections Committee:
(Councillors: Geoff Chamberlain, Iain Chubb, Andrew Dinnis,
Ray Franklin, Ken George, Helen Parr, Tony Reed,
Mark Williamson)

Ward Members:
(Councillor: Christine Drew, Stuart Hughes, Graham Troman,
Peter Bowden, Derek Button, John Humphreys, Tim Wood).

Kate Little - Head of Planning and Countryside Services
Stephen Belli - Development Control Manager
Andrew Seddon - Senior Solicitor

East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL

DX 48705 Sidmouth

Tel: 01395 516551

Fax: 01395 517507

www.eastdevon.gov.uk

Dear Sir/Madam,

**Planning Inspections Committee
Friday 20 March at 4.00 pm**

The above Committee meeting will be held in the Council Chamber, Knowle, Sidmouth to consider the matters detailed on the agenda below.

Ward Members are reminded that they are Members of the Inspections Committee for the purpose of any application within their own Ward but do not have voting rights. For the purpose of such applications, they are also entitled to attend the informal site inspections to be carried out by the Committee.

Members are requested to bring their previously circulated copies of the Development Control Committee reports to the meeting. Please note the assembly time of 12.50 pm in the Members Area, Knowle, for the visiting Members of the Planning Inspections Committee.

Yours faithfully

MARK WILLIAMS

Chief Executive

AGENDA

Part A		Page/s
1	To confirm the minutes of the meeting of the Planning Inspection Committee held on 20 February 2009.	4 - 6
2	To receive any apologies for absence.	
3	To consider any items which in the opinion of the Chairman, should be dealt with as matters of urgency because of special circumstances.	

(Note: Such circumstances need to be specified in the minutes; any Member wishing to raise a matter under this item is requested to notify the Chief Executive in advance of the meeting).

4 To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which the Officers recommend should be dealt with in this way.

5 To consider the following planning applications which the permanent, including substitute, Members of the Planning Inspections Committee have informally inspected during the day:

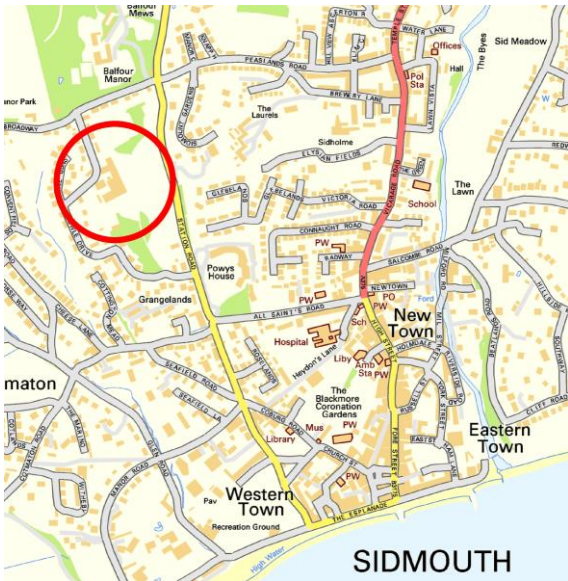
<u>District Ward</u>	<u>Application/Case Number Proposed Development / Site / Applicant</u>	<u>Approximate time of informal visit</u>
Sidmouth Sidford	08/2929/FUL Erection of close boarded boundary fence at 7 & 8 Bramble Close, Sidmouth for Mr D Smith & Mr M Walker	1.00 pm
Broadclyst	08/2914/FUL Siting of temporary agricultural workers dwelling at Land Near Wards Cross, Shutter Water Road, Broadclyst for Mr E Persey	1.45 pm
Exmouth Littleham	08/3040/FUL Construction of dwelling and single garage to front at 50 Cranford Avenue, Exmouth for Mr A Robson	2.45 pm
	Committee	4.00 pm

Members please note:

In order to minimise the number of cars used for the inspection, Members leaving from Knowle are asked to meet at **12.50 pm for departure at 1.00 pm** If you are unable to attend, would you please inform Mr Holland (01395 517543) and your substitute Committee Member as soon as possible. It is advisable for Members to wear stout shoes.

- You must declare any personal or prejudicial interests in an item whenever it becomes apparent that you have an interest in the business being considered.
- Make sure you say the reason for your interest as this has to be included in the minutes.
- If your interest is prejudicial you must leave the room unless you have obtained a dispensation from the Council's Standards Committee or where Para 12(2) of the Code can be applied. Para 12(2) allows a Member with a prejudicial interest to stay for the purpose of making representations, answering questions or giving evidence relating to the business but only at meetings where the public are also allowed to make representations. If you do remain, you must not exercise decision-making functions or seek to improperly influence the decision; you must leave the meeting room once you have made your representation.
- You also need to declare when you are subject to the party whip before the matter is discussed.

Getting to the Meeting – for the benefit of visitors



The entrance to the Council Offices is located on Station Road, Sidmouth. **Parking** is limited during normal working hours but normally easily available for evening meetings.

The following **bus service** stops outside the Council Offices on Station Road:

From Exmouth, Budleigh, Otterton and Newton Popleford – 157

The following buses all terminate at the Triangle in Sidmouth, From the Triangle, walk up Station Road until you reach the Council Offices (approximately ½ mile).

From Exeter – 52A, 52B

From Honiton – 340 (Railway Station), 387 (Town Centre)

From Seaton – 52A, 899

From Ottery St Mary – 382, 387

Please check your local timetable for times.

The Committee Suite has a separate entrance to the main building, located at the end of the visitor and Councillor car park. The rooms are at ground level and easily accessible; there is also a toilet for disabled users. A hearing loop system is in operation in the Council Chamber.

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at the Knowle, Sidmouth on Friday 20 February 2009

Present:

Councillors:

Tony Reed (Chairman)
Helen Parr (Vice Chairman)

Geoff Chamberlain
Iain Chubb
Andrew Dinnis
Ray Franklin
Mike Green
Graham Troman

Officers:

Stephen Belli, Development Manager
Christopher Holland, Democratic Services Officer
Hannah Jarvis, Democratic Services Support Officer
Giles Salter, Assistant Solicitor

Ward Member:

Councillors:

Jill Elson
Pauline Stott

Apologies:

Councillors:

Ken George
Steve Hall
Malcolm Florey
Mark Williamson

The meeting started at 2.45 pm and ended at 3.22 pm

*21 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 23 January 2009 were confirmed and signed as a true record.

*22 **Applications referred to the Planning Inspections Committee**

The Committee considered the application and matter referred to it by the Development Control Committee. Members of the Planning Inspections Committee along with the Principal Planning Officer and Democratic Services Officer had informally visited the site earlier that day.

The following decision was made having taken into account the report previously submitted to the Development Control Committee which had been brought to Members' attention, noted by them and updated during the site visit.

- (a) Budleigh: Application No: 08/2987/FUL – Demolition of store and erection of dwelling at 3 High Street, Budleigh Salterton

RESOLVED: that the application be APPROVED with conditions to be agreed by the Head of Planning and Countryside in consultation with the Chairman and Ward members.

Members resolved to approve the application against the Officer's recommendation as the application was considered to be appropriate in design terms and would not impact adversely on the Conservation Area. In addition, it was considered that there would be no significant adverse effect on neighbouring properties.

- (b) Exmouth Halsdon: Application No: 08/2887/FUL – Single storey rear extension at 25D Hulham Road, Exmouth for Mr Edwards

RESOLVED: that the application be APPROVED subject to the following conditions:

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.

(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, doors, rooflights or other openings other than those shown on the plans hereby permitted shall be formed in the north elevation of the extended building.

(Reason - To protect the privacy of adjoining occupiers.)

- (c) Exmouth Halsdon: Application No: 08/2771/FUL – Construction of single storey building at Lark Rise, 4 Halsdon Lane Exmouth for C & K Moncrieffe

RESOLVED: that the application be APPROVED subject to the following conditions:

Coniditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.

(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The building hereby approved shall be used solely as additional living accommodation in connection with, and ancillary to the existing dwelling on the site and shall not be used, let or otherwise disposed of as a separate unit of accommodation. Neither shall the building be used as a commercial holiday let.

Reason: The Local Planning Authority is not satisfied that an additional dwelling could be accommodated on the site without detriment to the amenities of the area or the existing dwelling.

- 3 Prior to the commencement of development, the exact finished floor level and ridge height of the building above existing ground levels shall be submitted to and agreed in writing with the Local Planning Authority. In any event, the ridge height of the building shall not exceed 4 metres above the existing ground level.

(Reason - To ensure that the building ridge height is no greater than 4 metres in the interests of the visual appearance and character of the area.)

- (d) Whimble: Application No: 08/3217 - Construction of single storey rear extension at 3 Orchard Close, Talaton for East Devon District Council

The application was withdrawn from the agenda

Chairman

Date