

Date: 9 May 2012
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Our Reference: HW



To: Members of the Planning Inspections Committee:
(Councillors: Geoff Chamberlain, Alan Dent, Tony Howard,
David Key, Helen Parr, Geoff Pook, Peter Sullivan,
Mark Williamson)

Ward Members:
(Councillors: Steve Gazzard, Pat Graham, Eileen Wragg)

Head of Economy
Development Manager
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Planning Inspections Committee

Friday 18 May 2012

9.30 am

Council Chamber, Exmouth Town Hall, St Andrews Road, Exmouth

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.

Please note the **assembly time of 8.20 am** in the Members Area, Knowle, for the visiting Members of the Planning Inspections Committee.

Members of the public are welcome to attend and speak at this meeting provided they have entered their name against the relevant speaking sheet located near the entrance to the Council Chamber:

- The relevant Officer will introduce and outline the item to be discussed. The public will then be able to speak on that matter only.
- All individual contributions will be limited to a period of 3 minutes – where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group. Extra papers and/or handouts **cannot** be circulated at the meeting. There is a timing clock to assist you.
- Speakers should restrict their comments to planning considerations only.
- The Chairman has the right and discretion to control questions and irrelevant points being raised to avoid disruption, repetition and to make best use of the meeting time.
- Speakers are asked not to come to the microphone if their points have already been covered.
- After the public speaking period has finished the consideration of reports will begin and the public will take no further part in the meeting.
- All attendees at the meeting are asked to offer all speakers the courtesy of listening to others' points of view, even if they do not agree with it.
- The Chairman will not tolerate any interruptions from the public and is entitled to exclude people from the meeting if the business of the committee cannot be carried out effectively

AGENDA

Page/s

- 1 To confirm the minutes of the meeting of the Planning Inspection Committee held on 13 April 2012. 4 - 5
- 2 To receive any apologies for absence.
- 3 To receive any declarations of interests relating to items on the agenda.
- 4 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).
- 5 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.
- 6 To consider the following planning application which the permanent, including substitute, Members of the Planning Inspections Committee have informally inspected during the day:

<u>District Ward</u>	<u>Application Number/ Proposed Development / Site Location</u>	<u>Approximate time of informal visit</u>
Exmouth Town	12/0427/FUL Conversion of dwelling of five flats, installation of rooflights to front elevation, construction of dormer window to rear and construction of cycle store at 6 St Andrews Road, Exmouth	9.00 am
	Committee	9.30 am

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at the Knowle, Sidmouth on Friday 13 April 2012

Present: Councillors:
Mark Williamson(Chairman)
Geoff Chamberlain
Alan Dent
Tony Howard
David Key
Helen Parr
Geoff Pook
Peter Sullivan

Officers: Paul Barkley, Legal Locum
Nigel Barrett, Senior Planning Officer
Ed Freeman, Development Manager
Hannah Whitfield, Democratic Services Officer

Ward Members: Councillors:
Steve Gazzard
Eileen Wragg

Apologies: Councillor Pate Graham

The meeting started at 10.45 am and ended at 11.40 am.

***15 Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 16 March 2012 were confirmed and signed as a true record.

***16 Application referred to the Planning Inspections Committee**

The Committee considered the application referred to it by the Development Management Committee.

- a) Exmouth Town: Application No: 11/0885/OUT – Outline application for demolition of existing light industrial building and construction of 4no flats (matters of landscaping and appearance reserved) at outbuilding to the rear of 85 Fore Street, Exmouth.

RESOLVED: that the application be REFUSED contrary to officer recommendation for the following reasons:

Reasons for Refusal

On the basis of the information submitted the Local Planning Authority is of the opinion that the proposal would, by reason of its scale, massing and extent of site coverage, represent a cramped form of overdevelopment of the site that would have a detrimental impact upon the character and appearance of the area and the amenities of the occupiers of nearby residential properties owing to the lack of any proposed parking provision within the scheme that would exacerbate existing problems generated by both a lack of car parking facilities in the area and resulting levels of on-street parking. As a consequence, the proposal would be contrary to the provisions of Policies CO6 (Quality of New Development) of the Devon Structure

Plan 2001-2016 and Policies S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness), TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision in New Development) of the East Devon Local Plan 1995-2011.

Members resolved against the Officers' recommendation of approval as they felt that the scale and massing of the development would lead to a cramped form of development which would have a detrimental impact on the character and amenity of the area and nearby residents. Furthermore they believed that the lack of any on-site parking would contribute to existing problems of a lack of car parking facilities, be detrimental to amenities, and would add to problems generated by on-street parking.

Chairman Date