

Date: 18 July 2012
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Our Reference: HW



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

Ward Members (not on Committee):
(Councillors: John Humphreys and Tim Wood)

Deputy Chief Executive – Richard Cohen
Development Manager
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Planning Inspections Committee
Friday 27 July 2012
11:45 am
Council Chamber, Knowle, Sidmouth

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 8.50 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

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- 1 To confirm the minutes of the meeting of the Planning Inspection Committee held on 18 May 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 Littleham	12/0557/FUL Construction of detached building in rear garden to provide 4 x 1 bedroom holiday units at 12 Hartley Road, Exmouth	9:30am
Beer and Branscombe	12/0158/FUL Construction of a single storey pool house at White Cliff, New Road, Beer	10:35am
	Committee	11:45am

Members please note:

Members are requested to bring their previously circulated copies of the Development Management Committee reports to the meeting.

In order to minimise the number of cars used for the inspection, Members leaving from Knowle are asked to meet at **8.50 am for departure at 9.00 am**.

If you are unable to attend, would you please inform Democratic Services (01395 517546) as soon as possible. It is advisable for Members to wear stout shoes.

- ❑ You must declare the nature of any disclosable pecuniary interests. [Under the Localism Act 2011, this means the interests of your spouse, or civil partner, a person with whom you are living with as husband and wife or a person with whom you are living as if you are civil partners]. You must also disclose any personal interest.
- ❑ You must disclose your interest in an item whenever it becomes apparent that you have an interest in the business being considered.
Make sure you say what your interest is as this has to be included in the minutes. [For example, 'I have a disclosable pecuniary interest because this planning application is made by my husband's employer'.]
- ❑ If your interest is a disclosable pecuniary interest you cannot participate in the discussion, cannot vote and must leave the room unless you have obtained a dispensation from the Council's Monitoring Officer or Standards Committee.

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 Poppleford – 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 – 52B

From Seaton – 52A

From Ottery St Mary – 379, 387

Please check your local timetable for times.

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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.

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 Exmouth Town Hall on Friday 18 May
2012

- Present: Councillors:
Mark Williamson(Chairman)
Geoff Chamberlain
Alan Dent
David Key
Helen Parr
Peter Sullivan
- Officers: Paul Barkley, Legal Locum
Ed Freeman, Development Manager
Alethea Thompson, Democratic Services Officer
- Ward Members: Councillors:
Steve Gazzard
Eileen Wragg
- Also present: Councillors:
Vivien Duval Steer
Steve Wragg
- Apologies: Councillors:
Pat Graham
Tony Howard
Geoff Pook
Ken Potter

The meeting started at 9.30 am and ended at 10.10 am.

- *17 Minutes
The minutes of the meeting of the Planning Inspections Committee held on 13 April 2012 were confirmed and signed as a true record.
- *18 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: 12/0427/FUL – Conversion of dwelling into five flats, installation of roof lights in front elevation, construction of dormer window to rear and construction of cycle store at 6 St Andrews Road, Exmouth.

*18 Application referred to the Planning Inspections Committee (cont'd)

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

Reasons for Refusal

The proposal to convert the existing dwelling into 5 self-contained flats would result in an overdevelopment of the site, resulting in a poor standard of internal amenity for future residents, with inadequate outdoor amenity space to serve the needs of those residents, a lack of off-street parking within the site and a general intensification of activities, to the detriment of the character and appearance of the area and to the amenities enjoyed by existing residents, contrary to the provisions of Policies H6 (Conversion of Existing Dwellings and Other Buildings to Flats) and D1 (Design and Local Distinctiveness) of the East Devon District Local Plan 1995 - 2011.

Members resolved against the Officers' recommendation of approval as they felt that the development would be an overdevelopment of the site and would lead to a poor level of amenity for residents of the proposed dwellings due to a lack of space within the site to accommodate the number of dwellings proposed and an appropriate amount of outside amenity space. Furthermore they believed that the lack of any off street car parking facilities would lead to additional pressures on the on-street car parking in the area to the detriment of the amenities of existing residents.

Chairman Date