

Date: 22 August 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: Peter Burrows, Roger Boote, Ben Ingham,
Stephanie Jones, Jim Knight, John O'Leary)

Deputy Chief Executive – Richard Cohen
Development Manager
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Planning Inspections Committee
Friday 31 August 2012
1:45 pm
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.

Lunch will be provided for Planning Inspection Committee Members.

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 27 July 2012. 4 - 7
- 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>
Woodbury and Lympstone	11/2104/FUL Construction of raised patio and steps to rear and replacement single garage and utility room extension at 2 Grange Close, Lympstone.	9.30am
Honiton St Pauls	12/0622/FUL Redevelopment of site (including conversion of existing building) to create no 8 no dwellings with associated garaging and parking at land north of Field View (rear of 46/52), High Street, Honiton.	10.30am
Seaton	12/0966/OUT Construction of dwelling with all matters reserved at land at rear of Chestnut House, Bunts Lane, Seaton.	11.30am
Seaton	12/1115/RES Construction of 3 no dwellings (reserved matters for plots 1-3 pursuant to outline approval 11/1967/OUT) at land south of Bramble Hill, Seaton Down Hill, Seaton.	12.05am
Seaton	12/1121/RES Construction of 2 no chalet bungalows with integral garages at Bramble Hill, Seaton Down Hill, Seaton.	12.05am
	Committee	1.45pm

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 the Knowle, Sidmouth on
Friday 27 July 2012

Present:

Councillors:
Mark Williamson (Chairman)
Helen Parr (Vice Chairman)
David Atkins
Geoff Chamberlain
Peter Sullivan
Phil Twiss

Officers:

Nigel Barrett, Senior Planning Officer
Andy Carmichael, Major Projects Team Leader
Alethea Thompson, Democratic Services Officer

Apologies:

Councillors:
Alan Dent
John Humphreys
Ben Ingham
David Key
Geoff Pook
Ken Potter
Tim Wood

The meeting started at 11.45 am and ended at 12.24 pm.

*19 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 18 May 2012 were confirmed and signed as a true record.

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

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

- a) Exmouth Littleham: Application No: 12/0557/FUL – Construction of detached building in rear garden to provide 4 x 1 bedroom holiday units at 12 Hartley Road, Exmouth.

RESOLVED: that the application be REFUSED for the following reason:

*20 **Applications referred to the Planning Inspections Committee (cont'd)**

Reason for Refusal

The proposal represents an over developed and inappropriate form of backland development that would, by reason of its site coverage and proximity to existing boundaries be out of character with the well established layout and pattern of development and urban grain of Hartley Road. The development would therefore be contrary to 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) and TO1 (Proposals for Holiday or Overnight Accommodation and Associated Facilities) of the Adopted East Devon Local Plan 1995-2011 and the design guidance contained within the National Planning Policy Framework.

b) Beer: Application No: 12/0158/FUL – Construction of a single storey pool house at White Cliff, New Road, Beer.

RESOLVED: that the application be APPROVED subject to the following 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. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)
4. The development hereby approved shall be carried out in accordance with the recommendations of the submitted Ecological Impact Assessment, prepared by Richard Green Ecology Ltd. and dated November 2011.
(Reason - In the interest of the continued protection of protected species and in accordanc with policy EN6 (Wildlife habitats and Features) of the East Devon Local Plan and policy CO10 (Protection of Nature Conservation) of the Devon Structure Plan.)

*20 **Applications referred to the Planning Inspections Committee
(cont'd)**

5. Notwithstanding submitted details and prior to commencement of any works on site (including demolition), revised tree protection details, to include the protection of hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority. These shall adhere to the principles embodied in BS 5837 and shall indicate exactly how and when the trees will be protected during the site works. Provision shall also be made for supervision of tree protection by a suitably qualified and experienced arboricultural consultant and details shall be included within the tree protection statement. The development shall be carried out strictly in accordance with the agreed details.

In any event, the following restrictions shall be strictly observed:

- (a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.
- (b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in Volume 4: National Joint Utilities Group (NJUG) Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) 2007.
- (c) No changes in ground levels or excavations shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.

(Reason - To ensure retention and protection of trees on the site in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with policies D1 (Design and Local Distinctiveness), D4 (Landscape Requirements) and D5 (Trees on Development Sites) of the East Devon Local Plan.)

6. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the provision of additional tree planting and to provide details of the following:
- Size, number and species of additional tree planting to the northeast and southwest of the site
- The landscaping scheme shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

*20 **Applications referred to the Planning Inspections Committee
(cont'd)**

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with policies CO4 (Areas of Great Landscape Value), CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and policies D4 (Landscape Requirements), EN2 (Areas of Great Landscape Value) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)

Chairman Date