

Date: 7 March 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: Douglas Hull, Andrew Moulding)

Head of Economy
Development Manager
Corporate Legal and Democratic Services Manager

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Planning Inspections Committee

Friday 16 March 2012

11.00 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 17 February 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>
Axminster Town	11/1992/FUL Construction of 2no 2 bedroom apartments and 2no 2 bedroom houses and alterations to 2no existing flats to form single 2 bedroom dwelling, alterations to parking and communal areas at Land at Cedar Gardens.	9.45am
	Committee	11.00 am

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 personal or prejudicial interests in an item whenever it becomes apparent that you have an interest in the business being considered.
- ❑ Where you have a personal interest because the business relates to or is likely to affect a body of which you are a member or manager as an EDDC nominee or appointee, then you need only disclose that interest when (and if) you speak on the item. The same rule applies if you have a personal interest in relation to a body exercising functions of a public nature.
- ❑ 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 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 17 February 2012

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

Officers: Ed Freeman, Development Manager
Lynne Shwenn, Senior Planning Officer
Hannah Whitfield, Assistant Democratic Services Officer

Apologies: Councillors:
Steve Hall
David Key

The meeting started at 10.00 am and ended at 10.44 am.

***11 Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 25 November 2011 were confirmed and signed as a true record.

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

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

- a) Budleigh: Application No: 11/2346/FUL – Removal of existing buildings and construction of new dwelling at 1 West Hill Lane, Budleigh Salterton

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

Reasons for Refusal

1. The proposed dwelling, by virtue of its siting and position would present a cramped form of development that would be out of keeping with the surrounding form of low density residential development. The substantial trees and other vegetation around the site cast shadow over much of the site which would be to the detriment of the amenities of occupants of the proposed dwelling leading to pressure for their removal in the future. As a result it would fail to preserve or enhance the character and appearance of the Budleigh Salterton Conservation Area within which it is located, and would be contrary to national guidance contained in PPS3 - Housing and PPS5 - Planning for the Historic Environment; policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan 2001 – 2016; and policies D1 (Design and Local Distinctiveness), and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan 1995 -2011.

*12 **Application referred to the Planning Inspections Committee cont...**

- a) Budleigh: Application No: 11/2346/FUL – Removal of existing buildings and construction of new dwelling at 1 West Hill Lane, Budleigh Salterton

- 2. The existing access to West Hill Lane, even when improved as shown on the submitted drawing no. 6450-10 rev.A is inadequate in respect of visibility to serve any additional traffic generating development which will thereby prejudice the existing condition of highway safety contrary to Policy TA7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan 1995 - 2011.

Chairman Date