

Date: 20 July 2011
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Our Reference: HW/CEH



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:
(Ray Bloxham, Douglas Hull, Andrew Moulding)

Head of Economy
Development Manager
Senior Solicitor

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Dear Sir/Madam,

Planning Inspections Committee
Friday 29 July 2011 at 12.15 pm

The above Committee meeting will be held in the Council Chamber, Knowle, Sidmouth to consider the matter 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.

Please note the **assembly time of 8.50 am** in the Members Area, Knowle, for the visiting Members of the Planning Inspections Committee.

Yours faithfully,

MARK WILLIAMS

Chief Executive

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.

Mark Williams, Chief Executive
Denise Lyon, Deputy Chief Executive and Monitoring Officer
Richard Cohen, Deputy Chief Executive

- 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 24 June 2011 | 4 - 5 |
| 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 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>
Raleigh	10/2287/MFUL Change of use and regrading of field to accommodate static caravans for holiday use with provision of new access and landscaping works at Ladram Bay Holiday Centre, Ladram Bay, Otterton	9.30 am
Axminster Town	11/0143/MFUL Construction of 41 dwellings (including amendments to 05/2665/MFUL) at Land at Dukes Way, Axminster	10.50 am
	Committee	12.15 pm

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 24 June 2011

- Present: Councillors:
Mark Williamson(Chairman)
Geoff Chamberlain
Tony Howard
David Key
Helen Parr
Geoff Pook
Peter Sullivan
Phil Twiss
- Ward members Maddy Chapman
David Chapman
- Officers: Nigel Barrett, Senior Planning Officer
Andy Carmichael, Assistant Development Manager
Andrew Seddon, Senior Solicitor
Alethea Thompson, Democratic Services Officer
- Apologies: Councillors:
Trevor Cope
Alan Dent
Helen Parr
Stephanie Jones

The meeting started at 10.31 am and ended at 11.03 am.

- *1 Minutes
The minutes of the meeting of the Planning Inspections Committee held on 15 April 2011 were confirmed and signed as a true record.
- *2 Application referred to the Planning Inspections Committee
The Committee considered the application referred to it by the Development Management Committee.

Exmouth Brixington: Application No: 11/0192/FUL – Construction of two storey detached dwelling at 1 Cheriswood Avenue, Exmouth

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

Reasons for Refusal

1. The proposed dwelling would, by reason of its height and close proximity to the site boundary, be overbearing and excessively dominating to the adjacent residential properties to the west of the site to the detriment of the amenities enjoyed by the neighbouring residents. As a consequence, the proposal would be contrary to the provisions of Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 1995-2011.

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

Exmouth Brixington: Application No: 11/0192/FUL – Construction of two storey detached dwelling at 1 Cheriswood Avenue, Exmouth

2. The proposed development would, by reason of the inadequate size of the plot, constitute overdevelopment of the site. As such, and owing to the valuable contribution of the site to the open landscaped entrance to the Cheriswood Avenue estate, the development would have an unduly adverse and detrimental impact upon the character and appearance of the area. As a consequence, the proposal would be contrary to the provisions of Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policies D1 (Design and Local Distinctiveness) and S4 (Development Within Built-up Area Boundaries) of the East Devon Local Plan 1995-2011.

3. The proposed dwelling would, by reason of the positioning of windows at first floor level on the north elevation, cause an unacceptable level of overlooking of the adjacent residential properties numbers 14 and 16 Brixington Drive resulting in an adverse loss of privacy and amenity to the neighbouring residents. As a consequence, the proposal would be contrary to the provisions of Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 1995-2011.

Chairman Date