

Date: 12 January 2011
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Our Reference: CEH



To: Members of the Planning Inspections Committee:
(Councillors: Geoff Chamberlain, Andrew Dinnis, Paul Diviani,
Ray Franklin, Mike Green, Stephanie Jones, David Key, Helen Parr)

Ward Member:
(Vivienne Ash, Ray Bloxham, Peter Halse, Sara Randall Johnson)

Head of Planning and Countryside Services
Development Manager
Senior Solicitor

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Dear Sir/Madam,

**Planning Inspections Committee
Friday 21 January 2011 at 11.30 am**

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.

Members are requested to bring their previously circulated copies of the Development Management Committee reports to the meeting. 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.
- 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 26 November 2010
- 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:

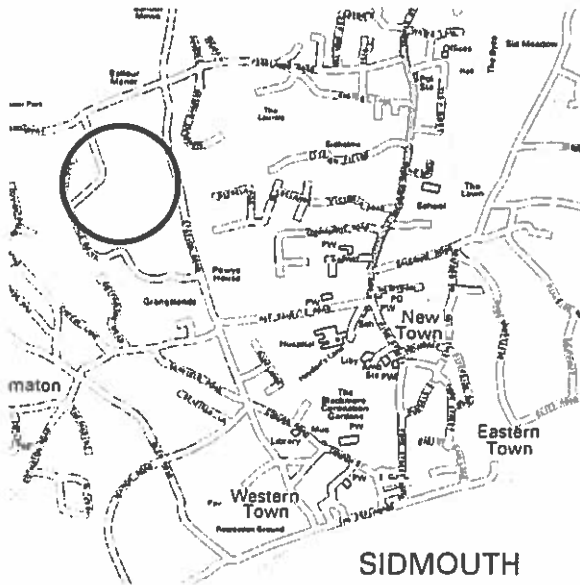
<u>District Ward</u>	<u>Application/Case Number</u> <u>Proposed Development / Site / Applicant</u>	<u>Approximate time</u> <u>of informal visit</u>
Ottery St Mary Rural	10/2278/OUT Construction of detached single storey dwelling at 3 Ashley Brake, West Hill, Ottery St Mary for Mr D Rodway	9.30 am
Honiton St Pauls	10/1837/FUL Construction of 8 dwellings at Land adjacent to Vine Passage, Honiton for Mr D Vallender	10.30 am
	Committee	11.30 am

Members please note:

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) and your substitute Committee Member 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



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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 Popleford – 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.

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. A hearing loop system is in operation in the Council Chamber.

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 26 November 2010

Present:

Councillors:

Paul Diviani (Chairman)
Andrew Dinnis (Vice Chairman)
David Atkins
Geoff Chamberlain
Ray Franklin
Stephanie Jones
David Key
Helen Parr

Officers:

Andy Carmichael, Assistant Development Manager
Jenna George, Planning Officer
Christopher Holland, Democratic Services Officer
Andrew Seddon, Senior Solicitor

Ward Member:

Councillor Steve Hall

Apologies:

Councillors:
Malcolm Florey
Mike Green

The meeting started at 10.30 am and ended at 11:30 am.

***5 Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 26 October 2010 were confirmed and signed as a true record.

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

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

Budleigh Salterton Ward: Application No: 10/1321 – Erection of dwelling at 33 Northview Road for Badger Homes

RESOLVED: that application 10/1321/FUL 33 Northview Road, Budleigh Salterton be APPROVED for the following reasons:

- (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) No development shall take place until details of a privacy screen to be constructed on the western side of the external terrace area have been submitted to and approved in writing by the Local Planning Authority. The screen shall be constructed on or in place of part of the terrace balustrade. Works shall be carried out in accordance with the agreed details.
(Reason - to protect the privacy and amenity of neighbouring occupiers).

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

Budleigh Salterton Ward: Application No: 10/1321 – Erection of dwelling at 33 Northview Road for Badger Homes

- (3) Notwithstanding the plan details submitted, the first floor south west facing window shown to serve a breakfast/kitchen area, the first floor south east facing window shown to serve the master bedroom, and the first floor east facing window shown to serve an en-suite bathroom, shall be obscure glazed, fixed shut and maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
(Reason - In the interests of the privacy and amenity of neighbouring occupiers).
- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, other than those shown on the plans hereby permitted shall be formed above the first floor level of the dwelling hereby granted permission.
- (5) Prior to the commencement of the development hereby approved samples of the external materials to be used in the construction of the dwelling house, including details of materials and finishes for the east boundary shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the agreed details.
(Reason - To protect the visual amenity of the designated landscape).
- (6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no works within Schedule 2 Part 1 Class C for any other alterations to the roof of the dwelling house shall be undertaken.
(Reason - To prevent the conversion of the roof space to living accommodation to protect the privacy and amenity of neighbouring occupiers).
- (7) No development shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall provide a plan showing the existing vegetation on site, details of any vegetation to be removed and details to protect the vegetation to be retained during construction. The scheme shall include additional planting to off-set any possible removal of existing vegetation. The approved details for the protection of existing vegetation shall be provided before any construction work starts on site and shall be retained until the completion of the works. The approved details of additional planting 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 or other plants 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 with the Local Planning Authority.
Reason – in the interests of the appearance of the development and the amenity of adjacent residential occupiers to comply with Policies D1 and D4 of the adopted East Devon Local Plan 1995 – 2011.

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

Budleigh Salterton Ward: Application No: 10/1321 – Erection of dwelling at 33 Northview Road for Badger Homes

- (8) No development shall commence until detailed working drawings of the dwelling hereby permitted to include elevations and floor plans (to an appropriate scale) have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure the Local Planning Authority retains control over detailed design matters in the interests of the visual appearance of the building and the character and appearance of the area).

The following declarations of interest were made during consideration of the application:

Councillor/ Officer	Ref. / Site	Type of interest (action taken)	Nature of interest
Councillor Paul Diviani	10/1321/FUL 33 Northview Road, Budleigh Salterton	Personal (remained in Chamber to speak and vote)	Councillor was a DCC representative on the East Devon AONB Partnership Board

Chairman

Date



