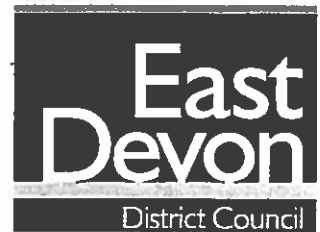


Date: 13 January 2010
Contact number: (01395) 517543
E-mail: cholland@eastdevon.gov.uk
Our Reference: CEH



To:

Members of the Planning Inspections Committee:
(Councillors: Geoff Chamberlain, Iain Chubb, Andrew Dinnis,
Paul Diviani, Ray Franklin, Mike Green Helen Parr,
Pauline Stott)

Ward Members:
(Councillor: John Humphreys, Tim Wood)

Head of Planning and Countryside Services
Development Control Manager
Senior Solicitor

East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL

DX 48705 Sidmouth

Tel: 01395 516551
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www.eastdevon.gov.uk

Dear Sir/Madam,

**Planning Inspections Committee
Friday 22 January 2010 at 10.30 am**

The above Committee meeting will be held in the Council Chamber, Knowle, Sidmouth to consider the matters 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 Control Committee reports to the meeting. Please note the assembly time of 8.35 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 given prior notice to do so;

- 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 November 2009. 4
- 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:

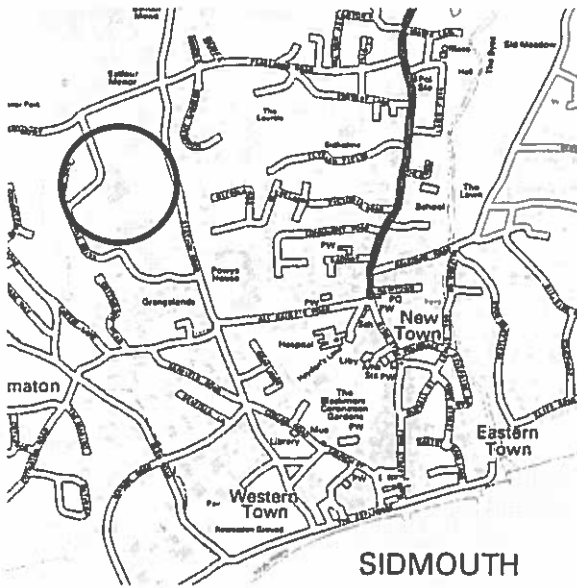
<u>District Ward</u>	<u>Application/Case Number</u> <u>Proposed Development / Site / Applicant</u>	<u>Approximate time</u> <u>of informal visit</u>
Exmouth Littleham	09/2192/MFUL Demolition of existing redundant student accommodation and construction of 40 bed residential care home at 14 Cyprus Road, Exmouth for Mr G Tuton	9.15 am
	Committee	10.30 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 8.35 am for departure at 8.45 am. If you are unable to attend, would you please inform Christopher Holland (01395 517543) 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



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 27 November 2009

Present:	Councillors: Andrew Dinnis (Vice Chairman in the Chair) Bob Buxton Geoff Chamberlain Ray Franklin Mike Green Helen Parr Pauline Stott
Officers:	Stephen Belli, Development Manager Christopher Holland, Democratic Services Officer Andrew Seddon, Senior Solicitor
Ward Member:	David Cox Roger Giles
Apologies:	Iain Chubb Paul Diviani

The meeting started at 10.15 am and ended at 10.50 am

***9 Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 30 October 2009 were confirmed and signed as a true record.

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

The Committee considered the application referred to it by the Development Management Committee. Members of the Planning Inspections Committee along with the Development Manager and Democratic Services Officer had informally visited the site earlier that day.

The following decision was made having taken into account the report previously submitted to the Development Management Committee which had been brought to Members' attention, noted by them and updated during the site visit.

- (a) Trinity: Application No: 09/0939/FUL – Use of building as dwelling (retrospective) at Land at the Summerhouse, Rousdon for Mr and Mrs Connell

RESOLVED: that the application be APPROVED subject to conditions to be delegated to the Head of Planning and Countryside Services to include:

- 1 Retrospective time limit condition
- 2 Removal of PD rights for extensions and outbuildings
- 3 Removal of PD rights for means of enclosure
- 4 Removal of PD rights for oil tanks
- 5 Condition preventing any new overhead electricity supply lines to serve the building (any such lines to be underground)
- 6 Notwithstanding the plans as submitted, within 28 days of the date of this permission a revised red line application site and residential curtilage plan to be submitted for approval (team to draft condition in full)

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

Members resolved contrary to Officers' recommendation for the following reasons:

It was considered that the conversion of the building to a dwelling would not be out of character with other conversions on the estate. The conversion would be appropriate in the wider setting of the estate and would safeguard the fabric and integrity of this important Listed Building. The works to the building had been carried out sympathetically (subject to any grant of LBC).

Chairman

Date



