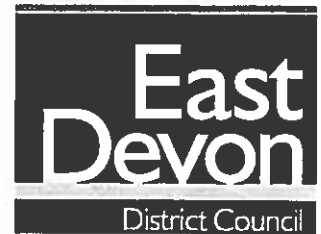


Date: 21 October 2009
Contact number: (01395) 517542
E-mail: hjarvis@eastdevon.gov.uk
Our Reference: CEH



To:

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

Ward Members:
(Councillors: David Cox, Christine Drew, Roger Giles, Stuart Hughes,
Graham Troman)

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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Dear Sir/Madam,

**Planning Inspections Committee
Friday 30 October 2009 at 11.30 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 8.45 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 7 August 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:

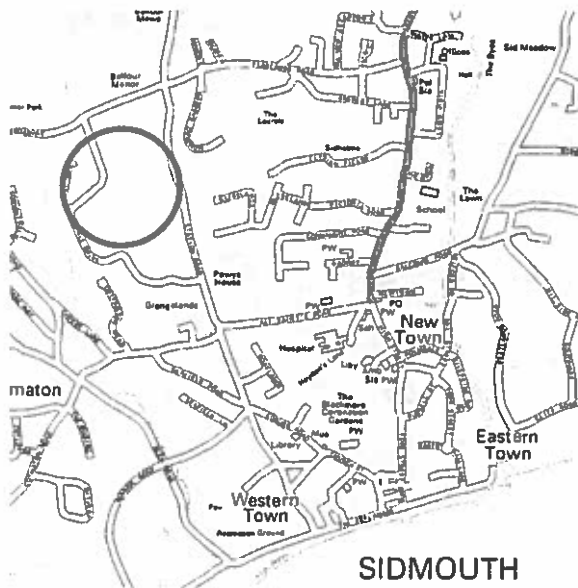
<u>District Ward</u>	<u>Application/Case Number</u> <u>Proposed Development / Site / Applicant</u>	<u>Approximate time</u> <u>of informal visit</u>
Sidmouth Sidford	09/1531/FUL Erection of new dwelling and car port with new vehicular access at 47 Livonia Road, Sidmouth for Mr Mark Greenslade	9.00 am
Ottery St Mary Town	08/2881/MFUL Construction of 4 No. Dwellings, 8 No. Apartments and a commercial building with associated parking and amenity facilities at Marist Convent, 8 Broad Street, Ottery St. Mary for Sea Valley Properties	10.00 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 **8.45 am for departure at 8.55 am**. If you are unable to attend, would you please inform Hannah Jarvis (01395 517542) and your substitute Committee Member as soon as possible. It is advisable for Members to wear stout shoes.

- You must declare any personal or prejudicial interests in an item whenever it becomes apparent that you have an interest in the business being considered.
- 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 7 August 2009

Present: Councillors:
Paul Diviani (Chairman)
Andrew Dinnis (Vice Chairman)

Geoff Chamberlain
Iain Chubb
Helen Parr
Pauline Stott

Officers: Stephen Belli, Development Manager
Hannah Jarvis, Democratic Services Support Officer

Ward Member: Chris Gibbings
Frances Newth

Apologies: Councillor Ray Franklin

Andrew Seddon, Senior Solicitor

The meeting started at 9.50 am and ended at 10.10 pm

***5 Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 10 July 2009 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. Members of the Planning Inspections Committee along with the Development Manager and Democratic Services Support 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) Sidmouth Town: Application No: 09/0880/FUL – Two Storey extension to residential home at Fourways Residential Home, Glen Road, Sidmouth for Mrs R Evans-White

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

- 1 By reason of its form, scale, aspect, design and proximity to the site boundaries the proposed extension would comprise a cramped overdevelopment of the plot, reducing significantly available amenity space for residents of the home resulting in an unattractive, bulky imposition on the locality. The proposal would fail to achieve a satisfactory standard of design and neighbourliness, and would not comply with the requirements of national and local planning policy and guidance as set out in PPS1 – Delivering Sustainable Development, 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) of the East Devon Local Plan 1995 – 2011.

Chairman

Date