

Date: 1 July 2009
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Our Reference: CEH



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

Ward Members:
(Councillors: Douglas Hull, Andrew Moulding, Bob Peachey)

Kate Little - Head of Planning and Countryside Services
Stephen Belli - Development Control Manager
Andrew Seddon - Senior Solicitor

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Dear Sir/Madam,

**Planning Inspections Committee
Friday 10 July at 11.45 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 8.50 am in the Members Area, Knowle, for the visiting Members of the Planning Inspections Committee.

Yours faithfully

MARK WILLIAMS

Chief Executive

AGENDA

		Page/s
1	To confirm the minutes of the meeting of the Planning Inspection Committee held on 12 June 2009.	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

Chief Executive: Mark Williams ·

Corporate Directors: Denise Lyon (Deputy Chief Executive) Peter Jeffs · Diccon Pearse · Karime Hassan

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:

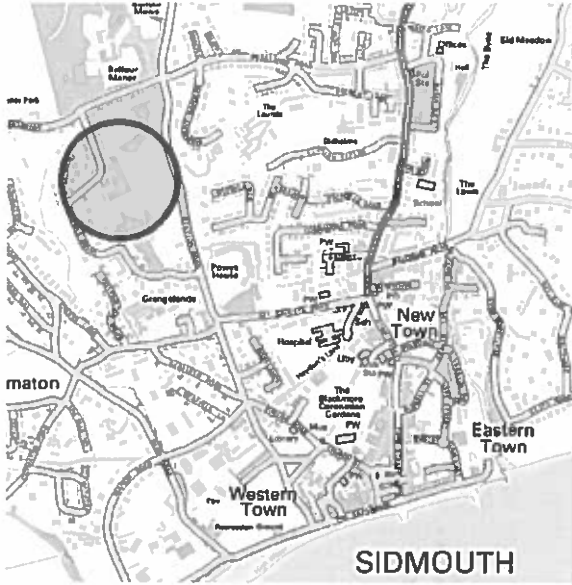
<u>District Ward</u>	<u>Application/Case Number</u> <u>Proposed Development / Site / Applicant</u>	<u>Approximate time</u> <u>of informal visit</u>
Axminster Town	09/0758/FUL Change of dwelling to children's day nursery at Yarty View, Lyme Close for Tick Tocks Day Nursery	8.55 am
Clyst Valley	09/0472/MOUT Change of use of land associated development for uses B2 (industrial) and B8 (storage and distribution) at Waldrons Farm, Sidmouth Road, Farringdon for Mrs S Lockwood	10.20 am
	Committee	11.45am

Members please note:

In order to minimise the number of cars used for the inspection, Members leaving from Knowle are asked to meet at **8.20 am for departure at 8.30 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 – 340 (Railway Station), 387 (Town Centre)

From Seaton – 52A, 899

From Ottery St Mary – 382, 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 12 June 2009

- Present:** Councillors:
Paul Diviani (Chairman)
Andrew Dinnis (Vice Chairman)
- Iain Chubb
Ken George
Helen Parr
Pauline Stott
- Officers:** Andrew Carmichael, Principal Planning Officer
Dave Collings, Enforcement Officer
Hannah Jarvis, Democratic Services Support Officer
Ollie Moore, Enforcement Administration Assistant
- Ward Member:** David Key
- Apologies:** Councillors:
Derek Button
Geoff Chamberlain
Ray Franklin
Andrew Seddon

The meeting started at 11.33 pm and ended at 11.54 pm

*1 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 15 May 2009 were confirmed and signed as a true record.

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

(Councillor Paul Diviani declared a personal interest in this site as Chairman of the Blackdown Hills Area of Outstanding Natural Beauty).

The Committee considered the application and matter referred to it by the Development Management Committee. Members of the Planning Inspections Committee along with the Principal Planning Officer, Senior Development Management Officer, Enforcement Officer, Enforcement Administration Assistant 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) Otterhead: Application No: 08/1195/FUL – Proposed expansion of workshop and machinery storage buildings at Broadhayes Farm, Stockland for Mr R Bright.

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

Reasons for Refusal

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

(a) Otterhead: Application No: 08/1195/FUL – Proposed expansion of workshop and machinery storage buildings at Broadhayes Farm, Stockland for Mr R Bright.

- 1 The site lies within an area designated as an Area of Outstanding Natural Beauty and the proposal would be contrary to the policy for such areas as defined by the County Structure Plan in Policy CDE3 and Local Plan Policy EN1 by reason of the mass, scale and height of the building as proposed resulting in a damaging effect upon the character and appearance of this designated landscape.
- 2 The proposal is accessed from an unclassified road in very close proximity to its junction with the C3O1 classified county road and the site access as limited visibility from and of emerging vehicles as does the highway junction and any increase in use and in consequence of this access and of the approach roads would result in danger and inconvenience to users of the highway contrary to East Devon Local Plan Policy TA7 (Adequacy of Road Network and Site Access).

The Committee asked that Enforcement Officers investigate the Broadhayes stone business operating on the site.

Chairman

Date

