

Date: 3 June 2009  
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Our Reference: HJ



To:

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

Councillor Derek Button

(Ward Member: Councillor David Key)

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 12 June at 11.00 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 15 May 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 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:

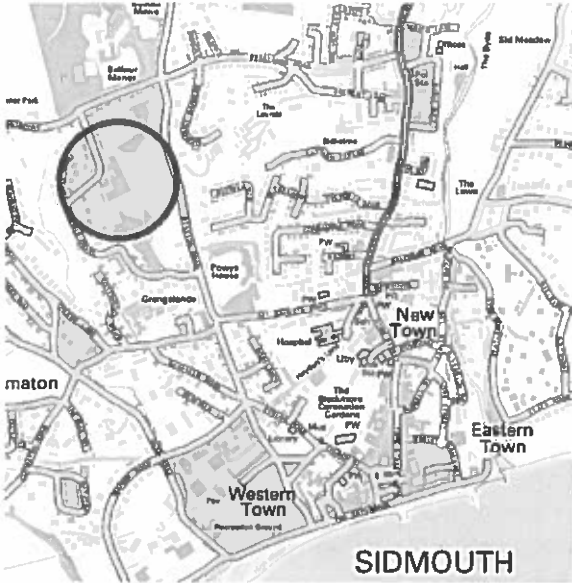
<u>District Ward</u>	<u>Application/Case Number</u> <u>Proposed Development / Site / Applicant</u>	<u>Approximate time</u> <u>of informal visit</u>
Otterhead	08/1195/FUL Proposed expansion of workshop and machinery storage buildings at Broadhayes Farm, Stockland for Mr R Bright.	9.45 am
	Committee	11.00 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 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 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 – 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 15 May 2009

**Present:** Councillors:  
Tony Reed (Chairman)  
Helen Parr (Vice Chairman)

Geoff Chamberlain  
Iain Chubb  
Andrew Dinnis  
Ken George  
Graham Troman

**Officers:** James Brown, Senior Development Control Officer  
Ed Freeman, Principal Planning Officer  
Hannah Jarvis, Democratic Services Support Officer  
Andrew Seddon, Senior Solicitor

**Apologies:** Councillors:  
Ray Franklin  
Mark Williamson

The meeting started at 4.00 pm and ended at 4.45 pm

\*25 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 17 April 2009 were confirmed and signed as a true record.

\*26 **Application referred to the Planning Inspections Committee**

The Committee considered the application and matter referred to it by the Development Control Committee. Members of the Planning Inspections Committee along with the Senior Development Control Officer and Democratic Services Support Officer had informally visited the sites earlier that day.

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

- (a) Whimple: Application No: 09/0311/MFUL – Construction of a crematorium with associated landscaping, access and car parking at land east of Piccadilly Copse, Strete Raleigh, Whimple for Mr A Marshall

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

Reasons for Refusal

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

(a) Whimble: Application No: 09/0311/MFUL – Construction of a crematorium with associated landscaping, access and car parking at land east of Piccadilly Copse, Strete Raleigh, Whimble for Mr A Marshall (con'd)

- 1 The proposed development represents sporadic and unjustified development in an area remote from any settlement. Whilst it is often recognised that a location outside a defined built up area boundary is required for the proposed development, it has not been sufficiently demonstrated that alternative and more sequentially preferable sites are not suitable, viable or available. The development is therefore considered contrary to guidance contained within national Policy, PPS 1 – Delivering Sustainable Development and PPS 7 – Sustainable Development in Rural Areas, Policies ST1 (Sustainable development), ST5 (Development Priority) and ST16 (Local Centres and Rural Areas) of the Devon Structure Plan (2001 – 2016), and Policy S5 (Countryside Protection) of the East Devon Local Plan (1995-2011).
  
- 2 The proposed development by reason of the necessary access to the proposed site and its associated junction works and visibility splay would result in intrusive development that harms the character and appearance of the area and results in the loss of, or significant harm to trees of high amenity value and a species rich hedgerow. In addition these works would undermine the ecological value of a historic site in the open countryside. The development is therefore considered contrary to PPS 1 - Delivering Sustainable Development PPS 9 - Biodiversity and Geological Conservation, Policies C01 (Landscape Character and Local Distinctiveness) of the Devon Structure Plan (2001 - 2016) and Policies D4 (Landscape Requirements) D5 (Trees on development sites) and EN6 (Wildlife Habitats and Features) of the adopted East Devon Local Plan (1995 - 2011).

Chairman .....

Date .....

