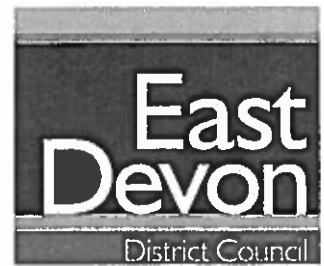


Date: 6 April 2011
Contact number: (01395) 517542
E-mail: hwhitfield@eastdevon.gov.uk
Our Reference: HW



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

Ward Members:
(Councillors: Ann Liverton, Vivien Duval-Steer, Jill Elson,
Pauline Stott)

Head of Economy
Interim Development Manager
Senior Solicitor

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**Planning Inspections Committee
Friday 15 April 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.

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

Councillors and members of the public are reminded to switch off mobile phones during the meeting. If this is not practical due to particular circumstances, please advise the Chairman in advance of the meeting.

AGENDA

Page/s

1 To confirm the minutes of the meeting of the Planning Inspection Committee held on 18 February 2011.

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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:

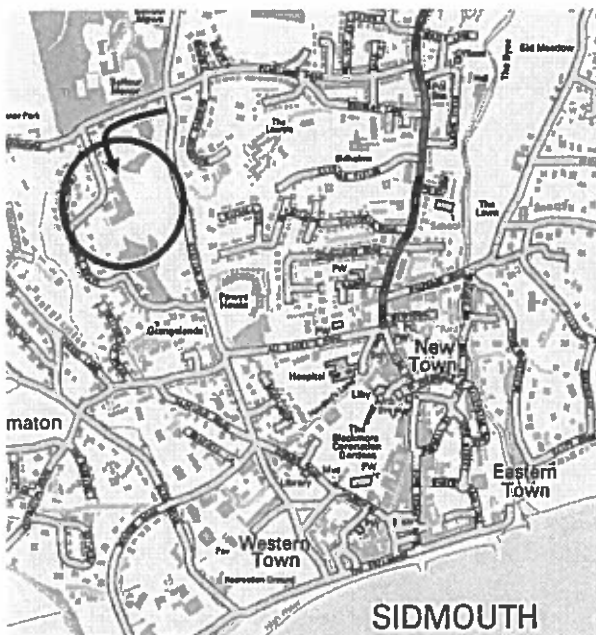
<u>District Ward</u>	<u>Application/Case Number Proposed Development / Site / Applicant</u>	<u>Approximate time of informal visit</u>
Raleigh	11/0075/FUL Construction of a detached dwelling at Otterton Public Conveniences, Ottery Street, Otterton for EDDC Estates Department. http://www.eastdevon.gov.uk/combined_agenda_and_reports_050411.pdf	9.20 am
Exmouth Halsdon	10/2438/FUL Construction of a detached dwelling and double garage with alterations to access at 236 Exeter Road, Exmouth for Mr P Saunders. http://www.eastdevon.gov.uk/combined_agenda_and_reports_050411.pdf	10.10 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 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 – 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.

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 18 February 2011

- Present:** Councillors:
Paul Diviani (Chairman)
David Atkins
Andrew Dinnis
Ray Franklin
Stephanie Jones
David Key
Helen Parr
- Officers:** Nigel Barrett, Senior Planning Officer
Andrew Digby, Planning Officer
Andrew Seddon, Senior Solicitor
Hannah Whitfield, Assistant Democratic Services Officer
- Apologies:** Councillors:
Geoff Chamberlain
Mike Green
Ben Ingham

The meeting started at 10.30 am and ended at 10.55 am.

***9 Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 21 January 2011 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.

- a) Woodbury and Lymptone: Application No: 10/1950/FUL – Change of use of land for the formation of new driveway and vehicular access and construction of extension to barn to form carport at Venmore Farm, Woodbury for Mr R House.

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

Reasons for Refusal

1. The proposed vehicular access and driveway, the construction of visibility splays necessitating the removal and planting of a new hedge and the introduction of fencing would have an unduly detrimental effect upon the rural landscape character and appearance of the area. As a consequence, the proposal would be contrary to the provisions of Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policies S5 (Countryside Protection) and D1 (Design and Local Distinctiveness) of the East Devon Local Plan 1995-2011.

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

a) Woodbury and Lympstone: Application No: 10/1950/FUL – Change of use of land for the formation of new driveway and vehicular access and construction of extension to barn to form carport at Venmore Farm, Woodbury for Mr R House.

2. In the absence of sufficient justification for the works, the Local Planning Authority is of the opinion that the partial removal of the Grade II listed wall and side entrance gates and piers to facilitate the construction of the proposed car port would be unacceptable and detrimental to the character of the setting of the adjacent Venmore Farmhouse, which is also Grade II listed. As a consequence, this element of the proposal would be contrary to the provisions of Policy CO7 (Historic Settlements and Buildings) of the Devon Structure Plan 2001-2016 and Policy EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural or Historic Interest) of the East Devon Local Plan 1995-2011.

Chairman

Date

