

Date: 9 February 2011  
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Our Reference: CEH



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

Ward Member:  
(David Atkins, Ben Ingham)

Head of Planning and Countryside Services  
Development Manager  
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Dear Sir/Madam,

**Planning Inspections Committee  
Friday 18 February 2011 at 10.30 am**

The above Committee meeting will be held in the **Committee Room**, 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.

Yours faithfully,

MARK WILLIAMS

Chief Executive

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

## AGENDA

Page/s

- 1 To confirm the minutes of the meeting of the Planning Inspection Committee held on 21 January 2010. 4 - 6
- 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:

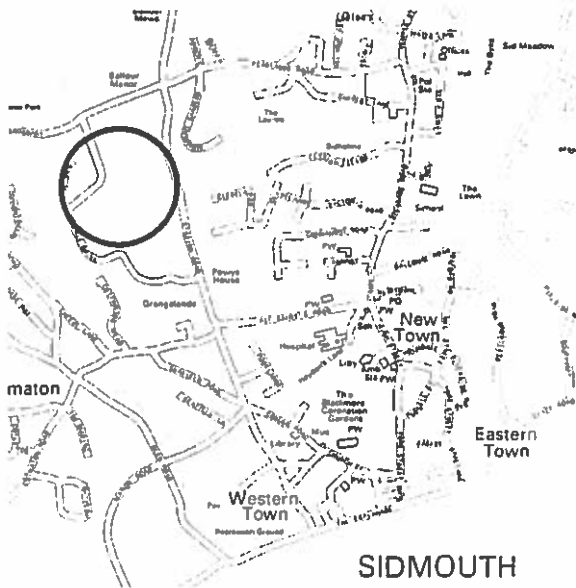
<u>District Ward</u>	<u>Application/Case Number</u> <u>Proposed Development / Site / Applicant</u>	<u>Approximate time</u> <u>of informal visit</u>
Woodbury and Lypstone	10/1950/FUL Change of use of land for the formation of new driveway and vehicular access and construction of extension to barn to form carport at Venmore Farm, Woodbury for Mr R House. <a href="http://www.eastdevon.gov.uk/development_management_agenda_080211.pdf">http://www.eastdevon.gov.uk/development_management_agenda_080211.pdf</a>	9.30 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 **8.50 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 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 21 January 2011

<b>Present:</b>	Councillors: Andrew Dinnis (Vice Chairman) Stephanie Jones David Key Helen Parr Ian Thomas
<b>Officers:</b>	Andy Carmichael, Assistant Development Manager Christopher Holland, Democratic Services Officer Andrew Seddon, Senior Solicitor
<b>Ward Member:</b>	Councillor Ray Bloxham
<b>Apologies:</b>	Councillors: Vivienne Ash Derek Button Geoff Chamberlain Paul Diviani Ray Franklin Mike Green

The meeting started at 11.30 am and ended at 12.49 pm.

### \*7 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 26 November 2010 were confirmed and signed as a true record.

### \*8 **Application referred to the Planning Inspections Committee**

The Committee considered the application referred to it by the Development Management Committee.

- a) Ottery St Mary Rural: Application No: 10/2278/OUT – Construction of detached single storey dwelling at 3 Ashley Brake, West Hill, Ottery St Mary for Mr D Rodway

**RESOLVED:** that the application be REFUSED contrary to Officer recommendation for the following reason:

On the basis of the information submitted, the Local Planning Authority is not satisfied that the site could be developed without causing harm to the open and spacious character of the locality and the amenity of adjoining residential occupiers due to the irregular shape of the proposed plot and the close proximity of adjacent dwellings. The proposal is therefore considered to be contrary to Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016, policies S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness) of the East Devon Local Plan 1995-2011 and guidance contained within the West Hill Village Design Statement.

b) Honiton St Pauls: Application No: 10/1837/FUL – Construction of 8 dwellings at Land adjacent to Vine Passage, Honiton for Mr D Vallender

**RESOLVED:** that the application be APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.  
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area and to accord with Policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)
3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.  
(Reason - To ensure that an appropriate record is made of archaeological evidence that may be affected by the development and in order to comply with Planning Policy Statement 5 (Planning for the Historic Environment); policy CO8 (Archaeology) of the Devon Structure Plan, and; policy EN8 (Proposals affecting sites which may potentially be of archaeological importance) of the Adopted East Devon Local Plan 2006.)
4. No part of the development hereby approved shall be brought into its intended use until secure undercover and illuminated cycle storage for eight cycles has been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.  
(Reason - To ensure that adequate facilities are available for the cycle traffic attracted to the site and to promote the use of sustainable modes of transport and in order to comply with policy TA9 (Parking Provision in New Development) of the Adopted East Devon Local Plan.)
5. No development shall commence until satisfactory details of the following elements have been submitted to, and approved in writing by, the Local Planning Authority:
  - Cross-sections at 1:2/5 scale of all window types including methods of opening and depth of reveal within their respective window openings
  - Render specification; including texture and colour finish (notwithstanding any submitted details) Roofing materials including product details, sample and method of fixing.
  - New rainwater goods including profiles, materials and finishes.
  - Roof ventilation systems.
  - Eaves and verge details including construction and finishes.
  - External vents, flues and meter boxes.
  - Cross-sections through door canopies and door hoods showing construction and finishesDevelopment shall be carried out in accordance with the approved details

(Reason - In the interests of the architectural and historic character of the building and to accord with Policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)

6. All windows and doors indicated on the approved plans shall be made of timber only and no other materials, and be painted in a colour to be agreed in writing by the Local Planning Authority and maintained as such, unless otherwise agreed in writing by the Local Planning Authority  
(Reason - In the interests of the preservation and enhancement of the conservation area and to accord with Policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)
7. No development shall take place until satisfactory details (and where so required samples of materials to be used) for all areas of hard landscaping of the site have been submitted to and approved in writing by the Local Planning Authority;  
(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the conservation area and to accord with Policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)
8. There shall be no bell end render stops or metal beading to the proposed rendered areas.  
(Reason - To preserve and enhance the character and appearance of the conservation area and to accord with Policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)
9. All new barge boards, soffit boards, fascia boards and external cladding shall be in timber only and no other materials and shall be painted unless otherwise previously agreed in writing with the Local Planning Authority.  
(Reason - In the interests of the preservation and enhancement of the conservation area and to accord with Policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within the Schedule Part 1 Classes A, C, D, or E for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings, or for the provision within the curtilage of any building or enclosure, swimming or other pool, [other than any enclosure approved as part of the scheme]  
(Reason - The space available would not permit such additions without detriment to the character and appearance of the conservation area or to the amenities of adjoining or future occupiers and to accord with Policies CO6 (Quality of New Development) and CO7 (Historic Settlements and Buildings) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)

Chairman .....

Date .....