

Agenda for Planning Inspections Committee

Friday, 17 April 2015; 10.30am



Members of the Committee:

Councillors: David Atkins, Alan Dent, Martin Gammell, David Key, Helen Parr, Geoff Pook, Peter Sullivan, Mark Williamson

Committee to assemble at 8.50am in the Members' Area (departure 9am).

Ward Member:

Councillors: Vivien Duval Steer, Jill Elson, Pauline Stott

Parish/Town Council: Exmouth Halsdon

Venue: Council Chamber, Knowle, Sidmouth, EX10 8HL

[View directions](#)

Contact: [Hannah Whitfield](#), 01395 571542 (or group number 01395 517546): Issued 8 April 2015

[Speaking on planning applications](#)

In order to speak on an application being considered by the Planning Inspections Committee you must have submitted written comments during the consultation stage of the application. Those that have commented on an application being considered by the Committee will receive a letter or email (approximately 7 working days before the meeting) detailing the date and time of the meeting and instructions on how to register to speak. The letter/email will have a reference number, which you will need to provide in order to register. Speakers will have 3 minutes to make their representation. **Please note there is no longer the ability to register to speak on the day of the meeting.**

The number of people that can speak on each application is limited to:

- Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
- Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent

Parish and Town Councils

Parish and town council representatives wishing to speak on an application are also required to pre-register in advance of the meeting. One representative can be registered to speak on behalf of the Council from 10am on Thursday 9 April up until 12 noon on Tuesday 14 April by leaving a message on 01395 517525 or emailing planningpublicspeaking@eastdevon.gov.uk.

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- 1 Minutes for 20 February (page 3 - 4)
- 2 Apologies
- 3 [Declarations of interest](#)
- 4 [Matters of urgency](#) – none identified
- 5 To agree any items to be dealt with after the public (including press) have been excluded. There are **no** items that officers recommend should be dealt with in this way.

Applications for determination

- 6 [14/2912/FUL](#) (approx. time of site visit by Committee: 9.30 am)

Ward: Exmouth Halsdon
Location: 2 Gipsy Lane, Exmouth
Proposal: Construction of an attached two storey dwelling

[Decision making and equalities](#)

Please note:

This meeting is being audio recorded by EDDC for subsequent publication on the Council's website.

Under the Openness of Local Government Bodies Regulations 2014, members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.

[Decision making and equalities](#)

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 Knowle, Sidmouth on 20 February 2015

Attendance list at end of document

The meeting started at 10.15am and ended at 10.47am.

***22 Minutes**

The minutes of the Planning Inspections Committee meeting held on 16 January 2015 were confirmed and signed as a true record.

Following legal advice that a delegated decision needed to involve an officer (the Council's normal practice), to comply with this technicality members reviewed the resolution and resolved that, in place of the previous resolution, application 14/0825/FUL be:

DEFERRED to allow officers the opportunity to negotiate reducing the levels of the proposed dwelling through its digging in, with decision on the application delegated to the Service Lead – Planning in consultation with the Chairman of the Development Management Committee and Ward Members.

***23 Declarations of interest**

There were none.

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

The Committee considered the following application:

Raleigh: 14/2310/FUL – Siting of a log cabin for residential, education and training for volunteers (Class C2) with office and meeting room and associated parking, sewage treatment plant and biomass boiler at Hawkerland Brake Barn (RSPB), Exmouth Road, Aylesbeare EX5 2JS.

The committee report considered by the Development Management Committee on 10 February 2015 can be viewed at:

<http://new.eastdevon.gov.uk/media/765023/100215-combined-dmc-agenda.pdf>.

An [update](#) to the committee report was circulated to Members prior to the Planning Inspections Committee meeting. Following a confirmed offer by the applicant of proposed mitigation for the impact on the European designated environments the Habitat Regulations assessment and previously published recommended reasons for refusal had been revised.

RESOLVED: DEFERRED with delegated authority given to the Service Lead – Planning, in consultation with the Chairman of the Development Management Committee and Ward Member, to approve the application with appropriate conditions, subject to the submission of revised plans demonstrating a satisfactory revised access. Members considered that the proposal would lead to reduced traffic movements to and from the site and was acceptable subject to the applicant demonstrating that a satisfactory access arrangement could be secured.

Attendance list

Present:

Committee Members

Councillors:

Helen Parr (Chairman)

David Key (Vice Chairman)

David Atkins

Alan Dent

Martin Gammell

Geoff Pook

Peter Sullivan

Mark Williamson

Officers

James Brown, Principal Planning Officer

Andrew Digby, Planning Officer

Rachel Pocock, Corporate Legal and Democratic Services Manager

Hannah Whitfield, Democratic Services Officer

Ward Member

Councillor Ray Bloxham

Chairman Date.....