

Date: 9 April 2014
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Our Reference: SL



To: Members of the Planning Inspections Committee:
(Councillors: David Atkins, Geoff Chamberlain, Alan Dent,
David Key, Helen Parr, Geoff Pook, Peter Sullivan,
Mark Williamson)

Ward Member (not on Committee):
(Councillors: Susie Bond, Peter Halse, Mike Allen, Phil Twiss)

Deputy Chief Executive – Richard Cohen
Development Manager
Principal Solicitor

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Planning Inspections Committee

Friday 25 April 2014

1:30pm

Council Chamber, Knowle, Sidmouth

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.

Please note the **assembly time of 9.45 am** (departure 9.55 am) in the Members Area, Knowle, for the visiting Members of the Planning Inspections Committee. It is advisable for Members to wear stout shoes.

This meeting is being recorded for subsequent publication on the Council's website. Audio recording is permitted by press representatives and members of the public from the public area, subject to their notification to the Chairman prior to the start of the meeting of a wish to record all or part of that meeting.

Public speaking arrangements

Members of the public are welcome to attend and speak on planning applications at this meeting. If you wish to speak on a particular application, simply enter your name on the sheets located near the entrance to the Council Chamber, in the corresponding section which indicates whether you are a supporter or objector. If you do not wish to be recorded, please tick the appropriate box on the speaker sheet and the Chairman will instruct those taking a recording to cease while you speak. Please note that there is no requirement or facility to record the details of the speaker before the day of the meeting.

- The relevant Officer will introduce and outline the application 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.

Should anyone have any special needs or require any reasonable adjustments to assist them in making individual contributions, please contact Stephanie Lewis (contact details at the top of the first page of the agenda).

Councillors and members of the public are reminded to switch mobile phones to silent 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 14 March 2014.	5-6						
2	To receive any apologies for absence.							
3	To receive any declarations of interests relating to items on the agenda.							
4	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).							
5	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.							
6	To consider the following planning application which the permanent, including substitute, Members of the Planning Inspections Committee have informally inspected during the day:							
	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>District Ward</u></th> <th style="text-align: left;"><u>Application Number/ Proposed Development / Site Location</u></th> <th style="text-align: right;"><u>Approximate time of informal visit</u></th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Feniton and Buckerell</td> <td style="vertical-align: top;"> 13/2744/MOUT Outline application comprising residential development (up to 300 units 40% of which would be affordable) including a new access onto Hayne Lane, highway improvements, open space, allotments and drainage (access only to be considered at this stage) at land west of Hayne Lane, Honiton </td> <td style="text-align: right; vertical-align: top;">10:20am</td> </tr> </tbody> </table>	<u>District Ward</u>	<u>Application Number/ Proposed Development / Site Location</u>	<u>Approximate time of informal visit</u>	Feniton and Buckerell	13/2744/MOUT Outline application comprising residential development (up to 300 units 40% of which would be affordable) including a new access onto Hayne Lane, highway improvements, open space, allotments and drainage (access only to be considered at this stage) at land west of Hayne Lane, Honiton	10:20am	
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Honiton

[13/2641/MFUL](#)

11:10am

Demolition of existing motel buildings and erection of replacement 66 bedroom hotel building with ancillary restaurant/bar and associated car park and landscape works at Honiton Motel, Turks Head Lane, Honiton, EX14 1EW

Committee

1:30pm

Members please note:

- **Members are requested to bring their previously circulated copies of the Development Management Committee reports to the meeting.**
- If you are unable to attend, would you please inform Democratic Services (01395 517546) as soon as possible.
- You must declare the nature of any disclosable pecuniary interests. [Under the Localism Act 2011, this means the interests of your spouse, or civil partner, a person with whom you are living with as husband and wife or a person with whom you are living as if you are civil partners]. You must also disclose any personal interest.
- You must disclose your interest in an item whenever it becomes apparent that you have an interest in the business being considered.
- Make sure you say what your interest is as this has to be included in the minutes. [For example, 'I have a disclosable pecuniary interest because this planning application is made by my husband's employer'.]
- If your interest is a disclosable pecuniary interest you cannot participate in the discussion, cannot vote and must leave the room unless you have obtained a dispensation from the Council's Monitoring Officer or Standards Committee.

Decision making and equality duties

The Council will give due regard under the Equality Act 2010 to the equality impact of its decisions.

An appropriate level of analysis of equality issues, assessment of equalities impact and any mitigation and/or monitoring of impact will be addressed in committee reports.

Consultation on major policy changes will take place in line with any legal requirements and with what is appropriate and fair for the decisions being taken.

Where there is a high or medium equalities impact Members will be expected to give reasons for decisions which demonstrate they have addressed equality issues.

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 – 52B

From Seaton – 52A

From Ottery St Mary – 379, 387

Please check your local timetable for times.

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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 Knowle, Sidmouth on Friday 14 March 2014

Present: Councillors:
Helen Parr (Chairman)
David Key (Vice Chairman)

David Atkins
Geoff Chamberlain
Alan Dent
Geoff Pook
Peter Sullivan
Mark Williamson

Also Present: Councillors:
Frances Newth (Ward Member)
Martin Gammell

Officers: Henry Gordon Lennox, Principal Solicitor
Ed Freeman, Development Manager
Stephanie Lewis, Assistant Democratic Services Officer

The meeting started at 10.00am and ended at 11:05am.

***23 Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 14 February 2014 were confirmed and signed as a true record.

***24 Declaration of Interests**

Councillor/ Officer	Application Ref. / Minute number	Type of interest	Nature of interest
Cllr Peter Sullivan	13/1688/FUL	Personal Interest (remained in the Chamber for the debate and vote)	Sidmouth Town Councillor

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

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

Sidmouth Town: Application No: 13/1688/FUL – Construction of new dwelling on land adjacent to 4 Cheese Lane, Sidmouth EX10 8QY

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

- RESOLVED:** REFUSED contrary to officers recommendation due to Members' concerns that the proposal:
- Would not preserve or enhance the character and appearance of the conservation area,
 - Would Impact on the amenity of neighbouring properties in particular No. 4 Cheese Lane and the cottages opposite the site,
 - Would result in overdevelopment of the site due to its scale, massing and bulk
 - Would result in a lack of amenity space for the benefit of occupants of the proposed house

Delegated authority given to the Development Manager to draft reasons for refusal.

Chairman Date