

Date: 21 August 2013
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Our Reference: SL



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

Ward Members (not on Committee):
(Councillors: Peter Bowden, Derek Button)

Deputy Chief Executive – Richard Cohen
Development Manager
Landscape Architect
Principal Solicitor

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Planning Inspections Committee Friday 30 August 2013

11:00am

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 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

AGENDA

Page/s

- 1 To confirm the minutes of the meeting of the Planning Inspection Committee held on 26 July 2013. 4 - 7
- 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:

<u>District Ward</u>	<u>Application Number/ Proposed Development / Site Location</u>	<u>Approximate time of informal visit</u>
Broadclyst	13/0430/MFUL Construction of solar farm comprising of solar arrays, control building, fencing and CCTV system at Land North East of Crannaford House, Broadclyst	9.30am

Committee

11:00 am

Members please note:

- Members are requested to bring their previously circulated copies of the **Development Management Committee reports to the meeting.**
- 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) as soon as possible. It is advisable for Members to wear stout shoes.

- ❑ 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 the Knowle, Sidmouth on Friday 26
July 2013

Present: Councillors:
Helen Parr (Chair)
Alan Dent (Vice Chairman for the meeting)
David Atkins
Geoff Chamberlain
Mark Williamson
Geoff Pook
Peter Sullivan
Vivien Duval Steer (substitute for Cllr David Key)

Ward Members: Councillors:
Pauline Stott

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

Apologies Councillors:
David Key
Jill Elson

The meeting started at 9:45 am and ended at 10.05 am.

- *1 **Appointment of Vice Chairman for the meeting**
In Councillor David Key's absence Councillor Alan Dent was appointed Vice Chairman for the meeting.
- *2 **Minutes**
The minutes of the meeting of the Planning Inspections Committee held on 17 May 2013 were confirmed and signed as a true record.
- *3 **Declaration of Interests**
There were none.
- *4 **Applications referred to the Planning Inspections Committee**
The Committee considered the applications referred to it by the Development Management Committee.
- a) Exmouth Halsdon: Application No: 13/0511/MFUL – construction of two detached dwellings with attached garages and formation of new vehicular access and parking/turning areas at Timberlawn (land at rear of), Littlemead Lane, Exmouth

RESOLVED: APPROVED subject to 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. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external walls and roofs of the proposed development shall be 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 in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)
4. The proposed development shall not be occupied until the access, parking facilities, visibility splays, turning area, parking space and garage/hardstanding, access drive and access drainage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development and shall thereafter be retained for their respective purposes at all times.
(Reason - To ensure that adequate facilities are available for the traffic attracted to the site and to comply with the provisions of Policies TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision in New Development) of the East Devon Local Plan.)
5. No development shall start until a Method of Construction Statement to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials;
 - (d) programme of works (including measures for traffic management), and
 - (e) provision of boundary hoarding behind any visibility zoneshas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.
(Reason - To provide a satisfactory access to the site with adequate facilities for short term parking in the interests of maintaining a safe and efficient highway network and in accordance with Policy TA7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan.)
6. The landscaping scheme detailed on the submitted Landscape Planting Schedule and Management/Maintenance Proposals document (ref. 185_S01.10) shall be carried out in the first planting season after commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with native species that shall first be agreed in writing with the Local Planning Authority.
(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D4 (Landscape Requirements) of the East Devon Local Plan.)
7. Prior to commencement of any works on site, details of the means of protection of the existing hedge along the Exeter Road frontage boundary of the site shall be submitted

to and approved in writing by the Planning Authority. These shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the hedge will be protected during the site works. Provision shall also be made for supervision of hedge protection by a suitably qualified and experienced arboricultural consultant and details shall be included within the hedge protection statement. The development shall be carried out strictly in accordance with the agreed details.

In any event, the following restrictions shall be strictly observed:

- (a) No burning shall take place in a position where flames could extend to within 5m of any part of any tree to be retained.
- (b) No trenches for services or foul/surface water drainage shall be dug within the crown spreads of any retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority. All such installations shall be in accordance with the advice given in Volume 4: National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) 2007.
- (c) No changes in ground levels or excavations shall take place within the crown spreads of retained trees (or within half the height of the trees, whichever is the greater) unless agreed in writing by the Local Planning Authority.

(Reason - To ensure retention and protection of hedges on the site boundaries in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness), D4 (Landscape Requirements) and D5 (Trees on Development Sites) of the East Devon Local Plan.)

1. Informative:

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

- 2. This planning permission is accompanied by, and should be read in conjunction with, the unilateral undertaking dated 5th March 2013 in respect of the payment of financial contributions towards open space provision/enhancement and habitat mitigation.

Approved Plans

185 _ L01.03 REV C	Proposed Site Plan	13.05.13
185_L04.01 REV B	Proposed Elevation	13.05.13
185_L04.02 REV B	Proposed Elevation	13.05.13
185_L01.01 REV B	Location Plan	18.03.13
185_L01.02 REV B	Existing Site Plan	18.03.13

185_L02.01 REV Proposed Floor Plans 06.03.13

A

185_L02.02 REV Proposed Floor Plans 06.03.13

A

185_L02.03 REV Proposed roof plans 06.03.13

A

Councillor Geoff Chamberlain wished for it to be recorded that he had abstained from the vote.

Chairman Date