

Examination of the New East Devon Local Plan 2006-26

Hearing 13
09:30 Tuesday 4 March 2014

Development Management Policies

This session addresses development management policies which have not or will not be discussed at other sessions.

1. Does the requirement in Policy D3 (as modified) to ensure no net loss of trees and hedgerows conflict with the National Planning Policy Framework? (NPPF)
2. Should Policies EN14 and 15 be combined?
3. Should Policies EN19 and 20 be combined?
 - 3a. Why can't the assessment of the adequacy of existing services/new provision be left to Building Regulations?
4. Is Policy EN23 necessary in light of the provisions of Policy EN22?
5. Is the requirement in Policy H3 for the conversion of buildings outside Built up Area Boundaries to flats to be well served by public transport realistic and does it conflict with Policy D8?
6. Does Policy H4 set a fair test for the provision of dwellings necessary to support rural businesses?
7. Why does Policy H6 preclude against the replacement of agricultural and forestry workers dwellings? The implication is that a dwelling already proven to be necessary could not be replaced unless it satisfied the tests in Policy H4. Would this not place an unnecessary burden on rural businesses?
8. Should Policy E8 be moved to sit by Policies H4 and H5?
9. Does Policy TC1 comply with the NPPF which says, at paragraph 46, that local planning authorities should not question the need for telecommunication systems?
 - 9a. What is meant by 'significantly impact on the enjoyment' of nearby residents?

Participants

East Devon District Council
55 Rockbeare Parish Council
939 Devonshire Homes Ltd
1002 Cllr Claire Wright
1545 West Hill Residents Association
3347 Client Group of PCL Planning
6169 Mr John Watts – Olorun Planning Partnerships Ltd