

Date: 21 November 2012
Contact number: (01395) 517542
E-mail: hwhitfield@eastdevon.gov.uk
Our Reference: HW



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 Members:
(Councillors: Tony Howard and Claire Wright)

Deputy Chief Executive – Richard Cohen
Development Manager
Legal Locum

East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL

DX 48705 Sidmouth

Tel: 01395 516551

Fax: 01395 517507

www.eastdevon.gov.uk

Planning Inspections Committee
Friday 30 November 2012
10:30 pm
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 31 August 2012. 4 – 15
- 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>
Ottery St Mary Rural	12/0820/FUL Construction of two attached dwellings including formation of new vehicular access and driveway and provision of parking/turning area at land to rear of Great Halls, Village Way, Aylesbeare EX5 2FD	9.20am
	Committee	10:30am

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.

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.

© Crown Copyright. All Rights Reserved. 100023746.2010

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 31 August 2012

- Present:** Councillors:
Mark Williamson (Chairman)
Helen Parr (Vice Chairman)
David Atkins
Alan Dent
Geoff Chamberlain
Geoff Pook
Phil Twiss
- Ward Members:** Roger Boote
Stephanie Jones
Jim Knight
- Officers:** Paul Barclay, Legal Locum
Ed Freeman, Development Manager
Hannah Whitfield, Democratic Services Officer
- Apologies:** Councillors:
David Key
Ken Potter
Peter Sullivan

The meeting started at 1.45 pm and ended at 3.52 pm.

*3 **Minutes**
The minutes of the meeting of the Planning Inspections Committee held on 27 July 2012 were confirmed and signed as a true record.

*4 **Declaration of Interests**
The following declarations of interest were made during consideration of the applications:

Councillor/ Officer	Ref. / Site	Type of interest (action taken)	Nature of interest
Phil Twiss	12/1115/RES	Personal Interest (remained in Chamber to speak and vote)	Applicant was known to the Councillor
Phil Twiss	12/1121/FUL	Personal Interest (remained in Chamber to speak and vote)	Applicant was known to the Councillor

*5 **Applications referred to the Planning Inspections Committee**

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

- a) Woodbury and Lympstone: Application No: 11/2104/FUL – Construction of raised patio and replacement single garage and utility room extension at 2 Grange Close, Lympstone

RESOLVED: that the application, based on amended plans submitted on 30 August 2012, be APPROVED subject to following conditions:

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 CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)

NOTE FOR APPLICANT

1. IN GRANTING PLANNING PERMISSION FOR THIS DEVELOPMENT, THE FOLLOWING IS A SUMMARY OF THE REASONS FOR THE DECISION:
The proposal complies with the following Devon Structure Plan 2001-2016 Policies and the adopted East Devon Local Plan 1995-2011 Policies:
Devon Structure Plan Policies
CO6 (Quality of New Development)
East Devon Local Plan Policies
S4 (Development Within Built-up Area Boundaries)
D1 (Design and Local Distinctiveness)
2. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.
3. The proposal does not adversely affect the privacy or amenity of neighbouring properties.

- b) Honiton St Pauls: Application No: 12/0622/FUL – Redevelopment of site (including conversion of existing building) to create 8 no dwellings with associated garaging and parking at land north of Field View (rear 46/52), High Street, Honiton.

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 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 in accordance with policy EN8 (Proposal Affecting Sites Which May Potentially be of Archaeological Importance) of the East Devon Local Plan.)
3. 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.)
4. No development shall take place until samples of the external materials to be used on the development 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 - In the interests of visual amenity and to ensure that the materials are sympathetic to the character and appearance of the Conservation Area in accordance 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.)
5. No development shall commence until detailed drawings of the new joinery at 1:2 or 1:5 scale including sections, mouldings, profiles and paint colour have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
(Reason - In the interests of visual amenity and to ensure that the joinery details are sympathetic to the character and appearance of the Conservation Area in accordance 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.)

b) Honiton St Pauls: Application No: 12/0622/FUL – Redevelopment of site (including conversion of existing building) to create 8 no dwellings with associated garaging and parking at land north of Field View (rear 46/52), High Street, Honiton continued...

6. No development shall commence until a sample panel of a minimum 1 sq.m. of stonework for use in proposed walling has been constructed for inspection by, and a detailed mortar specification has been submitted to, the Local Planning Authority and these details have been approved in writing. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
(Reason - In the interests of visual amenity and to ensure that the stonework is sympathetic to the character and appearance of the Conservation Area in accordance 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 part of the development hereby approved shall be brought into its intended use until the Honiton Footpath 4 surfacing and route and definition, parking facilities and turning area have 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 pedestrian thoroughfare and traffic attracted to the site in accordance with policies TA4 (Footpaths, Bridleways and Cycleways), TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision in New Development) of the East Devon Local Plan.)
8. All new windows and doors indicated on the approved plans shall be made of timber only and notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no other materials shall be used without the written approval of the Local Planning Authority.
(Reason - In the interests of visual amenity and to ensure that the materials are sympathetic to the character and appearance of the Conservation Area in accordance 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse other than any previously approved as part of the landscaping scheme for the site.
(Reason - In the interests of visual amenity and to ensure that the materials are sympathetic to the character and appearance of the Conservation Area in accordance 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.)

- b) Honiton St Pauls: Application No: 12/0622/FUL – Redevelopment of site (including conversion of existing building) to create 8 no dwellings with associated garaging and parking at land north of Field View (rear 46/52), High Street, Honiton continued...
10. No development shall commence until details of the new rainwater goods including profiles, materials and finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
(Reason - In the interests of visual amenity and to ensure that the materials are sympathetic to the character and appearance of the Conservation Area in accordance 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.)
11. No development shall take place until details of all boundary treatment including where requested typical elevation/cross-section details of all new walls/fencing/gates has been submitted to and approved in writing by the Local Planning Authority. All boundary treatment shall be constructed prior to the initial occupation of any of the dwellings hereby approved and shall be maintained for a period of 5 years.
(Reason - In the interests of visual amenity and the character and appearance of the Conservation Area in accordance 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), D4 (Landscape Requirements) and EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan.)
12. The development hereby approved shall adhere to the following restrictions during the construction phase:
- There shall be no burning of any kind on site during construction, demolition or site preparation works.
 - No construction or demolition works shall be carried out, or deliveries received, outside of the following hours: 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, and not at all on Sundays or Public Holidays.
 - Dust suppression measures shall be employed as required during construction in order to prevent off-site dust nuisance .
(Reason: To protect the amenities of local residents from noise and dust and to accord with Policy CO16 (Noise Pollution) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and EN15 (Control of Pollution) of the East Devon Local Plan.)
13. 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 within the Schedule Part 1 Classes A, B, or D for the enlargement, improvement or other alterations to the dwellings 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, enclosure, shall be undertaken.
(Reason - The space available would not permit such additions with detriment to the character and appearance of the area or to the amenities of adjoining occupiers.)

b) Honiton St Pauls: Application No: 12/0622/FUL – Redevelopment of site (including conversion of existing building) to create 8 no dwellings with associated garaging and parking at land north of Field View (rear 46/52), High Street, Honiton continued...

14. No development shall commence until a Construction Management Plan for the development and incorporating the following:

- (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

has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless the written approval of the Local Planning Authority is given to any variation.

(Reason – To ensure the proper development of the site in the interests of the amenity and character of the area, the amenity of adjoining residents and in accordance with Policy CO6 (Quality of New Development) of the Devon Structure Plan and Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)

c) Seaton: Application No: 12/0966/OUT – Construction of dwelling with all matters reserved at land at rear of Chestnut House, Bunts Lane, Seaton.

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

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - To comply with section 92 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 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 in accordance with Policy CO8 (Archaeology) of the Devon Structure Plan and Policy EN8 (Proposals Affecting Sites Which May be of Archaeological Importance) of the adopted East Devon Local Plan)

c) Seaton: Application No: 12/0966/OUT – Construction of dwelling with all matters reserved at land at rear of Chestnut House, Bunts Lane, Seaton continued...

3. Prior to the commencement of works, a construction management plan shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.
(Reason – In the interests of the amenity of neighbouring occupiers and in accordance with Policy CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and S4 (Development Within Built-up Area Boundaries) of the adopted East Devon Local Plan
4. Notwithstanding the plan details submitted, No development shall take place until details of the surface water drainage from the access drive shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed details before the dwelling on the site is occupied unless otherwise agreed in writing by the Local Planning Authority.
(Reason – To ensure sustainable drainage and to avoid pollution of the environment and in accordance with the requirements of Policy CO13 (Protection of Water Resources and Flood Defence) of the Devon Structure Plan and Policy EN15 (Control of Pollution) of the East Devon Local Plan.)
5. 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 CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)
6. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall also give details of any proposed walls, fences and other boundary treatment. The landscaping scheme 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 specimens of the same size and species unless otherwise agreed in writing by 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 Policy CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and D4 (Landscape Requirements) of the East Devon Local Plan.)

- c) Seaton: Application No: 12/0966/OUT – Construction of dwelling with all matters reserved at land at rear of Chestnut House, Bunts Lane, Seaton continued...

- 7. 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 2 Part 1 Classes A, B, or E and Part 2 Class A 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.
(Reason - The space available would not permit such additions without detriment to the character and appearance of the area or to the amenities of adjoining occupiers in accordance with Policy CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and S4 (Development Within Built-up Area Boundaries) of the adopted East Devon Local Plan

- d) Seaton: Application No: 12/1115/RES – Construction of 3 no dwellings (reserved matters for plots 1-3 pursuant to outline approval 11/1967/OUT) at land south of Bramble Hill, Seaton Down Hill, Seaton.

RESOLVED: that East Devon District Council as Local Planning Authority
HEREBY APPROVE THE FOLLOWING RESERVED MATTERS of
the above described development proposed in the application
numbered as shown above and in the plans and drawings listed at
the end of this decision notice, relating to:-:

- a) Scale
- b) External appearance
- c) Landscaping (subject to full compliance and implementation of the outline condition)

This Reserved Matters application numbered as shown above is made pursuant to the Outline Planning Permission (ref. no. 11/1967/OUT) granted on 10 February 2009 and relates to units 1- 3 only.

The following Conditions attached to the Outline Planning Permission referred to above are discharged, insofar as they relate to units 1-3:-

1 (part of condition 1 relates to compliance and implementation), 2, 3

The following conditions attached to the Outline Planning Permission referred to above remain to be complied with and discharged:-

4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

The following additional condition is imposed:

d) Seaton: Application No: 12/1115/RES – Construction of 3 no dwellings (reserved matters for plots 1-3 pursuant to outline approval 11/1967/OUT) at land south of Bramble Hill, Seaton Down Hill, Seaton.

2. The existing hedge(s) that mark the southern and western boundaries of the sites, as indicated on drawing no. 10-2499-06b, form part of the landscaping scheme hereby approved and shall be permanently maintained.
(Reason - For the avoidance of doubt in the interests of amenity and to preserve and enhance the character and appearance of the area and to accord with Policy CO6 (Quality of New Development) of the Devon Structure Plan and Policies S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness) and D4 (Landscape Requirements) of the East Devon Local Plan.)

NOTE FOR APPLICANT

1. IN GRANTING PLANNING PERMISSION FOR THIS DEVELOPMENT, THE FOLLOWING IS A SUMMARY OF THE REASONS FOR THE DECISION:

The proposal complies with the following Devon Structure Plan 2001-2016 Policies and the adopted East Devon Local Plan 1995-2011 Policies:

Devon Structure Plan Policies
CO6 (Quality of New Development)
TR10 (Strategic Road Network)
CO13 (Protecting Water Resources and Flood Defence)
East Devon Local Plan Policies
D1 (Design and Local Distinctiveness)
S4 (Development Within Built-up Area Boundaries)
TA7 (Adequacy of Road Network and Site Access)
D4 (Landscape Requirements)
D5 (Trees on Development Sites)
RE3 (Open Space Provision in New Housing Developments)
TA9 (Parking Provision in New Development)

2. The proposal does not adversely affect the privacy or amenity of neighbouring properties.
3. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.
4. The proposal does not harm the unspoilt character and appearance of the Coastal Preservation Area.
5. The proposal does not harm the unspoilt character and appearance of the Coastal Preservation Area.
6. The proposal does not harm an identified archaeological site or deposit.
7. The proposal does not harm or give rise to a perceived threat from important trees on or adjacent to the site.
8. The proposal is contained within the defined built-up area boundary of the settlement.
9. The density of the development is at the highest level possible compatible with the area.

e) Seaton: Application No: 12/1121/FUL – Construction of 2 no chalet bungalows with integral garages at Bramble Hill, Seaton Down Hill, Seaton.

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

e) Seaton: Application No: 12/1121/FUL – Construction of 2 no chalet bungalows with integral garages at Bramble Hill, Seaton Down Hill, Seaton continued...

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 and to accord with Policies CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) of the East Devon Local Plan
4. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include details of:
 - Trees and hedges to be retained as part of the development
 - Details of any additional tree, hedge or shrub planting and areas to be grassed.
 - Details of all walls, fences and other boundary treatment
 - Details of all areas of hardsurfacingThe landscaping scheme 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 specimens of the same size and species unless otherwise agreed in writing by 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 Policy CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness) and D4 (Landscape Requirements) of the East Devon Local Plan.)
5. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, turning area, parking spaces and garage/hardstanding access drive and access drainage have been provided and maintained in accordance with the application drawings and retained for that purpose at all times.
(Reason - To ensure that adequate facilities are available for the traffic attracted to the site and to accord with Policies CO6 (Quality of New Development) and TR10 (Strategic Road Network) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness), TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision in New Development) of the East Devon Local Plan.)

e) Seaton: Application No: 12/1121/FUL – Construction of 2 no chalet bungalows with integral garages at Bramble Hill, Seaton Down Hill, Seaton continued...

6. The existing access shall be effectively and permanently closed in accordance with details which shall previously have been submitted to and approved by the Local Planning Authority as soon as the new access is capable of use
(Reason - To prevent the use of a substandard access and to minimise the number of accesses on to the public highway and to accord with policy TR10 (Strategic Road Network) of the Devon Structure Plan and Policies TA7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan.)
7. In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway
(Reason - In the interest of public safety and to prevent damage to the highway and to accord with policy TR10 (Strategic Road Network) of the Devon Structure Plan and Policies TA7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan.)
8. Prior to commencement of any works on site (including demolition), tree protection details, to include the protection of hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority. These shall adhere to the principles embodied in BS 5837 and shall indicate exactly how and when the trees will be protected during the site works. Provision shall also be made for supervision of tree protection by a suitably qualified and experienced arboricultural consultant and details shall be included within the tree 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 trees on the site 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.)

e) Seaton: Application No: 12/1121/FUL – Construction of 2 no chalet bungalows with integral garages at Bramble Hill, Seaton Down Hill, Seaton.

9. Notwithstanding the details contained in the submitted Tree Protection Statement by Advanced Arboriculture and dated 17th May 2012, full details of the method of construction of hard surfaces (including the access road) in the vicinity of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works on site (including demolition). The method shall adhere to the principles embodied in BS 5837 and AAIS Arboricultural Practice Note 1 (1996) and involvement of an arboricultural consultant and engineer is recommended. The development shall be carried out strictly in accordance with the agreed details.
(Reason - To ensure retention and protection of trees on the site 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.)

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 within the Schedule Part 1 Classes A or B for the enlargement, improvement or other alterations to the dwellings hereby permitted, other than works that do not materially affect the external appearance of the buildings, shall be undertaken.
(Reason - The space available would not permit such additions with detriment to the character and appearance of the area or to the amenities of adjoining occupiers and in accordance with policy C06 (quality of Development) of the Devon Structure Plan 2001-2016 and policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)

11. No development shall take place until details of a surface water disposal scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to first occupation of the dwellings hereby approved. (Reason: In the interests of flood prevention and in accordance with Planning Policy Statement 25 (Development and Flood Risk) and policy C013 (Protecting Water Resources and Flood Defence) of the Devon Structure Plan 2001-2016)

Chairman Date