

Date: 5 December 2012
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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 (not on Committee):
(Councillors: Chris Wale, Ben Ingham)

Deputy Chief Executive – Richard Cohen
Development Manager
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Planning Inspections Committee
Friday 14 December 2012
11:00 am
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 30 November 2012. 4 - 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:

<u>District Ward</u>	<u>Application Number/ Proposed Development / Site Location</u>	<u>Approximate time of informal visit</u>
Sidmouth Rural	12/1805/FUL Removal of 2no. craft workshops (B1 use) and construction of 2no. live/work units with communal meeting room at Kingsdown Business Park, Salcombe Regis, Sidmouth.	9.10 am
Woodbury and Lympstone	11/2490/MFUL Residential development of 15 dwellings (10 affordable and 5 open market) at land adjacent to Primley, Town Lane, Woodbury	10:00 am
	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.

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 30 November 2012

Present: Councillors:
Mark Williamson (Chairman)
Helen Parr (Vice Chairman)
David Atkins
Martin Gammell
Ben Ingham
David Key
Peter Sullivan
Phil Twiss

Ward Members: Councillor Claire Wright

Officers: Paul Barklay, Legal Locum
Stephanie Lewis, Assistant Democratic Services Officer
Chris Rose, Principal Planning Officer
Hannah Whitfield, Democratic Services Officer

Apologies: Committee Members Ward Member
Councillors: Councillor Tony Howard
Geoff Chamberlain
Alan Dent
Geoff Pook

The meeting started at 10.30 am and ended at 10.45 am.

*6 **Minutes**
The minutes of the meeting of the Planning Inspections Committee held on 31 August 2012 were confirmed and signed as a true record.

*7 **Declaration of Interests**
There were none.

*8 **Applications referred to the Planning Inspections Committee**
The Committee considered the applications referred to it by the Development Management Committee.

- a) Ottery St Mary Rural: Application No: 12/0820/FUL – Construction of two attached dwellings including formation of a new vehicular access and driveway and provision of parking/turning area at land to the rear of Great Halls, Village Way, Aylesbeare

RESOLVED: that the application 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.)
4. The dwellings hereby permitted shall not be occupied until the access, turning area and parking spaces shown on the approved plan have been provided in accordance with the approved details. These shall thereafter be retained and kept available for those purposes at all times.
(Reason - To ensure that adequate and safe provision is made for the occupiers and in the interests of highway safety in accordance with the requirements of Policy TA7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan.)
5. Notwithstanding the submitted details, 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 and hard surfaced. 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.)

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

- ST1 (Sustainable Development)
- ST3 (Self Sufficiency of Devon's Communities)
- CO6 (Quality of New Development)
- TR10 (Strategic Road Network)

East Devon Local Plan Policies

- S3 (Built-up Area Boundaries for Villages)
- S4 (Development Within Built-up Area Boundaries)
- D1 (Design and Local Distinctiveness)
- D5 (Trees on Development Sites)
- RE3 (Open Space Provision in New Housing Developments)
- TA1 (Accessibility of New Development)
- TA7 (Adequacy of Road Network and Site Access)
- 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 is contained within the defined built-up area boundary of the settlement.
- 5. The proposal makes adequate provision for the disposal of foul/surface water in the interest of flood/pollution prevention.
- 6. The access to serve the proposal does not prejudice highway safety.
- 7. This planning permission is accompanied by, and should be read in conjunction with, the unilateral undertaking dated 21st May 2012 relating to the payment of an open space contribution.

Approved Plans

	Location Plan	22.05.12
1636:2	Combined Plans	07.09.12

Chairman Date