

# Agenda for Planning Inspections Committee Friday, 23 May 2014; 11.30am



## [Members of the Committee](#)

**Venue:** Beehive Honiton, Dowell Street, Honiton, EX14 1LZ

[View directions](#) ; [View public speaking arrangements](#)

**Contact:** [Stephanie Lewis](#), 01395 571543 (or group number 01395 517546): Issued 13 May 2014

**Assembly time 8.40am** in Members Area

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- 1 Minutes for 25 April 2014 (page 2-3)
- 2 Apologies
- 3 [Declarations of interest](#)
- 4 [Matters of urgency](#) – none identified
- 5 To agree any items to be dealt with after the public (including press) have been excluded. There are **no** items that officers recommend should be dealt with in this way.

## Applications for determination

- 6 [14/0430/MFUL](#) (approx. time of visit: 9am)  
Sidmouth Rural

Installation of ground mounted photovoltaic solar array to provide 7MW generation capacity together with inverter systems; transformer station, internal access track; landscaping; heathland re-instatement, deer fencing and associated access gate (resubmission of previously refused application reference number 13/1817/MFUL) at Land at East Hill Strips (Burrow Wood), Ridgeway, Sidbury

- 7 [13/0505/FUL](#) (approx. time of visit: 10.30am)  
Coly Valley

Conversion of disused reservoir tanks to form residential dwelling at land adjacent to The Firs, Ridgeway Lane, Colyton

## [Decision making and equalities](#)

**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 25**  
**April 2014**

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

David Atkins  
Alan Dent  
Martin Gammell (substitute for Cllr Geoff Chamberlain)  
Geoff Pook  
Peter Sullivan  
Mark Williamson

**Ward Members:** Councillors:  
Susie Bond  
Mike Allen  
Phil Twiss

**Officers:** Henry Gordon Lennox, Principal Solicitor  
Gavin Spiller, Principal Planning Officer  
Stephanie Lewis, Assistant Democratic Services Officer  
Jeremy Upfield, Devon County Council Highways

**Apologies:** Councillor:  
Geoff Chamberlain

The meeting started at 1.30pm and ended at 3.54pm.

**\*26 Minutes**

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

**\*27 Declaration of Interests**

Councillor/ Officer	Application Ref. / Minute number	Type of interest	Nature of interest
Cllr Helen Parr	13/2744/MOUT	Personal Interest (remained in the Chamber for the debate and vote)	Husband attended an annual shoot which was also attended by the landowner

**\*28 Application referred to the Planning Inspections Committee**

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

Committee reports, including recommendations, can be viewed at:  
[http://www.eastdevon.gov.uk/combined\\_dmc\\_agenda\\_030414.pdf](http://www.eastdevon.gov.uk/combined_dmc_agenda_030414.pdf)

**Feniton and Buckerell: Application No: 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**

**RESOLVED:** APPROVED as per recommendation subject to a Section 106 agreement and the conditions below and delegated authority given to the Development Manager to include two additional conditions related to :

- Condition 18 inclusion of Highways Agency condition requiring that no more than 50 houses can be occupied until the necessary road improvements are completed at Turks Head.
- Condition 19 that no development shall commence until Network Rail's approval to the proposed footpath works around the railway bridge has been obtained

**Honiton St Michaels: Application No: 13/2641/MFUL - 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**

**RESOLVED:** APPROVED as per recommendation subject to a legal agreement to secure the dedication of land back to Highway Authority for Turks Head junction improvements and a contribution towards public art and a variation of condition 6 to secure mature planting on the boundaries with residential properties, details to be agreed in consultation with Ward Member(s) prior to commencement of development.

Chairman ..... Date .....