

EAST DEVON DISTRICT COUNCIL

Minutes of a Special Meeting of the Council held at Knowle, Sidmouth on Wednesday, 22 March 2006

Present:

Councillors:

Lt Col A J M Drake (Chairman)
G P Chamberlain (Vice-Chairman)

Miss V Ash	G K Liverton
Mrs M J Boote	S C Luxton
R W Boote	A T Moulding
P W Burrows	R Mudge
T A Cope	Mrs F I Newth
D J Cox	J B Nicholson
A E J Dinnis	Mrs H E Parr
P A Diviani	R C Peachey
Mrs C E Drew	Miss S M Randall Johnson
Miss J M Elson	A W J Reed
J E D Falby	T G Reeves
R G Franklin	Mrs L A Roden
C F A Gibbings	Mrs M A Rogers
A R Giles	Mrs P A Stott
Mrs P A Graham	Mrs B O Taylor
J P Halse	A J Toye
S Hughes	B J Toye
D R H Hull	C H Wale
H J Jeffery	Dr H W Waterworth
D R A Key	A J Wilkinson
J A Knight	Mrs E E Wragg
	S C Wragg

The meeting started at 6.00 pm and ended at 6.25 pm

***66 Apologies**

Apologies for absence were received from Councillors Mrs K J Bamsey, D G Button, K W George, J H Glanvill, M J L Green, Mrs M L Hardy, B C J Hughes, Mrs A E Liverton, Ms S M Merritt, P J Skinner, N J Spence, and P C Townsend.

***67 Honiton St Paul's Ward – new Councillor**

The Chairman welcomed newly elected Councillor Roger Boote of Honiton St Paul's Ward. Councillor Boote had been elected on 2 March 2006 to fill the vacancy resulting from the resignation of Robert Cross. There was no change to the political balance of the Council as a result of Councillor Boote's election.

***68 Obituary - Honorary Alderman Alford**

The Chairman announced the death in late February of Honorary Alderman James Alford who had been EDDC's first Chairman at its inception in 1973. He had joined local government initially as a member of St Thomas Rural District Council in 1946. He had been a member of EDDC for 14 years and during that time served on the Planning and Policy Committees as well as Finance, Property Services, Tourism, Manpower Services and Environmental Protection. He was a member of the Devon Conservation Forum between 1980 and 1987.

***68 Obituary - Honorary Alderman Alford (cont)..**

At the last meeting of the Council, the Chairman reported that he had the pleasure and privilege of visiting Alderman Alford on his 100th birthday. He said that Alderman Alford's remarkable record of public service was a great example to everyone and that we had lost a great public servant. Condolences had been sent on behalf of the Council to his family and friends.

Councillor Mrs Rogers endorsed the tribute paid and added that Alderman Alford had shown great integrity and fairness. She also remembered his mischievous sense of humour.

***69 East Devon Local Plan Inquiry**

The Chairman acknowledged the time and work that had been involved in the Local Plan process. The public and Members had been given every opportunity to be involved at each stage. The Inspector's reports into objections considered at Parts 1 & 2 of the Inquiry had been considered in depth at the meeting of Development Control Committee on 14 March 2006. The minutes of that meeting with its recommendations had been forwarded to all Members in advance of this evening's meeting. Members were asked not to go back over already long-debated issues but to concentrate primarily on the recommendations from the Development Control Committee.

Councillor Franklin, Portfolio Holder – Environment presented the recommendations from the Development Control Committee. He advised that there was a risk of a retrospective strategic environmental assessment of the Plan being required to be undertaken, with associated costs, if the Plan was not adopted by 22 July 2006. The next stage in the process was for modifications to the Plan to be placed on deposit for public consultation. He thanked the planning team for their commitment in progressing the Plan which would be the first District wide Local Plan for East Devon. He particularly thanked Karime Hassan, Kate Little, John Maidment, Matt Dickins, Claire Rodway, Frank Woolston and Samantha Whelton for their valued contribution and professionalism. Other Councillors expressed their appreciation and thanks for the work undertaken.

In referring to recommendation 3, Councillor Franklin advised that the Council would have to give full reasons for not accepting the Inspector's recommendation to delete Policy EN5: Land of Local Amenity Importance and all the delineated areas. Councillors had listed areas which they felt should be retained as designated sites. These were set out in Appendix A to the minutes of the Development Control Committee meeting.

Councillor Franklin said that it was appropriate to delete Land South of West Terrace from the list of significant areas of Land of Local Amenity Importance within the built-up areas of towns but include the land to the south of Evergreen Close in Exmouth which is a prominent area of woodland forming a significant feature in the area.

Members debated whether land to the north of Hind Street, Ottery St Mary should also be retained as land designated as Land of Local Amenity Importance. This site in the heart of the town had been agreed for inclusion by the Local Plan Working Party in 2001. This proposed designation of the site had been rejected by the Inspector. The walled site was not particularly visible and the trees on the land were already protected because it was within a conservation area.

The importance of retaining land of Local Amenity Importance within Honiton was acknowledged and welcomed by Ward Members. Some regret was expressed that land at Court Lane, Seaton was no longer included in this list.

Concern was expressed that the traffic and development issues in Axminster had not been addressed by the Inspector.

***69 East Devon Local Plan Inquiry (cont)..**

Councillor Franklin advised that Officers had met with the Chairman and Councillor Button to discuss the reassessment of the Green Wedge (Policy EN4) designation to the north and east of Exeter as recommended by the Inspector. Following satisfactory discussions, a Green Wedge south of Poltimore had been identified for retention with the remainder of the designation north of the A30 deleted. A map showing this was circulated to Members at the meeting.

RESOLVED

- (1) that the proposed responses in the schedules agreeing with the Inspector's recommendations on the East Devon Local Plan 2011 be accepted and modifications to the plan made accordingly, with the exception of the matters referred to in recommendations 3 and 7 below,
- (2) that the following Inspector's recommendations be partially accepted (not wholly accepted) for the reasons set out in the report to the Development Control Committee and the appendices:
 - Part 1 Recommendation R12/1 - Green wedge designation south of the old A30 to exclude land proposed as Country Park in the New Community rather than land to the west of the Rockbeare Stream,
 - Part 1 Recommendation R19/1 - Include additional text in the proposed new paragraph 12.9a for clarification,
 - Part 2 Recommendation R11.10 (Safeguarding of Land Required for Highway and Access Schemes) - Amend safeguarding area for the completion of Dinan Way to exclude residential properties,
 - Part 2 Recommendation R3.1 – East Devon Design Guide will be available in 2006/07 not 2005,
- (3) that the Inspector's recommendation to delete Policy EN5 Land of Local Amenity Importance be not accepted but the areas so designated on the Proposals Map be restricted to the areas set out in amended Appendix A to these minutes, with all other areas deleted,

(Reason for rejecting Inspector's recommendation: Policy EN 5 Land of Local Amenity Importance to be retained in respect of a limited number of the sites currently designated within urban areas on the grounds that they should be protected from development as they are open spaces of such particular quality and value to the character of the settlement and to the local community that they should be recognised and given protection through an appropriate policy in the Plan. Policy D1 is not considered to give sufficient protection to these important open spaces).

*69 **East Devon Local Plan Inquiry (cont)..**

- (4) that the Head of Planning and Countryside be authorised to make necessary minor factual amendments and/or consequential textual amendments to the Local Plan arising from the Council’s decisions on the proposed modifications, and to rewording of paragraph 4.24 to reflect the fact that only fourteen areas of particular quality within urban areas are to be designated as Land of Local Amenity Importance,
- (5) that a statement of the Council’s decisions together with the proposed modifications to the Local Plan be placed on deposit for the six week period of public consultation,
- (6) that in consultation with English Heritage, Parish and Town Councils, the Devon Gardens Trust, local Amenity Societies and other interested bodies a list of Historic Gardens of Local Importance be compiled,
- (7) that the Green Wedge (Policy EN4) designation north of the A30 around the north and east of Exeter be deleted with the exception of an area to the south of Poltimore.

(Councillor A R Giles declared a personal interest in the new town aspects of the Local Plan due to his consistent opposition to this development.

Councillor S C Luxton declared a personal interest as some of his land had been considered during the Local Plan process).

Chairman Date.....

Significant Land of Local Amenity Importance within the Built-up Area Boundaries of the Towns (and not listed in Appendix 9 as Land for Sport or Recreation)

Appendix A

Inset	Approx Grid Ref	Location	Use	Reason for Identification
Axminster	SY302987	East of Millwater House, Chard Road/Stoney Lane junction	Privately owned open space along brook	Open to view, existing attractive space alongside brook that will provide amenity area for new residential development to north and south
Axminster	SY297978	North east of allotments at Woodbury Park	Privately owned open space along brook	Open to view, existing attractive space alongside brook that will provide amenity area for new residential development to north
Budleigh Salterton	SY063817	Land south of Cliff Terrace	Private gardens	Very prominent attractive private gardens adjoining coast path.
Budleigh Salterton	SY065820	Land south of East Terrace	Private gardens	Open to view. Attractive private gardens adjoining public highway.
Budleigh Salterton	SY071820	Land north of Salting Hill, adjacent Blueberry Downs	Open space in private ownership	Very prominent open space overlooking the beach and sea.
Exmouth	SY019083	Land south of Evergreen Close	Private gardens	Wood forming a very prominent landscape feature
Honiton	SY166002	Land rear of Church Hill	Private gardens	Very prominent in townscape. Visually a continuation of the Glen open space
Honiton	SY168002	Land north of the Glen	Privately owned open space	Very prominent in townscape. Visually a continuation of the Glen open space
Honiton	SY159005	Land along the Gissage, north of High Street (adj Riverside Close, Gissage View)	Open space in private ownership	Open to view and publicly accessible. Forms amenity area to surrounding residential development
Honiton	SY157996	Land north of Battishorne Way on east side of stream	Open space in private ownership but due to be taken over by EDDC	Very prominent. Forms amenity area and informal sports pitch for surrounding residential development
Honiton	SY164006	Land rear of 60-62 High Street	Private gardens	Attractive private gardens in historic burgage plots open to view from adjoining public footpath. Will form amenity area within proposed redevelopment.
Sidmouth	SY120888	Reservoir and adj land between Balfours and Fords	Reservoir and open space in private ownership	Very prominent landscape feature
Sidmouth	SY123883	Land adjacent Villa Bohemia	Open space in private ownership	Very prominent landscape feature, will provide amenity area for new residential development
Sidmouth	SY121873	Land north of Belmont Hotel	Open space in private ownership	Attractively laid out grounds open to view and adjoining Glen Road and public footpath