

**EAST DEVON DISTRICT  
COUNCIL**

**DEVELOPMENT CONTROL  
COMMITTEE**

**HELD ON 5 April 2005**

**SCHEDULE NUMBER 11 – 2004/2005**

**APPLICATIONS DETERMINED BY THE COMMITTEE**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The following applications were APPROVED subject to such conditions as may be indicated

Budleigh Salterton                      05/0464/FUL

Applicant:                                      Mr Cooper

Location:                                        West Down House, 25 North View Road, Budleigh Salterton.

Proposal:                                        Two bedroom house.

**RESOLVED**                                      APPROVE subject to the following conditions

**Conditions**

- 1        The existing belt of landscaping along the northern boundary shall be retained in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. No trees, hedges or shrubs which are shown as being retained on the approved plans shall be removed or pruned other than in accordance with the said plans without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with British Standard 3998: 1989 (Recommendations for Tree Work).  
(Reason – To ensure the retention of trees on site in the interests of amenity)
  
  - 2        If any trees, hedges or shrubs shown as being retained are removed, replacements of a similar size and species shall be planted at the same locations. The replacements shall be planted at such a time as maybe specified in writing by the Local Planning Authority.  
(Reason – To ensure the retention of trees on site in the interests of amenity)
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EXMOUTH                                        05/0257/FUL  
(Exmouth Halsdon)

Applicant:                                        Mr M Davidson

Location:                                        16 Southern Road

Proposal:                                        Erection of dwelling and alteration to access

**RESOLVED**                                      APPROVE with the following conditions

**Conditions**

- 1        The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing dwelling known as 16 Southern Road unless otherwise agreed in writing by the Local Planning Authority.  
Reason - To ensure that the materials are sympathetic to the character and appearance of the area.
  
- 2        The development hereby approved shall not be commenced until the alterations to the eastern elevation of 16 Southern Road have been completed.  
Reason – To ensure the privacy and amenity of 16 Southern Road is not adversely affected by the development hereby approved.



Reason – In the interest of the appearance of the conservation area and the amenities of the occupiers.

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WHIMPLE 04/3303/FUL

Applicant: Satinsilk Ltd

Location: Straightway Farm  
Exeter

Proposal: Erection of agricultural workers dwelling and resiting of  
two poultry units (units 3 & 4)

**RESOLVED** SPLIT DECISION

- (1) APPROVE the relocation and alteration to poultry units 3 and 4  
(subject to the following conditions)

**Conditions**

04/3303

1. Before any new breeder poultry unit is brought into operation the proposed ventilation system shown on plan ref. No. DJF: 20.11.04, 08.07.04 shall be constructed to the satisfaction of the Local Planning Authority and thereafter maintained in accordance with the attached schedule.  
Reason: In the interests of environmental health.
2. The dust suppression system hereby approved shall be kept operational during all times when the building is occupied by poultry.  
Reason: In the interests of environmental health.
3. No development on site shall commence until plans have been submitted to and approved in writing by the Local Planning Authority and implemented showing how surface water will be drained during construction.  
Reason: To ensure that there is no flooding.
4. No development shall take place on the site 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 to and approved by the Planning Authority.  
Reason – To ensure that any archaeological remains are safeguarded.
5. The site shall be drained on a separate system with all clean roof and surface water being kept separate from foul drainage.  
Reason – To ensure satisfactory drainage.
6. All foul drainage, including foul surface water runoff, shall be disposed of in such a way as to prevent any discharge to any well, spring or watercourse including dry ditches with connection to a watercourse. Details of this shall first be agreed in writing with the Local Planning Authority.  
Reason – To prevent pollution.
7. The approved surface water drainage system shall be implemented as soon as any of the buildings have been roofed.  
Reason – To ensure that there is a satisfactory surface water drainage system to cope with the run-off from the development.
8. Oil or chemical storage facilities must be sited in bunded areas. The bund capacity shall be 110% of the tank or, if more than one tank is involved, the largest tank within the bunded area. Hydraulically interlinked tanks should be regarded as a single tank.
9. No work shall be commenced until satisfactory details as to the colour and texture or the facing and roofing materials to be used in the construction of the proposed development have been submitted to and approved in writing by the Local Planning Authority.  
Reason – To enable the Local Planning Authority to consider the details of the materials to be used for the development in the interests of the appearance and character of the area.
10. There to be no more than four poultry units on the site, this permission invalidates the consent given for the unit to the west.

The following applications were REFUSED for the reasons indicated

WHIMPLE  
(Whimble) 04/3303/FUL

Applicant: Satinsilk Ltd

Location: Straightway Farm  
Exeter

Proposal: Erection of agricultural workers dwelling and resiting of two poultry units (units 3 & 4)

**RESOLVED** SPLIT DECISION

(2) REFUSE the Agricultural Workers Dwelling

2. Refuse the Agricultural Workers Dwelling.

An on-site dwelling is not essential for the needs of the agricultural holding and is of a size and scale which is significantly larger than is functionally necessary for the purposes of an agricultural workers or farm managers dwelling. The dwelling proposed is not close to the access to the site and could therefore not be used to supervise visitors for security purposes. The functional need of the holding can be met by an existing dwelling in the locality or by a dwelling in a nearby settlement. The proposal is therefore contrary to Policy ST5 (Development Priority 2001 – 2016) of the Devon Structure Plan 2001 – 2016, emerging 'Policies S4 (Countryside Protection) and H8 (Dwellings for Persons employed in Agricultural or Forestry and advice contained in Annex A of PPS7 (Sustainable Development in Rural Areas).

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AWLISCOMBE 7/51/03/P2793/00008  
(Tale Vale)

Applicant: Mr M Sheen

Location: Millford

Proposal: Retention of 1 metre to 1.6 metre high fence

**RESOLVED** REFUSE for the following reason, with the Chief Executive being authorised to take such legal action as is considered necessary to remedy the alleged breach of planning control, it being expedient to do so because the fence is considered to unacceptably reduce visibility at a busy classified road junction.

**Reason**

The timber fence the subject of this application, by reason of its positioning adjacent to the wall fronting the highway, causes a restriction of visibility which is likely to result in additional danger to all users of the road. The proposal is therefore contrary to the provisions of Policy TR10 – Strategic Road Network of the Devon Structure Plan 2001 to 2016.

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The following applications were referred to the  
PLANNING INSPECTION COMMITTEE

BROADCLYST                      04/3304/COU  
(Change Of Use)

Applicant:                      Mrs Holman (Trustees of)

Location:                      Lodge Trading Estate Station Road (Land at) Broadclyst

Proposal:                      Retention of use of buildings and associated land as a contractor's  
yard and proposed extension of use to include B1 (Business) and B8  
(Storage or Distribution)

**RESOLVED**                      INSPECT:

**Reason**

To give clearer idea of use of the yard and its impact on the surrounding area.

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AYLESBEARE/ROCKBEARE                      05/0119/AGR  
Ottery St Mary Rural/Broadclyst                      (Agricultural Determination)

Applicant:                      Mr & Mrs Bale

Location:                      Land at Great Houndbeare Farm

Proposal:                      Farm access track

**RESOLVED**                      INSPECT:

**Reason**

To assess the impact the proposed track would have on the area and whether it was required – it can not be seen from the plans whether existing tracks provide difficulties for farm machinery in terms of height and width restrictions

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WHIMPLE                      05/0309/FUL

Applicant:                      R.G & W.D Adams

Location: Field Adjoining Greenacres, Talaton

Proposal:                      General purpose agricultural building and access.

**RESOLVED**                      INSPECT

**Reason**

To view the location of the proposed building and whether it could be landscaped in any way to reduce its impact on the surrounding area.

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