

**EAST DEVON DISTRICT
COUNCIL**

**DEVELOPMENT CONTROL
COMMITTEE**

HELD ON Tuesday 6 June 2006

SCHEDULE NUMBER 1 – 2006/2007

APPLICATIONS DETERMINED BY THE COMMITTEE

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

AXMINSTER
(Town)

06/0688/
(Advert)

Applicant: Axe Vale Festival of Gardening and Crafts
Location: Land on the South Side of Western Road
(GR: 28335 97990)
Proposal: Display advertisement sign mounted on farm
Trailer for 6 weeks

RESOLVED

APPROVED for a two week period only, subject to the following
condition:

Condition

The advertisement shall be shall be removed within 24 hours of the closure of the 2006 festival (as
advertised).

EXMOUTH
(Exmouth Littleham)

06/0753/VAR
(VAR)

Applicant: Harlequinns Leisure
Location: Exmouth Fun Pool Esplanade
(Grid Ref: 300320/80278)
Proposal: Modification of Condition 20 on decision 05/0901/MFUL to
permit external structural work to take place between 15 June
and 15 September

RESOLVED

that the application be APPROVED subject to works
commencing not before 4 September 2006.

Members did not agree with the Officer's recommendation of refusal as they believed allowing the
application was in the economic interests of the town.

OTTERY ST MARY
(Ottery St Mary Town)

6/0890/FUL
(ull)

Applicant: Mr and Mrs Burrow
Location: Rill Farm
Slade Road
Ottery St Mary
(Grid Ref: 31153694755)
Proposal: Proposed roofs to existing silage pits.

RESOLVED

APPROVED subject to the following conditions:

Conditions

1. Before development is commenced further details of the roofing materials to be used in the development, and, where so required by the Local Planning Authority, samples of such materials 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.)
2. No development shall take place until a landscaping scheme for the site has been submitted to and approved in writing by the local planning authority. The proposals shall include provision for a belt of tree planting along the whole of the west side of Pit 1. The scheme shall include details of the size, species and number of plants, together with details of fencing against livestock and other measures to protect and support the plant material and encourage growth. The scheme shall also include details of a programme for its implementation. 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.)
3. The site must be drained on a separate system of foul and surface water drainage, with all clean roof and surface water diverted away from the silage pit.
(Reason – To prevent pollution of the water environment)
4. Any contaminated water must be disposed of in such a way as to prevent any discharge to a well, borehole or spring or any watercourse, including dry ditches with a connection to a watercourse.
(Reason – To prevent pollution of the environment)
5. Silage liquor must be contained within a sealed system, which should be isolated from the main drainage system, in accordance with the MAFF “Code of Good Agricultural Practice for the Protection of Water.”
(Reason – To prevent pollution of the water environment)

WOODBURY
(Woodbury and Lympstone)

06/0779/LBC
(LBC)

Applicant:

East Devon District Council

Location:

1 Globe House, Globe Hill, Woodbury, EX5 1JS
(Grid Ref: 300714/ 87196)

Proposal:

Internal Damp-proofing

RESOLVED

APPROVED subject to the following conditions:

Conditions

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.
Reason - To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. No works shall be carried out on the site until details of the new skirting boards are supplied to and approved in writing by the Local Planning Authority. The work shall then be carried out in accordance with those details.
Reason - To safeguard the architectural and historic character of the building/structure.
 3. No works shall be carried out on the site until specifications of the tanking mortar and internal plaster are supplied to and approved in writing by the Local Planning Authority. The work shall then be carried out in accordance with those details.
Reason – To safeguard the architectural and historic character of the building/structure.
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The following applications were REFUSED for the reasons indicated

BROADCLYST 06/0773/VAR
(VAR)

Applicant: Mr T Hall

Location: Clyst MOT & Service Centre, Clyst Honiton
(Grid Ref: 297818/93432)

Proposal: Variation of conditions of 04/P0410 (use of building for car repairs and MOT testing).

RESOLVED (1) REFUSED on the following grounds:-

Reasons

The use of the workshop for purposes of trade and business, together with more vehicle movements, cause significant disturbance and intrusion on the residential amenity of neighbouring properties, one of which was only given permission on the basis that the business was not viable and had to cease. The use is therefore considered contrary to good practice, the aims of national planning guidance and Policy D1 (Design and Local Distinctiveness) and Policy S3 (Development Within Built-up Area Boundaries) of the East Devon Local Plan Revised Deposit 2003 (incorporating Proposed Modifications 2006)

(2) that the Chief Executive be 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 use of the workshop for trade purposes causes significant harm and disturbance to the residential amenity of neighbouring properties

Compliance period 3 months

FARWAY 06/0581/FUL
(Coly Valley) (FULL)

Applicant: Mr & Mrs Boswell

Location: Farway House
(GR: 18350 95758)

Proposal: Demolish timber building and replace with detached building for use as an annexe for elderly relative

RESOLVED REFUSED for the following reasons:

Reasons

1. The proposed accommodation detached from the main dwelling house is tantamount to the creation of an independent dwelling in the countryside beyond any designated Built-up Area Boundary and is therefore contrary to the provisions of Policy S4 (Countryside Protection) of the East Devon Local Plan (Revised Deposit) September, 2003, incorporating proposed modifications 2006, Policy ST1 (Sustainable Development) of the Devon Structure Plan

2001-2016, and Planning Policy Statement no.7 'Sustainable Development in Rural Areas' that all seek to protect environmental assets and the efficient use of resources by limiting new development to allocated areas.

2. The proposal by reason of its size, scale, inappropriate design, poor spatial relationship with the host dwelling, and location within countryside (designated as of outstanding natural beauty) would be contrary to the provisions of Policy D1 (Design and Local Distinctiveness) and Policy EN1 (Development in Areas of Outstanding Natural Beauty) of the East Devon Local Plan (Revised Deposit) September 2003 incorporating proposed modifications 2006, and Policy CO3 (Areas of Outstanding Natural Beauty) of the Devon Structure Plan 2001 – 2016, which seek to protect the natural beauty of the landscape and ensure that the design of new development relates well to its context.
3. The proposed development is tantamount to a second dwelling which would be located remote from adequate services, employment, education and public transport, increasing the need for travel by private vehicles which is non sustainable and in conflict with Government advice given in Planning Policy Guidance 13.

OFFWELL
(Coly Valley)

06/0258/FUL
(FULL)

Applicant

Mr Giles-Wilson

Location:

Cobble House
Ramsden Lane
(Grid ref: 319416/99552)

Proposal:

Conservatory to the front of house

RESOLVED

REFUSED on the following grounds:

Reason

The conservatory, by virtue of its position and design would be unduly prominent and out of keeping with the character of the host dwelling to the detriment of the visual amenity of the area and the natural beauty of the Area of Outstanding Natural Beauty. The proposal would therefore be contrary to East Devon District Council's Revised Deposit (incorporating proposed modifications 2006) Local Plan policies D1 (Design and Local Distinctiveness) H7 (Residential Extensions) S2 (Built-Up Area Boundaries for villages) S3 (Development Within Built up Area boundaries) (and EN1 (Development in Areas of Outstanding Natural Beauty) and Devon Structure Plan policies (2001 - 2016) C06 (Quality of New Development) and CO3 (Areas of Outstanding Natural Beauty.)

SIDMOUTH
(Sidmouth Sidford)

06/0722/
(Full)

Applicant:

Mr I Barlow

Location:

Sidmouth Garden Centre, Sidford High Street
(Grid Ref: 311556/89798)

Proposal:

Extension of Garden Centre

RESOLVED

(1) REFUSED for the following reasons:

Reasons for Refusal

- (i) The works which have been carried out, in particular the hard surface for car parking, and the use of a grass field for storage of materials and display for sale of garden centre goods have had a detrimental impact on the natural beauty of the landscape which is an Area of Outstanding Natural Beauty. There are no benefits which outweigh this loss of character. The proposal is therefore contrary to the provisions of the Devon Structure Plan Policy CO3 (Areas of Outstanding Natural Beauty), Policy ST5 (Development Priority 2001 – 2016) and Policies EN1 (Development in Areas of Outstanding Natural Beauty), S4 (Countryside Protection) and SH9 (Rural Shops, Garden Centres, Nurseries and Similar Retail Uses) of the Revised Deposit East Devon Local Plan 2003 (incorporating Proposed Modifications 2006).

 - (ii) The increased area of garden centre proposed would be likely to lead to an increase in vehicular traffic at a junction which has restricted visibility. This increase in use would be likely to lead to conditions of danger and interference with the free flow of traffic on the A 3052 Primary County Route contrary to the provisions of Policy TA6 (Adequacy of road Network and Site Access) of the Revised Deposit East Devon Local Plan 2003 (incorporating Proposed Modifications 2006) and Policy TR10 (Strategic Road Network) of the Devon Structure Plan 2001 – 2016.
- (2) that the Chief Executive be 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 of the adverse impact on the landscape and road safety of the works which have been carried out.

Compliance period 3 months

The following applications were referred to the
PLANNING INSPECTIONS COMMITTEE

AXMINSTER
(Town) 06/0334/FUL
(FULL)

Applicant: Mr & Mrs Rowe

Location: Higher Uphay Farm
Membury Road

Proposal: Erection of two-storey extension

RESOLVED INSPECT

Reason

Many differing views of Members and Officers.

CLYST ST GEORGE
(Clyst Valley) 06/0616/LBC
(LBC)
06/0617/FUL
(FULL)

Applicant: Monmouth Property Company

Location: Ebford House Hotel, Exmouth Road
(Grid Ref: 298114/88011)

Proposal: Proposed change of use and conversion of former hotel to form
two dwellings and erection of three new dwellings in the walled
garden.

RESOLVED INSPECT

Reasons

Members wished to view the important and sensitive site.

MUSBURY
Newbridges (a) 06/0800/
(FULL)
(b) 06/0803/LBC
(LBC)

Applicant: HFW Interactive Ltd

Location: Park Farm, Trinity Hill Road
NGR: 29977 95078

Proposal: (a) Conversion of farm buildings into rural courses centre,
construction of two replacement to use as rural courses
centre/farm office, repair cart shed, extension and
alterations to farmhouse and construct
agricultural/livestock building including new access and
car parking.

- (b) Conversion works to farm building to create rural courses centre and extension and refurbishment of dwelling.

RESOLVED

INSPECT

Reason

The complex nature of the application.

OTTERY ST MARY
(Ottery St Mary Town)

06/0718/FUL
(FULL)

Applicant:

Mr Cattell

Location:

East Hill House, Hemmings Lane
(Grid Ref: 312269/94927)

Proposal:

2 Storey extension

RESOLVED

INSPECT

Reasons

To view the size of the plot and surrounding area.

SEATON
(Town)

06/0710/FUL
(FULL)

Applicant:

Mr N Edghill

Location:

36 Wessiters
(Grid ref: 23929009)

Proposal:

Single storey extension, new access & disabled ramp, retention of boundary fence

RESOLVED

INSPECT

Reason

Drawings and layout difficult to visualise.

LYMPSTONE
(Woodbury & Lymptone)

05/3188/MFUL
(MAJOR FULL)

Applicant:

Cavanna Homes (Devon) Ltd

Location:

Land at Trafalgar Road
(Grid Ref: 299213/84475)

Proposal:

Residential development of 52 dwellings and new estate road.

RESOLVED

INSPECT

Reason

Members wished to view the access arrangements.

The Committee was advised that the following applications had been WITHDRAWN

COLATON RALEIGH	06/0858/FUL (Raleigh)
Applicant:	Mr Kempton
Location:	Land Near Nine Oaks Cross, Farringdon (Grid Ref: 30241290432)
Proposal:	Retention of Agricultural Building
RESOLVED	WITHDRAWN
