

**EAST DEVON DISTRICT
COUNCIL**

**DEVELOPMENT MANAGEMENT
COMMITTEE**

HELD ON Tuesday 22 September 2009

SCHEDULE NUMBER 5 – 2009/2010

APPLICATIONS DETERMINED BY THE COMMITTEE

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

AYLESBEARE & CLYST
HONITON
(Broadclyst Ward &
Ottery St Mary Ward)

08/3154/MOUT

Applicant: Flybe Limited

Location: Land east of Airport Road, Exeter Airport
Business Park, Clyst Honiton.

Proposal: Construction of Training Academy (D1 Use) comprising classrooms and ancillary office space with linked simulator building and ancillary workshops for the training of cabin crew, pilots, technical and customer care staff to be constructed in two phases as shown on the application plans and supporting documentation, together with up to 160 bedroom hotel, combined heat and power plant, access roads, car parking and landscaping.

RESOLVED

APPROVED subject to the consideration of the Secretary of State under the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 and East Devon District Council Development Management Committee, delegated authority be given to the Head of Planning & Countryside Services to grant **OUTLINE PLANNING PERMISSION** subject to the applicant entering into an agreement under Section 106 of the Town and Country Planning Act 1990 in accordance with the following draft Heads of Terms:-

- Routing of construction traffic
- Off-site highway works including footpath/cycleway and signage
- Travel Plan
- Sustainable construction methods

EXMOUTH HALSDON
(Exmouth)

09/1331/MFUL

Applicant: Anchorage Investments Ltd

Location: Land to the rear of Sundown, Littlemead Lane, Exmouth

Proposal: Development of land to the rear of Sundown and Estuary Reach to provide 10 dwellings together with new access road and associated works (amended scheme to application 08/0929/MFUL)

RESOLVED

APPROVED subject to the following planning 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, doors, rooflights or other openings other than those shown on the plans hereby permitted shall be formed in the south elevation of unit 3 or the north elevations of units 7 and 10 at first floor level.
(Reason - To protect the privacy of adjoining occupiers).
3. Notwithstanding the submitted details, the windows in the north elevation of unit 7 and the south elevation of unit 4 shall be obscured glazed and shall remain as such without alteration unless otherwise agreed in writing by the Local Planning Authority.
(Reason – To protect the amenity of adjoining occupiers).
4. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area).
5. 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. 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).
6. Prior to the commencement of development details of all proposed walls, fences and other boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Thereafter, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) no fencing or means of enclosure shall be erected along Exeter Road without the grant of a further planning permission.
(Reason - To preserve and enhance the character and appearance of the area and to ensure that the Exeter Road boundary remains as a green planted boundary feature).
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification) no works within Schedule 2 Part 1 Classes B for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof hereby permitted, other than works that do not materially affect the external appearance of the buildings, shall be undertaken to plots 4 and 7.
(Reason – To protect the amenity of adjoining occupiers).
8. No deliveries of materials by lorry to the site shall take place outside the hours 0730 to 1800 Monday to Friday and 0730 to 1300 on Saturday and not at all on Sundays or public holidays unless otherwise agreed in writing by the Local Planning Authority.
(Reason – To protect neighbouring residents from excessive noise and loss of amenity).
9. No burning of any kind on site during demolition and construction.
(Reason - To protect neighbouring residents from excessive noise and loss of amenity).
10. No noisy construction machinery shall be operated during construction outside the following hours 07.30 to 18.00 Monday to Friday and 07.30 to 13.00 Saturday and not at all on Sundays or public holidays.

(Reason - To protect neighbouring residents from excessive noise and loss of amenity).

11. Details of a dust suppression scheme to be operated as required during construction shall be submitted to and approved as agreed in writing by the Local Planning Authority before any works commence.

(Reason - To protect neighbouring residents from excessive noise and loss of amenity).

12. No development shall take place until the new access road, including its junction with Littlemead Lane and pedestrian access to Exmouth Road has been constructed in accordance with the approved plans. No development shall begin before the Littlemead Lane junction and 20 metres of the new road have been completed and the visibility zones included in the design shall be part of the new road and shall not be included in any plot or other sub division of the site.

(Reason – To maintain the existing condition of highway safety).

13. No development shall commence until a Method of Construction Statement, to include details of:

- (a) Parking for vehicles
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and vehicles
- (d) Programme of works (including measures for traffic management).

has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

(Reason – In the interests of highway safety)

Reasons for approval

The proposal complies with the Devon Structure Plan 2001-2016 Policies CO6 (Quality of New Development) and TR10 (Strategic Road Network).

The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness), D2 (Sustainable Construction), RE3 (Open Space Provision in New Housing Developments), TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision in New Development).

The proposal does not adversely affect the privacy and/or amenity of neighbouring properties.

The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.

SEATON
(Seaton) 09/0532/FUL

Applicant: Mr M Dodge

Location: Land adjacent Ingon House, Old Beer Road, Seaton

Proposal: Erection of dwelling and garage and modification of existing drive

RESOLVED APPROVED subject to the following 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. 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).
3.
 - (a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.
 - (b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.
 - (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
 - (d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.
(Reason – To ensure the continued wellbeing of the trees in the interests of the amenity of the locality).
4. Prior to the commencement of development or other operations being undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed Construction Specification/Method Statement for the construction of the house, garage and parking area shall be submitted to and approved in writing by the Local Planning Authority. This shall provide for the long term retention of the trees. No development or other

operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

(Reason – To ensure the continued wellbeing of the trees in the interests of the amenity of the area).

5. Prior to the commencement of development or other operations being undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed tree felling/pruning specification shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Works.

(Reason - To ensure the continued wellbeing of the trees in the interests of the amenity of the area).

6. Prior to commencement of development or other operations being undertaken on site in conjunction with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such Method Statement shall include full details of the following:

- a) Implementation, supervision and monitoring of the approved Tree Protection Scheme.
- b) Implementation, supervision and monitoring of the approved Tree Work Specification.
- c) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme.
- d) Timing and phasing of Arboricultural works in relation to the approved development.

(Reason – To ensure the continued wellbeing of the trees in the amenity of the amenity of the locality).

7. The new tree planting identified on the approved plan 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).

8. The dwelling hereby permitted shall not be occupied until the access, turning space, garaging and parking 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).

9. The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.

(Reason - To avoid pollution of the environment).

10. Before the dwelling hereby permitted is occupied the first floor window and the privacy screen to the balcony on the south west elevation shall have been glazed with obscure glass. The privacy screen and the obscure glazing required by this condition shall thereafter be retained at all times.

(Reason - To protect the privacy of adjoining occupiers).

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within Schedule 2 Part 1 Classes A, B, D or E for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings, or for the provision within the curtilage of any building or enclosure, swimming or other pool, [other than any enclosure approved as part of the landscape management scheme]
(Reason - The space available would not permit such additions with detriment to the amenities of adjoining occupiers or the wellbeing of protected trees).
12. No construction work (including any works to trees) shall take place in connection with the development hereby approved other than between 08.00 18.00 on Monday to Fridays with no work after 13.00 hours on Saturdays or at any time on Sunday or Bank Holidays.
(Reason – In the interests of protecting the amenities of adjoining local residents and to limit the impact of construction works on those properties).

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001 – 2016 Policies CO6 (Quality of New Development) and TR10 (Strategic Road Network and Roadside Service Areas).
 2. The proposal complies with the East Devon Local Plan (1995-2011) Policies S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness), D5 (Trees on Development Sites), TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision in New Development).
 3. The proposal does not affect the privacy or amenity of neighbouring properties.
 4. The design and external appearance of the proposal does not harm the visual amenity of the site and surrounding area.
 5. The proposal does not harm or give rise to a perceived threat from important trees on or adjacent to the site.
 6. The access to serve the proposal does not prejudice highway safety.
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