

**EAST DEVON DISTRICT
COUNCIL**

**DEVELOPMENT MANAGEMENT
COMMITTEE**

HELD ON Tuesday 28 July 2009

SCHEDULE NUMBER 3 – 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

CLYST VALLEY
(Bishops Clyst)

09/0856/FUL

Applicant:

Mr D Goodman

Location:

Garages at Stokes Orchard
Clyst St Mary

Proposal:

Demolition of six single garages and construction of office building

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. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities and turning area have been provided and maintained in accordance with details shown on the application drawings and retained for that purpose at all times.
(Reason – To ensure that adequate facilities are available for the traffic attracted to the site).
3. No development shall commence until a Method of Construction Statement, to include details of:
 - a) Loading and unloading of plant and materials,
 - b) storage of plant and materials
 - c) programme of works (including measures for traffic management)
 - d) provision of boundary hoarding behind an visibility zoneshas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.
(Reason – To ensure safe development of the site during the construction period).
4. The development hereby permitted shall be constructed in accordance with the approved flood risk assessment, unless the prior written consent of the Local Planning Authority is obtained for any variation thereto.
(Reason – The site is located with Flood Zone 3, an area of high flood risk. The development is only acceptable provided it is completed in accordance with the flood risk assessment in order to safeguard the site against the risk of flooding).
5. Before the commencement of any works hereby permitted, details of the colour of the render to be used on the building shall be submitted to, and approved in writing by the Local Planning Authority.
(Reason – To ensure the render used make a positive contribution to the visual appearance of the completed development).

Reasons for approval

The proposal complies with the Devon Structure Plan 2001-2016 Policies ST16 (Local Centres and Rural Areas), CO6 (Quality of New Development), CO13 (Protecting Water Resources and Flood Defence), TR3 (Managing Travel Demand), TR4 (Parking Strategy, Standards and Proposals) 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), D5 (Trees on Development Sites), EN20 (River and Coastal Flooding), E2 (Employment

7. The site access road shall be widened and maintained thereafter in accordance with the attached diagram GF/09/01.
(Reason - To minimise congestion of the access).

Reasons for approval

The proposal complies with the Devon Structure Plan 2001-2016 Policies CO6 (Quality of New Development) and CO3 (Areas of Outstanding Natural Beauty).

The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S5 (Countryside Protection), D1 (Design and Local Distinctiveness), EN1 (Developments Affecting Areas of Outstanding Natural Beauty) and E5 (Rural Diversification).

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.

The proposal does not harm the natural beauty of the landscape designated as an Area of Outstanding Natural Beauty.

(2) Application 09/0706/FUL Building 2

DEFERRED for applicant to submit a revised plan showing the building to be relocated immediately to the west of building 1. On receipt of satisfactory amended plan delegated authority be given to the Chairman APPROVE subject to conditions as laid out in the Officer's report.

Reason – Members considered the position of building 2 to be unreasonable and un-neighbourly and that it would result in an unacceptable impact on the amenities of Barleycombe Farm.

EXMOUTH HALSDON 09/1167/FUL
(Exmouth)

Applicant: Mr E Wright

Location: 67 Carter Avenue
Exmouth
EX8 3EF

Proposal: Two storey side extension

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, roof lights or other openings other than those shown on the plans hereby approved shall be formed in the north west elevation of the extension.
(Reason: To protect the privacy of adjoining occupiers).

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policy CO6.
 2. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policy D1.
 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.
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EXMOUTH HALSDON 09/1127/FUL
(Exmouth)

Applicant: Mr P Taylor

Location: 69 Carter Avenue
Exmouth
EX8 3EF

Proposal: Two storey side extension

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, roof lights or other openings other than those shown on the plans hereby approved shall be formed in the south east elevation of the extension.
(Reason: To protect the privacy of adjoining occupiers).

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policy CO6.
 2. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policy D1.
 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.
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FENITON & BUCKERELL
(Buckerell) 09/0690/FUL
09/0717/LBC

Applicant: Mr Philip Halse

Location: Combehayes Farm
Buckerell
EX14 3ET

Proposal: Conversion of farm buildings into two holiday lets, games room, with replacement multi-purpose agricultural building, open linnhay/garage, new tennis court, pool, glasshouse/garden store and creation of garden area

RESOLVED (1) Application 09/0690/FUL

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. The development hereby approved shall be used for holiday purposes only; and shall not be occupied as a person's sole, or main place of residence; and the owners/operators shall maintain an up-to-date register of all guests/occupiers of individual units, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.
(Reason – The site is unsuitable for permanent residential accommodation due to its location, proximity to the main house and lack of amenity space).
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been 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).
4. The replacement farm building shall be used only for agricultural purposes related to the holding or purposes ancillary to the residential use of the site and for no other purpose.
(Reason – The building is only justified for the purposes of agriculture as it is located in an unsustainable rural location where planning policy aims to restrict unnecessary development).
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:
 - Further details of additional/supplementary tree and hedge planting to the southwest and northeast boundaries of the site;
 - Details of the finished surface material of all areas of hardsurfacing including footpaths, parking areas and forecourts;

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. All new barge boards, soffit boards, fascia boards and external cladding shall be in timber only and no other materials and their final finished appearance shall be previously agreed in writing with the Local Planning Authority before development commences.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area and the buildings).
7. All new windows, doors and external joinery indicated on the approved plans shall be made of timber only and no other materials, and be painted or stained, unless the written consent of the Local Planning Authority is obtained to any variation. The actual colour shall be submitted to and agreed in writing with the Local Planning Authority.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area and the buildings).
8. Where new windows have been permitted within existing walls these shall be recessed in the wall.
(Reason – In the interests of retaining the character and appearance of the buildings).
9. The new casement windows shall be traditionally constructed in painted or stained timber, with side hung opening lights, flush with the frame when closed.
(Reason – In the interests of retaining the character and appearance of the buildings).
10. Prior to the initial use of the units of holiday accommodation hereby permitted further details of the design and specification of the proposed sewage treatment plant shall be submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure that the method of dealing with Foul Drainage is adequate in the interests of the prevention of pollution of the water environment).
11. The development shall be carried out in strict accordance with the recommendations as set out in Conclusions and Mitigation Plan sections of the Emergence Survey Reports carried out by Acorn Ecology Limited on 20 May and 11 June 2009, or any alternative mitigation measures as may previously have been agreed in writing by the Local Planning Authority.
(Reason - In the interests of the protection of protected species and to ensure the development complies with the provisions of The Wildlife and Countryside Act 1981).

Reasons for approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policy CO6 (Quality of New Development).
2. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S5 (Countryside Protection), D1 (Design and Local Distinctiveness), D10 (Re-use of rural buildings outside settlements), EN9 (Extension, Alteration or change of use of buildings of special architectural and historic interest) and TA7 (Adequacy of road network and site access).
3. The proposal does not adversely affect the privacy and/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 additional holiday accommodation provision would benefit the local economy through adding to the number of visitors to the area and tourist spend within the district.

RESOLVED

(2) Application 09/0717/LBC

APPROVED subject to the following 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. Before any work is undertaken to demolish any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. Such steps and works shall, where necessary, include, in relation to any part of the building to be retained, measures as follows:-
 - a) to strengthen any wall or vertical surface;
 - b) to support any wall, roof or horizontal surface;
 - c) to provide protection for the building against the weather during the progress of the works, and
 - d) in the case of cob buildings, the details of cob repairs.(Reason - To safeguard the architectural and historic character of the building).
3. All external works of alterations in the existing fabric of the building shall be carried out in matching stonework or brickwork, as appropriate, and all work shall be made in matching stonework or brickwork. A trial area or a sample panel of a minimum 1 sq.m. shall be constructed on site for inspection and approval by the Local Planning Authority prior to commencement of the works. The works as may be agreed shall be carried out and completed in full in line with any specification or other written instructions from the Local Planning Authority.
(Reason - To safeguard the architectural and historic character of the building).
4. The roof lights indicated on the approved plans shall be of a conservation design flush with the roof, the model specification of which shall be agreed and approved in writing by the Local Planning Authority prior to commencement of works.
(Reason - To safeguard the architectural and historic character of the building).
5. In re-roofing where ventilation is necessary, ventilation should be provided at eaves level. Details of alternative means of ventilation shall be agreed and approved in writing by the Local Planning Authority prior to commencement of works.
(Reason - To safeguard the architectural and historic character of the building).
6. All new windows and doors indicated on the approved plans shall be made of timber only and no other materials, and be painted or stained in a colour to be agreed, unless the written consent of the Local Planning Authority is obtained to any variation.
(Reason - To safeguard the architectural and historic character of the building).
6. All new windows and doors indicated on the approved plans shall be made of timber only and no other materials, and be painted or stained in a colour to be agreed, unless the written consent of the Local Planning Authority is obtained to any variation.
(Reason - To safeguard the architectural and historic character of the building).
7. No works shall commence until the following details and specification have been submitted to and approved in writing by the Local Planning Authority.

Details of all new joinery including sections through casements, frames and glazing bars at a scale of 1:2 or 1:5.

The works as agreed shall be carried out in accordance with the approved details.
(Reason - In the interests of the architectural and historic character of the building).

Reasons for approval

1. The proposal does not harm the character and appearance of the listed building.

2. The alterations to the listed building will not harm the integrity or special architectural and historic character of the building.

HONITON ST MICHAELS
(Honiton)

09/1171/FUL

Applicant:

East Devon District Council

Location:

53 Streamers Meadows, Honiton

Proposal:

Single storey extension and retention of boundary fence to front and side

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. Within one month of the date of this permission the fencing along Streamers Meadow shall be removed and the fencing along Livermore Road shall be reduced in height in accordance with the details on the approved plan 0801/PL02:A.
(Reason: In the interests of the character and appearance of the area).
3. 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 windows, doors or other openings other than those shown on the plans hereby permitted shall be formed in the west elevation of the extension hereby approved.
(Reason - To protect the privacy of adjoining occupiers).

Reasons for approval

The proposal complies with the Devon Structure Plan 2001-2016 Policy CO6 (Quality of New Development).

The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness).

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.

HONITON ST MICHAELS
(Honiton) 09/0891/OUT

Applicant: Mr R Board

Location: 37 Streamers Meadow

Proposal: Erection of Bungalow

RESOLVED that the application be APPROVED subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - To comply with section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
2. The permission hereby granted relates to the submitted application as amended by the details shown on the revised indicative layout drawing no. TW07/64/1A received by East Devon District Council on 21st May 2009 insofar as they relate to the modified parking and access arrangements for the approved dwelling.
(Reason - To define the permission, and in the interests of highway safety and the amenities of the occupiers of No. 37 Streamers Meadows.)
3. Approval of the details of the layout, scale and appearance of the building (s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline with one or more matters reserved.)
4. The design to be submitted shall be for a dwelling of single storey construction only and for the avoidance of doubt this does not allow for any accommodation within the roof space.
(Reason - In the interest of the character and appearance of the locality.)
5. 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 development of the types described in Schedule 2 Part 1 Classes A or E for the enlargement, improvement or other alteration to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the building, or for the provision within the curtilage of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling, shall be undertaken without a grant of express planning permission from the Local Planning Authority.
(Reason - To enable the Local Planning Authority to retain control over operations that would not ordinarily require a grant of planning permission in the interests of the character and appearance of the area.)
6. Before any development commences details of final finished floor levels and finished ground levels in relation to a fixed datum 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 adequate details of levels are available in the interest of the character and appearance of the locality.)
7. No development shall take place until satisfactory details relating to the layout of the parking area for the dwelling hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The layout shall accord with the details shown on the approved illustrative drawing no. TW07/64/1A. The parking area shall be laid out in accordance with the approved details.

(Reason - To enable the Local Planning Authority to consider the details of the parking area in the interests of ensuring that satisfactory provision is made for the parking of vehicles and allowing for satisfactory pedestrian access to the site.)

8. The layout details shall provide for pedestrian access only between the parking space and the bungalow hereby approved. Thereafter, and 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 to allow for the formation of vehicular access to the bungalow.

(Reason - In the interests of safeguarding the amenities of the occupiers of No. 37 Streamers Meadows.)

9. 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.)

Reasons for approval

Members considered that a single storey dwelling would not be unacceptable in terms of the visual appearance of the area or character of the area. Members considered that there was an acceptable relationship between the new dwelling and the host dwelling.

SIDMOUTH RURAL
(Sidmouth)

09/1217/FUL
09/1218/LBC

Applicant:

Mr B Jenkins

Location:

12 Cotford Road Sidbury

Proposal:

Proposed alterations and extension to provide additional first floor bedroom

RESOLVED

(1) Application 09/1217/FUL

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. No development shall take place until samples of the materials and render (including the texture and colour) to be used in the construction of the external surfaces of the development hereby approved 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. (Reason - To safeguard the architectural and historic setting of the listed building.)
3. Samples of the proposed roofing materials including slates, tiles or ridge tiles shall be submitted to and approved in writing by the Local Planning Authority, and no other material shall be used without consent. The method of fixing of slates/tiles shall be agreed and approved in writing by the Local Planning Authority prior to commencement of works. (Reason - To safeguard the architectural and historic setting of the listed building.)

4. All new barge boards, soffit boards, fascia boards and external cladding shall be in timber only and no other materials and shall be painted in a colour to be agreed with the Local Planning Authority. (Reason - To safeguard the architectural and historic setting of the listed building.)
5. Details of replacement and new rainwater goods including profiles, materials and finishes to be agreed and approved in writing by the Local Planning Authority prior to commencement of works. (Reason - To safeguard the architectural and historic setting of the listed building.)
6. All new windows and doors indicated on the approved plans shall be made of timber only and no other materials, and be painted in a colour to be agreed, unless the written consent of the Local Planning Authority is obtained to any variation. (Reason - To safeguard the architectural and historic setting of the listed building.)
7. Prior to the commencement of the development hereby approved details of all new joinery is to be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details. (Reason - To safeguard the architectural and historic setting of the listed building.)

Reason - Members considered that the proposed extension was not detrimental of the character of the listed building or to the Conservation Area.

RESOLVED

(2) Application 09/1218/LBC

APPROVED subject to the following 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 development shall take place until samples of the materials and render (including the texture and colour) to be used in the construction of the external surfaces of the development hereby approved 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. (Reason - To safeguard the character and appearance of the listed building)
3. Samples of the proposed roofing materials including slates, tiles or ridge tiles shall be submitted to and approved in writing by the Local Planning Authority, and no other material shall be used without consent. The method of fixing of slates/tiles shall be agreed and approved in writing by the Local Planning Authority prior to commencement of works. (Reason - To safeguard the character and appearance of the listed building.)
4. All new barge boards, soffit boards, fascia boards and external cladding shall be in timber only and no other materials and shall be painted in a colour to be agreed with the Local Planning Authority. (Reason - To safeguard the character and appearance of the listed building.)
5. Details of replacement and new rainwater goods including profiles, materials and finishes to be agreed and approved in writing by the Local Planning Authority prior to commencement of works. (Reason - To safeguard the character and appearance of the listed building.)
6. Prior to the commencement of the development hereby approved details of all new joinery is to be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details. (Reason - To safeguard the character and appearance of the listed building.)

7. Where partitions are to be removed, the work shall be made good to match the original. (Reason - To safeguard the character and appearance of the listed building.)
 8. Where new partitions are constructed they shall be scribed around (not cut into) existing cornices, skirtings or other features. (Reason - To safeguard the character and appearance of the listed building.)
 9. There shall be no bell render stops or metal beading to the proposed rendered area (Reason - To safeguard the character and appearance of the listed building).
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WHIMPLE
(Whimple)

09/1009/FUL

Applicant:

Mr F Michael

Location:

Goose Green Farm, Whimble, Devon, EX5 2PR

Proposal:

Retention of residential caravan with side extension
(resubmission of 08/2171/FUL)

RESOLVED

APPROVED subject to the following conditions:

1. Notwithstanding the time limit to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission being retrospective as prescribed by Section 63 of the Act shall have been deemed to have been implemented on the 19.05.2009 (Reason to comply with section 63 of the act).
2. The use of the land for the siting of a residential caravan with extension hereby permitted shall be discontinued and the caravan and its extension be removed and the land restored to its former condition as agricultural land on or before 28 July 2012.
(Reason - The permission is only justified for a limited period because the temporary nature of the accommodation and the requirement to demonstrate a functional need of a business operating for 3 years .)
3. The occupation of the caravan and extension shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants.
(Reason - The dwelling is justified only by agricultural need and should remain available for this purpose.)

NOTE FOR APPLICANT

2. The applicant is recommended to submit a detailed application for a new permanent dwelling together with two years audited accounts and the third years draft accounts prior to the end of 3 year temporary permission period.

Reasons for approval:

Members considered that there was a functional agricultural need and a security reason for someone to live on site at all times. Western Team to frame appropriate conditions to include – standard agricultural occupancy condition and a 3 year temporary permission time limit from the date of issuing the permission. Note to be inserted on the decision notice requesting a detailed application for a new permanent dwelling together with two years audited accounts and the third years draft accounts prior to the end of 3 year temporary permission period.

The following applications were DEFERRED for the reasons indicated

NEWBRIDGES
(Shute)

09/0995/FUL

Applicant:

Candlebine BHL Ltd

Location:

Shute Garage, Axminster Road, Shute, Axminster

Proposal:

Change of use of garage site from a petrol filling station with car sales and vehicle repair and breaking facilities to use of site for the preparation for sale then sale of motor vehicles.

RESOLVED: DEFER for negotiations with the applicant to request detailed plans showing:

1. A detailed landscaping scheme including species of all trees and hedgerows, number of plants, means of protection etc.
2. The provision of a raised kerb alongside the road to prevent any access along the trunk road.
3. Clear signage showing access to the rear.
4. Removal of bunting, security lighting and other intrusive elements.
5. Conditions on use to be considered further by Planning Officer.
6. Further discussions in relation to the land on the other side of the road and how that is to be controlled.

Report to be considered at the October 2009 Development Management Meeting

The following applications were referred to the
PLANNING INSPECTIONS COMMITTEE

SIDMOUTH SIDFORD
(Sidmouth)

09/0880/FUL

Applicant:

Mrs R Evans-White

Location:

Fourways Residential Home
Glen Road
Sidmouth
EX10 8RW

Proposal:

Two storey extension to residential home

RESOLVED

INSPECT

Reason: to consider the impact on neighbouring properties, design of proposal, and consideration of the loss of amenity land.
