

**EAST DEVON DISTRICT
COUNCIL**

**DEVELOPMENT CONTROL
COMMITTEE**

HELD ON Tuesday 6 May 2008

SCHEDULE NUMBER 13 – 2007/2008

APPLICATIONS DETERMINED BY THE COMMITTEE

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

BUDLEIGH
Budleigh Salterton

08/0657/FUL

Applicant: Co-op, PO Box 53, New Century House, Manchester
Location: Co-op Food Store, 21 – 23 High Street, Budleigh Salterton
Proposal: Installation of new air conditioning plant and sound attenuation baffles on new plant deck to rear of 23 High Street

RESOLVED

(1) APPROVE subject to the following condition:

Noise levels from the plant hereby approved shall not exceed 33dB(A)LAeq 5 minutes when measured from outside the bedroom window of the nearest residential dwelling (No. 23A).
(Reason – To protect the amenity of occupiers of adjacent dwellings)

(2) that the Head of Legal Licensing and Democratic Services to be authorised to withdraw the previously issued enforcement notice.

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policies CO3 – Areas of Outstanding Natural Beauty, CO6 – Quality of New Development, CO7 – Historic Settlements and Buildings and SH1 – Shopping Facilities.
2. 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, EN1 – Development affecting Areas of Outstanding Natural Beauty, EN11 – Preservation and enhancement of Conservation Areas, SH1 – Town Centre Shopping Areas, SH2 – Primary Shopping Frontage and the Budleigh Salterton Town Design Statement.
3. The proposal does not affect the privacy or amenity of neighbouring properties.
4. The proposal does not harm the character and appearance of the conservation area.
5. The proposal does not harm the natural beauty of the landscape designated as an Area of Outstanding Natural Beauty.
6. The proposal would not generate a level of noise that would unreasonably affect the amenity of neighbouring properties.
7. Within one month of the date of this permission full details of a scheme for the screening of the air conditioning units hereby approved shall be submitted for the written approval of the Local Planning Authority. The scheme shall include full details of planters and trellace fencing to be positioned to the sides of the air conditioning units and full details of the size, species and density of hedges, shrubs and herbaceous plants to be planted therein. The approved scheme shall be fully implemented within the first planting season following the date of the written approval of the scheme and shall thereafter be maintained for a period of 5 years. Any plants that 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 with the Local Planning Authority.
(Reason - In the interests of the amenity of the locality and to preserve the character and appearance of the Conservation Area.)

EXMOUTH BRIXINGTON 08/0778/FUL
(Exmouth)

Applicant: Mr S Fox

Location: 39 Vansittart Drive, Exmouth

Proposal: Erection of dwelling and replacement garage

RESOLVED (1) APPROVED subject to the applicant entering into a Unilateral Undertaking relating to a public open space contribution and 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 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 building.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building.)
3. There shall be no obstruction to visibility greater than 600mm above adjoining road level, forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage to Cherry Close. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.
(Reason - To provide adequate visibility from and of emerging vehicles.)
4. A parking space for the new dwelling shall be laid out and maintained for those purposes in accordance with the approved plan.
(Reason - To ensure the provision of adequate facilities within the site for the traffic generated by the development.)
5. A parking space/driveway of a minimum length of 6.0m and garage for the existing dwelling shall be laid out and maintained for those purposes in accordance with a design and specification to be submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure the provision of adequate facilities within the site for the traffic generated by the development.)
6. In accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.
(Reason - In the interest of public safety and to prevent damage to the highway.)

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001 – 2016 policy C06.
 2. The proposal complies with the adopted East Devon Local Plan 1995 – 2011 policies S4, D1, RE3.
 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.
-

EXMOUTH BRIXINGTON 08/0810/FUL
(Exmouth)

Applicant: Mr C Hafner

Location: 79 St John's Road, Exmouth, EX8 4EB

Proposal: Demolition of existing house and erection of 3 new detached two storey houses.

RESOLVED APPROVED subject to the applicant entering into a Unilateral Undertaking relating to a contribution towards public open space and 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 to be used in the construction of the external surfaces of the building 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).
3. 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 specifically include details of all new planting along either side of the proposed internal driveway and those areas marked "landscape areas 1 and 2" on the layout drawing numbered 02. The scheme shall also give details of any proposed walls, fences and other boundary treatments within and around the perimeter of the site. 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).
4. 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, 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 character and appearance of the area or to the amenities of adjoining occupiers).
5. At the proposed access there shall be no obstruction to visibility greater than 600mm above adjoining road level within splays based on minimum co-ordinates of 2.4m x58m. Such visibility shall be fully provided before works commence on the erection of the dwellings hereby permitted and shall thereafter be maintained.
(Reason – To provide adequate visibility from and of emerging vehicles.)

6. The proposed access shall have a minimum width of 4.8m for the first 15.0m as measured from the carriageway edge. It shall take the form of a vehicle crossing. The site access road shall be hardened, surfaced (not loose stone or gravel), drained (to prevent surface water from discharging onto the public highway) and maintained thereafter to the satisfaction of the Local Planning Authority. The gradient of the site access road shall not exceed 1 in 14.
(Reason – To minimise congestion of the access and to prevent surface water and mud/debris from spilling out onto the highway.)
7. The dwellings hereby permitted shall not be occupied until a properly consolidated and surface turning space for delivery vehicles has been constructed within the site, in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.
(Reason – To ensure the provision of adequate facilities within the site for the traffic generated by the development.)
8. The existing access shall be effectively and permanently closed in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority as soon as the new access is capable of use.
(Reason – To prevent the use of a substandard access and to minimise the number of accesses onto the public highway.)

Reason for Approval

The proposal complies with the provisions of the adopted East Devon District Local Plan 1995 – 2011 Policies S3 (Built-up Area Boundaries for Villages), S4 (Development Within Built-up Area Boundaries) and D1 (Design and Local Distinctiveness).

EXMOUTH TOWN
(Exmouth)

08/0405/FUL

Applicant:

Mr Phil Thomas

Location:

30 New Street, Exmouth

Proposal:

Change of use from single two-bedroom dwelling to two one-bedroom self contained flats and construction of partially enclosed roof terrace

RESOLVED

APPROVED subject to the applicant entering into a Unilateral Undertaking relating to a contribution towards public open space and the following condition:

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.)

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policies C06 and C013.
1. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies D1, EN20, H6, RE3 and TA9.
3. The proposal does not affect the privacy or amenity of neighbouring properties.

EXMOUTH TOWN
(EXMOUTH) 08/0577/FUL

Applicant: Devon Signs

Location: The Old Dairyworks
New North Road
Exmouth

Proposal: Proposed roof extension for storage and office use

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. The extension hereby approved shall be used ancillary to and in connection with the existing use of the building and shall not be used, for any other purpose.
(Reason – To ensure the proposed development does not have an adverse effect on the area by reason of size of premises or an excessive amount of extra activity.)

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policies ST15, CO6, C013, C016 and TR4.
2. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S2, S4, D1, EN20, E2, E4 and TA9.
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.

EXMOUTH WITHYCOMBE 08/0486/FUL
RALEIGH
(Exmouth)

Applicant: Mr B Asselman

Location: 28 Forton Road, Exmouth

Proposal: Change of use of amenity land to garden, retention of 2m high fence and erection of two storey side extension

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. 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 building.
(Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building.)

3. Notwithstanding the details hereby submitted no development shall take place until details of the height, design and external appearance of the balcony screening are submitted to and approved in writing by the Local Planning Authority. The balcony screening shall be carried out only in accordance with these details and maintained in perpetuity.
(Reason - To avoid detriment to the character and appearance of the area or to the amenities 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 policies S4 (development within built up area boundaries), D1 (Design and local distinctiveness) and H7 (Residential Extensions).
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.

EXMOUTH WITHYCOMBE 08/0551/FUL
RALEIGH
Exmouth

Applicant: Buildbase Ltd

Location: Former Unigate Dairy Depot, Salterton Road, Exmouth

Proposal: Change of use from milk depot to builders merchants including alterations to 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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The use hereby permitted is sui generis and therefore no permitted change under the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re enacting that Order with or without modification, shall be undertaken. Further the retail sales area agreed as part of the use hereby permitted, shall be restricted to the area labelled 'self select area' indicated on drawing number CFL426-02A and shall remain ancillary to the primary function of the business namely as a builders wholesale merchants.
(Reason - To define the terms of the application and retain control over the future use of the unit to ensure that there is no adverse effect on the Local Plan retail policies.)
3. The outside storage hereby permitted shall only occur in accordance with a detailed scheme which shall previously have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a comprehensive plan identifying all areas for storage, the respective maximum heights of any racking system and the materials to be stored and the design and type of racking itself. No storage shall take place other than in accordance with the agreed scheme.
(Reason - To clarify the position and type of storage sought and to control the impact on the appearance and character of the area.)

4. All reversing alarms fitted to vehicles, including forklift trucks, for use on the site shall be broadband [white noise] type alarms, unless otherwise agreed in writing with the Local Planning Authority.
(Reason - In the interests of the amenities of the occupants of adjacent residential properties.)
5. No plant or machinery shall be installed at the premises without the prior written approval of the Local Planning Authority. There shall be no servicing of plant or machinery other than within the building hereby permitted.
(Reason - In the interests of the occupants of adjacent residential properties.)
6. There shall be no external illumination of the site other than in accordance with details to be submitted to and approved by the Local Planning Authority. There shall be no illumination of the site outside the permitted operating hours.
(Reason - In the interests of the visual amenities of the area.)
7. The use hereby permitted shall not operate outside the hours of 07.00-18.00 hours on Mondays to Fridays and 07.00-14.00 hours on Saturdays. The use shall not operate on Sundays or Bank Holidays. There shall be no deliveries to or from the site outside the permitted hours of operation.
(Reason - In the interests of the amenities of the occupants of adjacent residential properties.)
8. Prior to the occupation of the building, details of provision for secure cycle parking within the site shall be submitted to and approved in writing by the Local Planning Authority and the cycle parking shall be provided in accordance with the approved details and thereafter retained for storage of cycles of staff and visitors to the site.
(Reason - To provide facilities for cycling.)
9. The galvanized palisade fence hereby permitted shall not be erected until a scheme for protection of trees and other existing landscape areas in accordance with British Standard 5837:2005 has been submitted to and approved in writing by the Local Planning Authority. The work shall be undertaken in accordance with the scheme and not varied unless the prior written permission of the Local Planning Authority is obtained for variation.
(Reason - To safeguard the boundary vegetation to the north and north west of the site which is important for the visual amenity of the area.)

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001-2016 policies ST5 (Development Priority 2001 to 2016) and TR10 (Strategic Road Network)
2. 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), E3 (Safeguarding Employment Land and Premises), TA1 (Accessibility of New Development) 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 surrounding area.

HONITON ST MICHAELS 07/2666/MFUL
(Honiton)

Applicant: Tesco Stores Ltd.

Location: Land adjoining Devonshire Road Heathpark Industrial Estate
Honiton

Proposal: Construction of three industrial units with associated parking
and access

RESOLVED APPROVED subject to the applicant entering into an Agreement
under Section 106 of the Town and Country Planning Act 1990 to
secure:

- works to improve facilities for non-car modes of travel to the development, including bus stop infrastructure upgrades and pedestrian/cycle route improvements

and the following planning conditions:

1. The development shall be commenced before the expiration of three years from the date of this planning permission and shall be completed as approved, including those matters governed by condition and legal agreement where the approval of the Local Planning Authority is required subsequent to the determination of the principal application.
(Reason – To comply with the requirements of 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 buildings hereby permitted shall be used only for activities within Classes B1, B2 and B8 of the Use Classes Order. Prior to the commencement of the development additional plans shall have been submitted to and approved in writing by the Local Planning Authority which define any ancillary sales floor space areas within each of the buildings and any sales display areas external to each of the buildings, and such sales operations shall only take place as an ancillary function to the principal Class B uses within these defined areas.
(Reason – To ensure the retention of the employment use of the site in accordance with policy EC3 of RPG 10, and Proposal E1 and policy E6 of the East Devon Local Plan 1995 – 2011.)
3. Prior to the commencement of the development hereby permitted details of the extent and physical definition of any external storage facilities including area and height parameters shall have been submitted to and approved in writing by the Local Planning Authority and all storage operations shall be carried out in accordance with the approved details.
(Reason – To control the level of commercial activity on the site and to ensure a satisfactory appearance for the development in the interests of the visual amenity of this prominent and sensitive location close to and visible from the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty, in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development, Development Policy E of the RSS for the South West, policy CO6 of the Devon County Structure Plan 2001 -2016 and policy EN1 of the East Devon Local Plan 1995 – 2011.)

4. Notwithstanding the provisions of Schedule 2, Part 4, Class A of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking, amending or re-enacting that Order, no open storage of materials or equipment, nor any other employment or commercial operation or activity, whether permanent or temporary, shall be undertaken or permitted on any area of landscaped, parking, circulatory or uncategorised area of land within the site unless agreed in writing by the Local Planning Authority.
(Reason - To secure an appropriate standard of appearance for the development, to protect the aesthetic quality of the site, and to prevent congestion of the access roads within the site, in the interests of the safety and convenience of all users of the surrounding highway network, in accordance with the terms and objectives of national and local planning policy and guidance, with specific reference to PPS 1 - Delivering Sustainable Development , PPG4 – Industrial, Commercial Development and Small Firms and PPG 13 - Transport, Development Policy E of the RSS for the South West, policies CO6 and TR10 of the Devon County Structure Plan 2001 -2016 and policies EN1, TA7 and TA9 of the East Devon Local Plan 1995 – 2011.)
5. No additional floor space shall be created by the insertion of any horizontal division (mezzanine, internal balcony, free-standing or otherwise effected intervening floor area) within, or by the construction or installation of any external projection from any buildings erected pursuant to this planning permission, unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To secure an appropriate intensity of use of the site, to ensure that the provision of car and cycle parking at the site accords with the appropriate standards in the interests of the safety and convenience of all users of the highway network surrounding the site, in accordance with national and local planning policy and guidance, as set out in PPG13 and policies TR1, TR4, TR7 and TR10 of the Devon County Structure Plan 2001 -2016 and policies TA7 and TA9 of the East Devon Local Plan 1995 – 2011.)
6. Prior to the commencement of the development, information demonstrating at least the achievement of a BREEAM “Very Good” rating (or an equivalent rating in any amended or replacement BRE assessment method) for each of the planned buildings shall be submitted to and approved in writing by the Local Planning Authority, and the construction shall be carried out to achieve at least that agreed level of quality. The details shall also demonstrate each building’s ability to achieve the required level of on-site renewable energy production.
(Reason - To secure an appropriate standard of sustainability for the development in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development, PPS 22 - Renewable Energy, policies SD1, Development Policy G and RE5 of the RSS for the South West, policy CO11 of the Devon County Structure Plan 2001 -2016 and policy D2 of the East Devon Local Plan 1995 – 2011.)
7. Prior to the commencement of the development hereby permitted additional and/or amended plans shall be submitted to and approved in writing by the Local Planning Authority which indicate appropriate junction radii and carriageway width for the new access road into the site; the appropriate level of car and bicycle parking facilities for each unit of the development, together with the means of their provision and physical definition, and the inclusion of locker and shower facilities within each building, and the development shall be completed in accordance with the approved details, and so maintained for the duration of occupation of the relevant building.
(Reason – To secure a safe and convenient layout for the development, which encourages the use of non-car modes of transport for staff and visitors to the site, in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development, PPG 13 – Transport, policy TRAN10 of RPG 10, policies TR1, TR2, TR3, TR4, TR5, TR7 and TR10 of the Devon County Structure Plan 2001 -2016 and policies D2, TA4, TA7 and TA9 of the East Devon Local Plan 1995 – 2011.)

8. Prior to the first occupation of the largest building on the site a Travel Plan for its staff shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include
- of an initial survey, and programme of subsequent monitoring of the modal split of employees' travel to, from and for work
 - reasonable and realistic targets for the improvement of the modal split in favour of non-car modes of travel
 - measures to facilitate and promote the achievement of the targets, and
 - a process for the review of the targets and measures, together with a placement of responsibility for the establishment and operation of the Travel Plan with a specific staff member.

(Reason – To secure an appropriate mechanism for the enablement and promotion of improvements in levels of non-car based travel for staff at the site, in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development, PPG 13 – Transport, policy TRAN10 of RPG 10, policy SD1 of the RSS for the South West, policies CO11, TR1, TR2, TR3, TR4, TR5 and TR7 of the Devon County Structure Plan 2001 -2016 and policies D2 and TA3 of the East Devon Local Plan 1995 – 2011.)

9. Prior to the commencement of the development hereby permitted additional information shall be submitted to and approved in writing by the Local Planning Authority to demonstrate in relation to a fixed datum on or close to the site (referenced as AODN) the finished floor levels of each building; the finished levels and gradients across the site and the means of stabilising slopes/breaks of slope across the site.

(Reason – To secure a satisfactory appearance for the site, to control the relationship between, and the impact on, neighbouring developments, and to inform landscaping requirements for the development, in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development, policy CO6 of the Devon County Structure Plan 2001 -2016 and policies D1 and D4 of the East Devon Local Plan 1995 - 2011.)

10. Prior to the commencement of the development hereby permitted details of the surface water drainage infrastructure and practices to be adopted within the site shall be submitted to and approved in writing by the Local Planning Authority, such proposals will be in accordance with the appropriate guidance produced by the Environment Agency for Sustainable Urban Drainage Systems, and the development shall be implemented and maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

(Reason -To secure an appropriate standard of development, in the interests of its sustainability, and particularly of safeguarding the environmental and visual qualities of the site, and its impact on the wider location, in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development and PPS25 – Development and Flood Risk, policies ST4 and CO13 of the Devon County Structure Plan 2001 -2016 and policies S7, D2 and EN21 of the East Devon Local Plan 1995 - 2011.)

11. No development shall take place 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 by the applicant and approved by the Local Planning Authority. The development shall at all times be carried out in strict accordance with the approved scheme or such other details as may be subsequently agreed in writing by the Local Planning Authority.

(Reason – To ensure that an appropriate record is made of archaeological evidence that may be affected by the development, in accordance with national and local planning policy and guidance as set out in PPG 16 – Archaeology and Planning, policy CO8 of the Devon County Structure Plan 2001 -2016 and policy EN8 of the East Devon Local Plan 1995 - 2011.)

12. Prior to the commencement of the development hereby permitted a comprehensive Air Quality Impact Assessment of the development shall be undertaken, the findings and consequent recommendations of which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved recommendations, unless otherwise agreed in writing by the Local Planning Authority.
(Reason -To secure an appropriate standard of environmental protection to be included in the development, in the interests of the ecological and amenity value of the site, and the minimisation of the potential impact of its development on the wider area, in accordance with national and local planning policy and guidance with as set out in PPS 1 - Delivering Sustainable Development, PPS 23 – Planning and Pollution Control, policy EN2 of RPG 10, policy RE9 of the RSS for the South West, policy CO15 of the Devon County Structure Plan 2001 -2016 and policy EN15 of the East Devon Local Plan 1995 - 2011.)
13. Prior to the commencement of the development hereby permitted details of the external materials, colour and finish of all structures and surfaces (including car parking areas, storage areas, turning area, retaining walls and boundary treatments) shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and so maintained thereafter.
(Reason – To secure an appropriate standard of appearance for the development, in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development, policy Co6 of the Devon County Structure Plan 2001 - 2016 and policies D1 and D4 of the East Devon Local Plan 1995 - 2011.)
14. Notwithstanding the details submitted with the application, prior to the commencement of the development additional and revised details of a scheme for the soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved scheme. The scheme shall include additional areas of planting, a methodology for the planting proposals, together with a 10 year management plan for the maintenance, augmentation and if necessary replacement of plants on the site. The scheme shall cross-refer with the levels details required under condition 9 above.
(Reason – To secure an appropriate standard of landscaping for the development, in accordance with national and local planning policy and guidance as set out in PPS 1 - Delivering Sustainable Development, policy EN4 of RPG 10, Development Policy E of the RSS for the South West, policy CO6 of the Devon County Structure Plan 2001 -2016 and policies D1and D4 of the East Devon Local Plan 1995 - 2011.)

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001-2016 policies ST1 (Sustainable Development), ST3 (Self Sufficiency of Devon's Communities), ST4 (Infrastructure Provision), ST5 (Development Priority 2001 to 2016), ST20 (Re-Assessing and Safeguarding Employment Land), CO6 (Quality of New Development), CO8 (Archaeology), CO11 (Conserving Energy Resources), CO13 (Protecting Water Resources and Flood Defence), CO15 (Air Quality), TR1 (Devon Travel Strategy), TR2 (Co-ordinating Land Use/Travel Planning), TR3 (Managing Travel Demand), TR4 (Parking Strategy, Standards and Proposals), TR5 (Hierarchy of Modes), TR7 (Walking and Cycling) and TR10 (Strategic Road Network).
2. The proposal complies with the Adopted East Devon Local Plan 1995-2011 policies S4 (Development Within Built-up Area Boundaries), S7 (Infrastructure Related to New Development), D1 (Design and Local Distinctiveness), **D2 (Sustainable Construction)**, **D3 (Access for Disabled)**, D4 (Landscape Requirements), EN1 (Developments Affecting Areas of Outstanding Natural Beauty), EN8 (Proposals Affecting Sites Which May be of Archaeological Importance), EN15 (Control of Pollution), EN21 (Surface Run-Off Implications of New Development), E1 (Provision of Employment Land), TA1 (Accessibility of New Development), TA3 (**Transport Assessments /Travel Plans**), TA4 (Footpaths, Bridleways and Cycleways), TA7 (Adequacy of Road Network and Site Access) and TA9 (Parking Provision **in New Development**).

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 site is allocated for employment purposes in the East Devon Local Plan.

HONITON ST PAULS 07/3463/FUL
(Honiton)

Applicant: Mr and Mrs J Gutierrez

Location: 19 Silver Street, Honiton

Proposal: Conversion of existing dwelling into two flats and erection of one pair of semi-detached dwellings

RESOLVED APPROVED subject to the applicant entering into a Unilateral Undertaking relating to a contribution towards public open space and 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 permission hereby granted relates to the submitted application as amended by the details shown on the amended drawing no. 262/06B received by East Devon District Council on 27 March 2008 insofar as they relate to the revised height of boundary treatment at the rear of the dwellings hereby permitted.
(Reason – To define the permission, and in the interests of safeguarding the amenities and privacy of prospective occupiers of the development.)
3. 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 – In the interests of ensuring that the materials are sympathetic to the character and appearance of the area which forms part of the designated Honiton Conservation Area.)
4. Prior to the occupation of any of the residential units hereby permitted, provision shall be made for the storage of bins in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority. The approved bin storage facilities shall thereafter be retained solely for that purpose in perpetuity.
(Reason – In the interests of ensuring that adequate and satisfactory bin storage facilities are provided with the development.)
5. The development hereby approved shall not be brought into use or occupied until a sheltered and secure cycle parking facility capable of accommodating a minimum of one cycle per dwelling unit has been provided within the site in accordance with a design specification to be submitted to, and approved in writing by, the Local Planning Authority.
(Reason – To encourage cycling and to provide safe and secure facilities for the storage of cycles.)

6. No development shall commence until satisfactory details as to the design and method of opening of all new and replacement fenestration 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 enable the Local Planning Authority to consider the details of the fenestration in the interests of the character and appearance of the development and the designated Honiton Conservation Area in which it is located.)
7. No development shall take place on site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
(Reason – To ensure that an appropriate record is made of archaeological evidence that may be affected by the development.)
8. No development shall take place until details of the systems for dealing with foul drainage and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details before any dwelling on the site is occupied.
(Reason - To avoid pollution of the environment and/or flooding.)

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001-2016 Policies ST1 (Sustainable Development), ST3 (Self Sufficiency of Devon's Communities), ST5 (Development Priority 2001 to 2016), ST15 (Area Centres), CO6 (Quality of New Development), CO7 (Historic Settlements and Buildings), CO8 (Archaeology), TR2 (Co-ordinating Land Use/Travel Planning) and TR5 (Hierarchy of Modes).
2. The proposal complies with the adopted East Devon Local Plan 1995-2011 Policies S2 (Built-up Area Boundaries for Area Centres and Local Centres), S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness), EN8 (Proposals Affecting Sites Which May be of Archaeological Importance), EN11 (Preservation and Enhancement of Conservation Areas), RE3 (Open Space Provision in New Housing Developments), TA1 (Accessibility of New Development) and LH 1 (Preservation of Street Pattern).
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 the character and appearance of the conservation area.
6. The proposal is contained within the defined built-up area boundary of the settlement.
7. The density of the development is at the highest level possible compatible with the area.
8. The proposal includes the use of previously developed land.

OTTERHEAD
(Upottery) 08/0135/FUL

Applicant: Mr N Woollacott

Location: Cherryhayes Farm, Slough Lane, Smeatharpe

Proposal: Replacement of 2 dwellings

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

Conditions to be delegated to Head of Planning and Countryside Services relating to landscaping, removal of existing dwelling, phasing of development and appropriate Highway conditions as necessary.

NEWBRIDGES
(Dalwood) 08/0649/FUL

Applicant: Mr G Colley

Location: Little Hawley, Hawley Bottom, Axminster

Proposal: Retention of ground works to create a turning area

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

Conditions

1. A landscaping scheme incorporating hard and soft treatments shall be submitted to and agreed in writing with the Local Planning Authority.

Any other relevant conditions to be agreed with Officers.

OTTERHEAD
(Luppitt) 08/0839/FUL

Applicant: Mr M Hoad

Location: Otter Falls, Old Sputham Farm, New Road, Upottery

Proposal: Erection of three solid log holiday lodges

RESOLVED APPROVED subject to the applicant entering into a Unilateral Undertaking relating to a contribution towards the provision of open space and the following conditions:-

- A management plan for land in the applicant's ownership
- that none of the land shall be used as caravan site under Class A of Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995
- the permanent removal of a mobile home from the site

and 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. 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 site and Area of Outstanding Natural Beauty)
3. Notwithstanding the parking/access plan submitted, a revised plan shall be submitted to and agreed in writing with the Local Planning Authority showing details of parking and turning areas and surfacing materials. No development shall take place until these details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the holiday lodges hereby approved are first brought into use
(Reason - To ensure that the surfacing materials are sympathetic to the character and appearance of the site and Area of Outstanding Natural Beauty)
4. No development shall take place until details of finished floor levels and finished ground levels in relation to a fixed datum 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 adequate details of levels are available in the interest of the character and appearance of the site and Area of Outstanding Natural Beauty)
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 a drawing indicating trees and hedges that will be lost as a result of the development, a drawing indicating trees and hedges that will be retained, a plan for the management of retained trees and hedges and proposals for the planting of new trees and hedges. 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 site and Area of Outstanding Natural Beauty)
6. Foul drainage shall be kept separate from clean surface and roof water.
(Reason - To avoid pollution of the environment.)
7. The units of accommodation hereby permitted shall be used for holiday accommodation only and shall not be occupied as permanent residential accommodation.
(Reason: The site is in the open countryside where new permanent residential accommodation is not permitted)

Reasons for approval

1. The proposal complies with Devon Country Structure Plan (2001-2016) Policies ST5 (Development Priority 2001 – 2016) & CO3 (Areas of Outstanding Natural Beauty) & CO6 (Quality of New Development) & TR10 (Strategic Road Network) & TO3 (Tourism Development in Rural Areas) & TO4 (Touring Parks and Camping Sites)

2. The proposal complies with East Devon Local Plan (1995-2011) Policies S5 (Countryside Protection) & D1 (Design and Local Distinctiveness) & D5 (Trees on Development Sites) & EN1 (Developments affecting Areas of Outstanding Natural Beauty) & TO4 (Caravan, Chalet and Camping sites) & TA4 (Footpaths, Bridleways and Cycleways) & TA7 (Adequacy of Road Network and Site Access)
3. The proposal does not affect the privacy or amenity of neighbouring properties
4. The proposal does not harm the natural beauty of the landscape designated as a Area of Outstanding Natural Beauty

OTTERHEAD
(Stockland)

08/0693/COU

Applicant:

D K, M J & N Parris

Location:

Land at Aller Farm, Stockland

Proposal:

Use of agricultural land for the siting of 7 temporary tents and installation of self-contained sewage tank.

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 & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
2. The site for which permission for the change of use is granted shall accommodate no more than 7 tents as specified and described in the application documents submitted, such tents to be erected or occupied as holiday accommodation only during the months April to October (inclusive) and at all other times the site shall be cleared of all above-ground structures, the land surface shall be retained as grass, and the site shall be re-incorporated into the agricultural operations of Aller Farm.
Reason – To ensure that the scope and scale of development on the site has an acceptable impact on the character and appearance of this part of the open countryside, within the Blackdown Hills AONB, in accordance with National and Local Planning Policy and guidance as set out in PPS1, PPS7, Policies ST16, CO1, CO3, CO14 and TO4 of the Devon Structure Plan 2001 – 2016 and Policies S5, D1, D2, EN1, EN14 and E5 of the East Devon Local Plan 1995 – 2011.
3. Prior to the implementation of the permission, the following details shall be submitted to and approved in writing by the Local Planning Authority:-
 - A) All engineering and drainage works on and to serve the site, including details of any earth-moving or compaction operations, trench-digging and pipe laying and the installation of the sewage container tank, indicating finished levels of all affected land and equipment.
 - B) The location of all existing tree, hedge and other vegetation cover on and bordering the site indicating which if any specimens/areas are to be felled, retained and augmented with new planting together with a landscape management plan for the on-going maintenance of the site's vegetation; and
 - C) The location design materials and finish of the means of enclosure of the site from the remaining pasture land during use as tent accommodation.

Reason – To secure and protect a satisfactorily sustainable appearance and function for the landscape, in accordance with National and Local Planning Policy and guidance as set out in PPS1, PPS7, Policies ST1, CO1, CO3, CO6 and CO13 of the Devon Structure Plan 2001 – 2016 and Policies S5, S7 D1, D2, D4, EN1, EN15, EN17 and EN18 of the East Devon Local Plan 1995 – 2011.

4. No tent shall be occupied on the site unless the drainage arrangements agreed under the terms of condition 3 above have been completed as approved and are maintained in good working order for the duration of the occupation of any tent on the site. All engineering operations, felling, protection and new planting works agreed under the terms of condition 3 above shall be completed as approved by the end of the first planting season following the first occupation of any tent on the site, and shall be maintained in accordance with the approved Landscape Management Plan.

Reason – To secure and protect a satisfactorily sustainable appearance and function for the landscape, in accordance with National and Local Planning Policy and guidance as set out in PPS1, PPS7, Policies ST1, CO1, CO3, CO6 and CO13 of the Devon Structure Plan 2001 – 2016 and Policies S5, S7 D1, D2, D4, EN1, EN15, EN17 and EN18 of the East Devon Local Plan 1995 – 2011.

5. Prior to the first occupation of any tent on the site, visibility for emerging vehicles at the farm main yard access shall be provided from a point 2.4 metres back from the carriageway edge for a distance of 25 metres to the south of the centre of the access at a height of 1m above the level of the carriageway and such visibility shall be safeguarded at all times during the occupation of any tent on the site.

Reason – To secure a safe means of access to the car park serving the development, in accordance with National and Local Planning Policy and guidance as set out in PPG13 and Policies TR10 of the Devon Structure Plan 2001 – 2016 and TA7 of the East Devon Local Plan 1995 – 2011.

6. Prior to the first occupation of any tent erected on the site, and for the duration of such occupation, 7 car parking spaces shall be provided within the main yard at Aller Farm as detailed in the submitted application.

Reason – To secure appropriate off street car parking provision for the development, minimise any danger or inconvenience being caused to all users of the local highway network in accordance with Policies TR9 of the East Devon Local Plan 1995 – 2011.

7. Prior to the first occupation of any tent on the site, details of the provision of bicycle parking facilities within the Aller Farm complex shall be submitted to and approved in writing by the Local Planning Authority and the approved provision shall be made and retained for this purpose for the duration of the occupation of the tented accommodation.

Reason – To secure appropriate facilities for cyclists, to encourage non-car modes of transport in the locality, in accordance with guidance within PPG13 and Policies CO11, TR5 and TR7 of the Devon Structure Plan 2001 – 2016 and D2, TA1, and TA9 of the East Devon Local Plan 1995 – 2011.

8. No development shall take place 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 by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason – To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with guidance set out in PPG16.

Reasons for Approval

1. The proposed development is considered to accord with the terms and objectives of National Planning Policy and guidance as set out in PPS1, PPS7, PPG13 and the Good Practice Guidance on Planning & Tourism.

2. The proposed development is considered to accord with the terms and objectives of the Development Plan as set out in the following policies:-

OTTERY ST MARY 08/0404/FUL
(Ottery St Mary Town)

Applicant: Mr W Smith

Location: 1 Coleridge Road, Ottery St Mary

Proposal: Two storey detached dwelling with off road parking provision

RESOLVED APPROVED subject to the applicant entering into a Unilateral Undertaking relating to a contribution towards the provision of open space and the following conditions:-

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building 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.)
2. The existing driveway shall be widened to 7.75m (with a minimum length of 5.3m) to provide a car parking space for the new dwelling and two car spaces for the existing dwelling (all side by side). Such driveway shall be properly consolidated and surfaced (not loose stone or gravel).
(Reason - To ensure the provision of adequate facilities within the site for the traffic generated by the development.)
3. In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway
(Reason - In the interest of public safety and to prevent damage to the highway.)
4. 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, notwithstanding the details indicated on the site plan, to include:
 - Details of the boundary treatment which shall include the provision of planting along the Kennaway road frontage
 - Details of materials proposed for areas of hard surfacing

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.)

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 Part 1, Classes A or B (extensions to the dwelling house) and Part 2, Classes A or B (creation of accesses and erection of walls, fences forward of the building) of Schedule 2 to the Order shall be permitted unless previously agreed in writing by the Local Planning Authority.

(Reason - In the interests of amenity and to preserve the character and appearance of the area.)

Reasons for Approval

1. The proposal complies with Devon Structure Plan 2001 – 2016, policies: C06 and TR10
2. The proposal complies with East Devon Local Plan policies: D1, S4, TA7 and TA9
3. The proposal does not adversely affect the privacy and/or amenity of neighbouring occupiers
4. The design and external appearance of the proposal does not ham the visual amenity of the site and surrounding area.

RALEIGH 08/0587/FUL
(Woodbury)

Applicant: Weddle Swift

Location: Greendale Business Park, Woodbury Salterton

Proposal: Erection of Industrial building

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 & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
2. Prior to the commencement of the development hereby approved, a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved by the Local Planning Authority. The investigation and report shall be conducted and presented in accordance with the guidance found in CLR11 Model Procedures for the Management of Land Contamination:

Phase1 Potentially Contaminated Land Assessment

The contaminated land assessment report shall include a combined desk study and site reconnaissance (walk over) survey to be submitted to the Local Planning Authority for approval. The report must detail the historic and current site uses, details of the intended development scheme and propose a site investigation strategy, present a Conceptual Model (as deemed necessary) based on the relevant information acquired and interpreted. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

Phase 2 Site Investigation

The site investigation, including relevant soil, soil gas, surface and groundwater sampling, should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology and in accordance with current technical guidance, including relevant British Standards and Construction Industry Research and Information Association (CIRIA) guidance. The site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority must approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

Phase 3 Remediation and Validation

Approved remediation works shall be carried out in full on site under a quality assured scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The validation / closure report shall include details of the remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Such works include appropriate validation for imported soils. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Contamination Discovered during Development Process

In any event, should any contamination of soil and/or groundwater be discovered during development of the site, the Contaminated Land Officer of the LA should be contacted immediately. Site activities should be temporarily suspended until such time as a procedure for addressing such contamination is agreed upon with the LPA and/or other regulating bodies.

Reason - To protect the built and natural environment from the risk of pollutants

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building 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. There shall be no external illumination on or around the building hereby permitted until details have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details

The details shall include

- a lighting strategy,
- a full luminaire and lamp schedule,
- lighting layout,
- mounting positions and
- a lighting contour plan at a maximum of 5m intervals showing lighting down to zero lux
- maintenance factor
- hours of operation and method of lighting control and timings

Reason - To ensure that a suitable scheme for is agreed that protects the character and appearance of the area.

5. The premises shall only be used for purposes within Classes B1, B2, and B8 of the Town and County Planning Use Classes Order 1987 or any provision equivalent to these classes in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason - For the purposes of clarity.

Reasons for Approval

1. The proposal complies with the Devon Structure Plan 2001-2016 policy ST5 (Development Priority 2001 to 2016).
2. The proposal complies with the East Devon District Local Plan 1995-2011 policies D1 (Design and Local Distinctiveness) and E2 (Employment Generating Development in Built-up Areas)

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

SIDMOUTH TOWN
(Sidmouth)

08/0850/FUL

Applicant:

East Devon District Council

Location:

Street Scene Yard, Council Offices, Knowle

Proposal:

Retention of temporary portacabin for use as systems training room

RESOLVED

APPROVED subject to the following planning conditions:

1. The building and works hereby permitted shall be removed and the use(s) hereby authorised shall be discontinued permanently and the land restored to its former condition on or before 6 May 2013.
(Reason – To enable the Local Planning Authority to retain control over the use of the land, which is temporary in nature, in the interest of safeguarding the amenities of neighbouring residents).
2. The portacabin hereby approved shall be used as ancillary offices by the applicant in association with the use of the whole site as Council Offices and shall not be used for any other purpose.
(Reason – In the interest of safeguarding the amenities of neighbouring residents.)

Reason 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 S4 (Development Within Built-up Area Boundaries), D1 (Design and Local Distinctiveness) and EN3 (Land of Local Landscape Importance).
 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 proposal is contained within the defined built-up area boundary of the settlement.
 6. The proposal makes adequate provision for the disposal of foul/surface water in the interest of flood/pollution prevention.
-

The following applications were REFUSED for the reasons indicated

EXMOUTH LITTLEHAM 08/0852/FUL
(Exmouth)

Applicant: Mr White

Location: 3 Claremont Lane, Exmouth

Proposal: Conversion of existing dwelling and garages into 2no two bedroom dwellings and 1no one bedroom dwelling, demolition of existing workshops and erection of a pair of two bedroom dwellings & provision of off street parking for five vehicles

RESOLVED REFUSED for the following reasons:

1. The development would represent an over development of the site and would harm the character of the area by reason of the number of units proposed, the space provided for each unit, the density and massing of the resulting properties and their relationship to an area which is primarily formed from semi detached dwellings in a linear arrangement. The application is therefore considered contrary to national guidance (PPS1 and PPS3), Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001 to 2016 and Policies S4 (Development within built up area boundaries) and D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan
2. The proposed development by reason of the bulk and massing of the proposed dwellings, together with their close proximity to the rear boundaries of properties in Greenhill Avenue, would result in significant dominance and overshadowing substantial harm to the amenity of the respective neighbouring property. Further concern and previously identified harm resulting from the position of the access points to the new property which are close to the boundary, has not been overcome in the current application, which has both a primary point of access and driveways immediately adjacent to the shared boundary. In this instance, the application is considered contrary to good practice, guidance within PPS1, Policy CO6 (Quality of New Development) of the Devon Structure Plan 2001 to 2016 and Policy D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan.
3. The proposed development utilises a lane which by virtue of its restricted width, lack of footways, poor condition and limited visibility at its junction, is unsuitable to cater for the additional traffic that would be generated, and would result in additional danger to all users of the road and the interference with the free flow of traffic. The proposal is therefore contrary to Policy TR10 (Strategic Road Network) of the Devon Structure Plan 2001 to 2016 and Policy TA7 (Adequacy of Road network and site Access) of the East Devon Local Plan.
4. No provision or mechanism for securing off site benefits for public open space have been submitted or provided for within the current application. The application is therefore considered to be contrary to national policy guidance and Policy RE3 (Open Space Provision in New Housing Developments) of the adopted East Devon Local Plan 1995-2011.

RALEIGH 07/2949/AGR
(Woodbury)

Applicant: F W S Carter & Sons Ltd.

Location: Land at Greendale Barton

Proposal: Farm shop

RESOLVED

REFUSED for the following reasons:

1. The proposed building, due to its inappropriate siting in an exposed and highly visible location within attractive countryside, would be detrimental to the character and appearance of the landscape of the area. The proposal is therefore contrary to Policies ST5 (Development Priority) & CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policies S5 (Countryside Protection), D1 (Design and Local Distinctiveness) & SH8 (Rural Shops, Garden Centres, Nurseries and Similar Retail Uses) of The East Devon Local Plan 1995 -2011 and the advice given in PPG7 Annex E.
 2. Insufficient information has been submitted with the application to demonstrate that the proposed floor space of the building is justified and is consistent with the goods produced from the holding. Furthermore, based on the submitted list of produce to be sold from the site, it has not been demonstrated that the majority of goods to be sold would have been produced on the holding. The proposal is therefore contrary to Policies ST5 (Development Priority) & CO6 (Quality of New Development) of the Devon Structure Plan 2001-2016 and Policies S5 (Countryside Protection), D1 (Design and Local Distinctiveness) & SH8 (Rural Shops, Garden Centres, Nurseries and Similar Retail Uses) of The East Devon Local Plan 1995 -2011.
-

The following applications were DEFERRED
WITH POWER GIVEN TO APPROVE as set out

WHIMPLE
(Whimple) 08/0262/FUL

Applicant: The Trustees of Whimple Victory Hall (Mr J Discombe)

Location: Victory Hall, Whimple

Proposal: Retention of one mobile storage unit and erection of a further
three mobile storage unit

RESOLVED that the application be DEFERRED for the submission of an
amended site layout plan, a landscaping plan and units to be
painted dark green with the delegated authority being given to the
Head of Planning and Countryside Services to APPROVE the
application for a temporary period of 5 years.

The following applications were referred to the
PLANNING INSPECTIONS COMMITTEE

EXMOUTH HALSON
(Exmouth)

08/0286/FUL

Applicant:

Mr & Mrs White

Location:

13 Bapton Lane, Exmouth

Proposal:

Two storey side extension following demolition of existing garage, alterations to roof to include front and rear dormers and conversion of resultant building to form 2 self-contained units.

RESOLVED

INSPECT

Reason

To consider the impact of the proposal on the character and street scene of the area.

The Committee was advised that the following applications had been WITHDRAWN

RALEIGH
(Woodbury)

08/0970/VAR

Applicant:

FWS Carter and Sons Ltd

Location:

Units 1 & 2 Greendale Business Park
Woodbury Salterton

Proposal:

Variation of condition no.6 on planning application number
85/P1716

RESOLVED

that the Committee noted that the application had been withdrawn from the agenda by officers for APPROVAL under the scheme of delegation.

The following be informed that the East Devon District Council has NO OBJECTIONS to the undermentioned proposals, subject as may be indicated

RALEIGH
(Woodbury)

08/0893/CM

Applicant:

FWS Carter & Sons

Location:

Greendale Business Park, Woodbury Salterton

Proposal:

Erection of building and compound for kerbside waste transfer

RESOLVED

that the County Council be advised that East Devon District Council's recommendation is to strongly support the application subject to the following:-

That consideration should be given by the County Council to a more comprehensive landscaping scheme, screening not only the recycling facility but also other buildings on the edge of the Business Park.

The following items on the agenda detailed by the Enforcement Officers were determined as follows:

CLYST VALLEY (Farringdon)	02/F0305 (Enforcement)
Land Occupier:	Maximum Fun Ltd.
Location:	Crealy Great Adventure Park Sidmouth Road Clyst St Mary
Alleged Breach of planning control	Erection of various rides and attractions and unauthorised use of land an adventure park

RESOLVED

- 1) That no further enforcement action be pursued against items 1-5, 9,10, 12-16, 18, 20-32 inclusive as set out above.
 - 2) That further investigation works be continued into the discharge of Condition 7 relating to the Tidal Wave/log flume ride (No. 17 above).
 - 3) That, in the event of final advice and information not being received relating to items 11 and 19 above, further investigations be carried out by specialist advisors and a further report be presented to the next Development Control Committee meeting.
 - 4) That items 6, 7 and 8 be considered at the Development Control Committee.
-