

# **EAST DEVON DISTRICT COUNCIL**

## **Minutes of a Meeting of the Development Management Committee held at the Council Chamber, Knowle, Sidmouth, on Tuesday 22 September 2009**

**Present:**

Councillors:  
Paul Diviani (Chairman)  
Andrew Dinnis (Vice Chairman)

Bob Buxton  
Geoff Chamberlain  
Iain Chubb  
Ray Franklin  
Mike Green  
Steve Hall  
Ann Liverton  
Helen Parr  
Pauline Stott  
Graham Troman  
Steve Wragg

**Ward Members:**

Councillors:  
Stephanie Jones, Jim Knight,

**Also Present:**

Councillor:  
Graham Brown, Deputy Leader of the Council  
Malcolm Florey, Member Champion for Business  
Philip Skinner, Member Champion for Rural Areas

**Officers:**

Stephen Belli, Development Manager  
Matt Dickins, Principal Planning Officer, Policy and Conservation  
John Golding, Head of Housing & Social Inclusion  
Christopher Holland, Democratic Services Officer  
Kate Little, Head of Planning and Countryside Services  
John Maidment, Planning Policy Manager  
Andrew Seddon, Senior Solicitor  
Mark Williams, Chief Executive

**Apologies:**

Councillors:  
Ray Bloxham  
Derek Button  
Jill Elson  
Margaret Rogers

The meeting commenced at 2.00pm and ended at 3.36pm

\*30 **Minutes**

The minutes of the meetings of the Development Management Committee held on 25 August 2009, were agreed and signed as a true record.

\*31 **Interim Rural Departure Site Policy for Mixed Affordable and Market Housing**

Members gave consideration to the report of the Head of Planning and Countryside Services regarding a Interim Rural Departure Site Policy for Mixed Affordable and Market Housing which was considered by the Communities Overview Committee on 16 September 2009. Members were presented with a redraft which incorporated amendments made in light of comments and discussion at the overview committee.

\*31 **Interim Rural Departure Site Policy for Mixed Affordable and Market Housing (cont'd)**

- RESOLVED: 1)** that the Development Management Committee endorses the 'Interim Rural Departure Site Policy for Mixed Affordable and Market Housing' (as listed below) and approves it for a four week public consultation period to start as soon as possible

**Interim Rural Departure Site Policy for Mixed Affordable and Market Housing**

Rural departure sites for development of a mix of affordable and market housing will be allowed provided that the following criteria are met in full:-

- (a) The development is well related to and will complement and be compatible with the built form of a settlement.
  - (b) The residents of any scheme will have easy walking or public transport access to a range of facilities including a state primary school.
  - (c) A local housing needs assessment is available showing a need for affordable dwellings in the settlement and/or in surrounding areas and the open market housing will be of a type (whether by size, form, occupancy conditions or other considerations) that will meet a local need currently under-provided for/unavailable in the locality.
  - (d) At least 66% of all dwellings will be affordable in perpetuity and of these at least half will be available as social rented properties.
  - (e) Any planning permissions granted under the terms of this policy will be for a period of one year only and the policy will apply (in the first instance and subject to annual review) to the end of year 2010 (unless superseded by an adopted Local Development Framework Policy before this time).
  - (f) No open market property/ies may be occupied until at least twice that number of affordable dwellings have been built and occupied.
  - (g) The development will be for no more than a total of 15 dwellings.
- 2)** that delegated authority (subject to agreement of the Chairman of Development Management Committee) be granted to the Chief Executive to produce a brief preamble to accompany the policy.
- 3)** that revisions to the policy, where appropriate in the light of consultation responses, be considered by full council with a view to gaining adoption of the policy for development management (determination of planning application) purposes.

\*32 **Design Review Panel: Small scale residential development on edge of settlements**

The Committee gave consideration to a report by the Design Review Panel. The Development Manager explained that this had been produced with input from many parties, including the Member Champion for Design, Ward Members and Planning Officers.

\*32 **Design Review Panel: Small scale residential development on edge of settlements (cont'd)**

Members sent a vote of thanks to the Central Planning Team and Design Review Panel which would serve as a useful guidance document, highlighting many important considerations for the planning and successful execution of small scale residential development on the edge of settlements.

Councillor Andrew Dinnis, Member Champion for Design hoped that all members would have the chance to be involved in the future work of the Design Review Panel.

**RESOLVED** that the report from the Design Review Panel on Small scale residential development on the edge of settlements be noted.

\*33 **Consultation Paper on a new Planning Policy on Development and Coastal Change**

The Committee considered a report by the Planning Policy Manager, which advised of the publication of a Government Consultation Paper on a new Planning Policy on Development and Coastal Change.

It was noted that under new planning policy all inappropriate residential development such as housing would continue to be banned in areas at significant risk of coastal erosion. But there would no longer be a blanket ban on temporary development that had wider economic benefits, an acceptable coastal use and could be relocated when required. Members were asked for a formal response to that document.

**RESOLVED** that the Department for Communities and Local Government be advised that the Council's response to two of the specific questions asked in the consultation paper be as set out in section 3 of the report

\*34 **Applications determined under delegated powers**

The Committee received and noted the Schedule of Applications for Planning Permission which had been determined under delegated powers as set out in Schedule 4 – 2009/2010 (attached).

\*35 **Planning Appeal Statistics**

The Committee received and noted the report of the Head Planning and Countryside Services setting out appeals recently lodged and recent appeal decisions notified.

\*36 **Applications for Planning Permission and matters for determination**

**RESOLVED:** that the applications before the Committee be determined as set out in Schedule 5 – 2009/2010 (attached).

Chairman ..... Date.....