

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Development Control Committee held at the Knowle, Sidmouth on Tuesday 23 September 2008

Present: Councillors:
Tony Reed (Chairman)
Helen Parr (Vice Chairman)

Derek Button
Bob Buxton
Iain Chubb
Andrew Dinnis
Ken George
Mike Green
Ann Liverton
Graham Troman
Mark Williamson
Steve Wragg

Ward Members: Councillors:
Raymond Bloxham
Frances Newth
Brenda Taylor

Officers: Andy Carmichael, Principal Planning Officer
Ed Freeman, Principal Planning Officer
Christopher Holland, Democratic Services Officer
Andrew Seddon, Senior Solicitor

Apologies: Councillors:
Geoff Chamberlain
David Chapman
Ray Franklin
Steve Hall
Stuart Hughes
Graham Liverton

The meeting started at 2.00 pm and ended at 4.24 pm

***23 Minutes**

The minutes of the meeting of the Development Control Committee held on 26 August 2008, were agreed and signed as a true record.

***24 Update on Re-organisation of Planning Service**

Members received a verbal update on the 'Vanguard' process and future re-organisation of the Planning Service from Ed Freeman, Principal Planning Officer. It was noted that the test scheme had been in operation since April and would be enlarged to include all areas of the district by the end of September. The new system of delegation and working would apply to all planning application within the test period. If successful it was hoped that the system could be considered by full Council in May to be retained on a permanent basis.

***25 Propose Changes to Planning policy Statement 6: Planning for Town Centres - Consultation**

The Committee considered the report of the Head of Planning and Countryside Services which provided a summary of the Government's new consultation document on assessing new and expanded retail development. Members' views were sought on the consultation document. It was noted that the Government intended to refine the policy of PPS6 rather than to make significant policy changes.

***25 Propose Changes to Planning Policy Statement 6: Planning for Town Centres – Consultation (cont'd)**

There was no proposed changes to the requirement for Planning Authorities to assess the need for Town Centre development or to take into account scale, impact and accessibility considerations or the sequential approach to selecting sites for development in development plans.

The main changes related to how some planning applications should be considered and tested. The proposals removed the requirement for an applicant to demonstrate 'need' for a proposal which was in an edge of centre or out of centre location and which was not in accordance with an up to date Development Plan Strategy. The policy replaced the existing Impact Assessment with a new Impact Assessment Framework, which applicants for proposals outside town centres, needed to undertake in certain circumstances.

Members' expressed their concern at numerous proposals within the document which would serve to undermine a free economy. It was suggested that the Government seemed to be trying to use the planning process to control markets and artificially stifle consumer demand and free market process.

RESOLVED: that the Head of Planning and Countryside Services, in her response to the consultation document, include Members' concerns that the changes to PPS6 gave too much emphasis on restrictive practices which would harm and stifle free market practices and consumer freedom.

***26 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

***27 Applications determined under delegated powers**

The Committee received and noted the Schedule of Applications for Planning Permission which had been determined under delegated powers (Schedule 5 – 2008/2009 refers).

***28 Applications for Planning Permission and matters for determination**

RESOLVED: that the applications before the Committee be determined as set out in Schedule 5– 2008/2009 (attached).

Chairman

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