

**EAST DEVON DISTRICT  
COUNCIL**

**DEVELOPMENT CONTROL  
COMMITTEE**

**HELD ON 4 January 2005**

**SCHEDULE NUMBER 8 – 2004/2005**

**APPLICATIONS DETERMINED BY THE COMMITTEE**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

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

BRANSCOMBE  
(Beer & Branscombe) 7/14/04/P2099/00267

Applicant: MM02 Airwave Ltd

Location: South West Water Compound, Branscombe Cross

Proposal: Telecommunications development for the Devon & Cornwall emergency services

**RESOLVED** APPROVED subject to the following condition:

**Condition**

1. The mast and equipment housing hereby permitted shall be removed and the site cleared within 12 months of the date of the permission hereby granted, or upon the installation of the apparatus approved under planning permission 7/42/04/P1967/2, if sooner.  
Reason – Permission is only granted having regard to the temporary need for the development.

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DUNKESWELL 04/2654/FUL

Applicant: Mr S Martin

Location: 10 Wulphere Close

Proposal: Retention of close-boarded fence and garden shed.

**RESOLVED** APPROVE

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BRAMPFORD SPEKE 7/21/04/P2178/00036  
(Exe Valley) 7/21/04/P2177/00036  
(CONSERVATION AREA CONSENT)

Applicant: Mr T Holdway

Location: Brampford House, Brampford Speke

Proposal: Demolish conservatory, alter garaging arrangement and erection of orangery

**RESOLVED** APPROVED Conservation Area Consent & Planning Permission subject to the following conditions:

**Conditions**

1. 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 stone work/brickwork.  
(Reason - To safeguard the architectural and historic character of the building.)

2. All stonework/brickwork repointing and rendering shall be carried out using a lime based mix. The colour, texture, type of joint and finish shall in pointing closely match original work, and a small trial area shall be prepared in a non-prominent location for inspection and approval by the Local Planning Authority prior to commencement of the works.  
(Reason – To safeguard the architectural and historic character of the building.)
3. There should be no bell and render stops or metal beading to the proposed rendered areas.  
(Reason – To safeguard the architectural and historic character of the building.)
4. Samples of the proposed roofing materials including slates or tiles and ridge shall be submitted to and approved in writing by the Council, and no other materials shall be used without consent.  
(Reason – To safeguard the architectural and historic character of the building.)
5. All new barge boards, soffit boards, fascia boards and external cladding shall be in timber only and no other materials and shall be painted, unless the written consent of this Council is given to any variation.  
(Reason – To safeguard the architectural and historic character of the building.)
6. Replacement rain water goods should replicate detailing and materials of existing original feature.  
(Reason – To safeguard the architectural and historic character of the building.)
7. All new lead work shall be in accordance with the advice of the Lead Development Association.  
(Reason – To safeguard the architectural and historic character of the building.)
8. In re-roofing where ventilation is necessary, if possible, ventilate at eaves level, if not then use a conservation type roof ventilator flush with the roof.  
(Reason – To safeguard the architectural and historic character of the building.)
9. All new windows and doors indicated on the approved plan shall be made of timber only and no other materials, and be painted, 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.)
10. Prior to the commencement of development, details of all new joinery including cross sections at 1:5 scale 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 safeguard the architectural and historic character of the building.)
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormers (other than those expressly authorised by this permission) shall be constructed in the approved garage and staff accommodation on the north elevation.  
(Reason - To protect the privacy of adjoining occupiers.)
12. The staff accommodation hereby approved sited on the north boundary of the site shall be used only in conjunction with, and ancillary to the use of Bramford House and shall not be used as a separate dwelling house due to its relationship with the main house.  
(Reason - The building is unsuitable for independent residential occupation.)
13. The garages hereby approved shall be used only as such and at no time shall be converted to provide additional accommodation.  
(Reason - To safeguard the architectural and historic character of the building.)

EXMOUTH 04/2755/FUL

Applicant: Mr Braddick

Location: 44 Waverley Road

Proposal: Dormer extension and conversion to two flats.

**RESOLVED** APPROVED subject to the following conditions:

**Conditions**

1. Amended plans.
2. Provision of refuge storage to be at the rear.

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COTLEIGH 7/55/04/P1584/78  
(Otterhead Ward)

Applicant: Mr & Mrs A Bond

Location: Thorns, Cotleigh

Proposal: Agricultural Buildings & Mobile Home

**RESOLVED** APPROVED subject to the following conditions:

**Conditions**

1. The occupation of the mobile home shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry or a dependent of such a person residing with him or her or a widow or widower of such a person.  
Reason – This permission has been given because the agricultural need for the mobile home is such as to outweigh the basic planning objections to the development. The Local Planning Authority are concerned to ensure that the mobile home remains available for agricultural purposes.
2. The use of the land for the stationing of the mobile home hereby permitted shall be discontinued and the mobile home shall be permanently removed and the land reinstated to its former condition on or before 31 December 2007.  
Reason – This permission has been granted because the circumstances of the applicants are such in the short term as to override the basic planning objections to the development. The site is not suitable for retention as a permanent site for a residential mobile home.
3. The mobile home hereby permitted shall not be placed on site or occupied until such time as the agricultural buildings hereby permitted have been brought into use.  
Reason – the Local Planning Authority is concerned to ensure that the buildings are used or agricultural purposes in order to justify the need for the mobile home on the site.
4. The landscaping scheme shall be implemented in accordance with the approved details and implementation programme. Any plants or trees [including those retained as part of the scheme] which, within five years from the completion of the development hereby permitted die, or become in the opinion of the local planning authority seriously diseased or damaged or are removed, shall be replaced during the next planting season following their demise with



**RESOLVED**

APPROVED subject to the following conditions:

**Conditions**

1. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.  
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area.)
2. Notwithstanding the details submitted no development shall take place until a landscaping scheme for the site has been submitted and approved in writing by the Local Planning Authority. The proposals shall include provision for the retention and protection of existing trees and shrubs and all boundary treatments. The scheme shall also include details of a programme of its implementation.  
(Reason - In the interests of preserving and enhancing the character and appearance of the area.)
3. The landscaping scheme shall be implemented in accordance with the approved details and implementation programme. Any plants or trees [including those retained as part of the scheme] which, within five years from the completion of the development hereby permitted die, or become in the opinion of the Local Planning Authority seriously diseased or damaged or are removed, shall be replaced during the next planting season following their demise with specimens of a similar size and species unless agreed otherwise in writing by the Local Planning Authority.  
(Reason - In the interests of preserving and enhancing the character and appearance of the area.)
4. Prior to the commencement of any building works the shared parking and turning area adjoining Chard Street shall be laid out and hard surfaced in accordance with the approved plan and maintained thereafter as a shared parking and turning area for casual visitors to the three dwellings served by this access.  
(Reason - In the interests of highway safety.)
5. Prior to the commencement of works details of the proposed means of controlling surface water run-off from the shared parking and turning area shall be submitted and approved in writing from the Local Planning Authority.  
(Reason - To avoid local flooding.)
6. The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.  
(Reason - To avoid pollution of the environment.)
7. The access shall be undertaken as per the amended plans, received on 1 December 2004 unless otherwise agreed in writing by the Local Planning Authority.  
(Reason - In the interests of highway safety.)

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CHARDSTOCK  
(Yarty)

7/78/04/P1965/00380

Applicant:

Mr A Pugh

Location:

Land adjacent to The Glen, Chard Street

Proposal:

Dwelling

**RESOLVED**

APPROVED subject to the following conditions:

## Conditions

1. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.  
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area.)
  2. Notwithstanding the details submitted no development shall take place until a landscaping scheme for the site has been submitted and approved in writing by the Local Planning Authority. The proposals shall include provision for the retention and protection of existing trees and shrubs and all boundary treatments. The scheme shall also include details of a programme of its implementation.  
(Reason - In the interests of preserving and enhancing the character and appearance of the area.)
  3. The landscaping scheme shall be implemented in accordance with the approved details and implementation programme. Any plants or trees [including those retained as part of the scheme] which, within five years from [the completion of the development hereby permitted] die, or become in the opinion of the Local Planning Authority seriously diseased or damaged or are removed, shall be replaced during the next planting season following their demise with specimens of a similar size and species unless agreed otherwise in writing by the Local Planning Authority.  
(Reason - In the interests of preserving and enhancing the character and appearance of the area.)
  4. Prior to the commencement of any building works the shared parking and turning area adjoining Chard Street shall be laid out and hard surfaced in accordance with the approved plan and maintained thereafter as a shared parking and turning area for casual visitors to the three dwellings served by this access.  
(Reason - In the interests of highway safety.)
  5. Prior to the commencement of works details of the proposed means of controlling surface water run-off from the shared parking and turning area shall be submitted and approved in writing from the Local Planning Authority.  
(Reason - To avoid local flooding.)
  6. The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.  
(Reason - To avoid pollution of the environment.)
  7. The access shall be undertaken as per the amended plans, received on 1 December 2004 unless otherwise agreed in writing by the Local Planning Authority.  
(Reason – In the interests of highway safety.)
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The following applications were REFUSED for the reasons indicated

CHARDSTOCK  
(Yarty) 04/2623

Applicant: W D Burrough & Son Ltd

Location: Bewley Farm, Membury

Proposal: Change of Use to Holiday Accommodation.

**RESOLVED** REFUSED on the following grounds:

**Reasons**

1. The former residential use of the buildings has been abandoned and substantial reconstruction has taken place. In the opinion of the Local Planning Authority these reconstruction works are contrary to Policy D9B (Re-use of Rural Buildings Outside Settlements) of the East Devon Local Plan, Revised Deposit September 2003.
  2. The buildings are not within close proximity to a main dwelling which would service the units and accordingly would be contrary to Policy D9B (Re-use of Rural Buildings Outside Settlements) of the East Devon Local Plan, Revised Deposit September 2003 and Policy T03 (Tourism Development in Rural Areas) of the Devon Structure Plan 2001 – 2016.
  3. The proposal would constitute development and set a precedent for further development where the approach roads, by reason of their widths and alignments, are unsuitable to cater for the additional traffic which would be generated and accordingly would be contrary to Policy TA6 (Adequacy of Road Network and Site Access) of the East Devon Local Plan, Revised Deposit, September 2003 and Policy TR10 (Strategic Road Network) of the Devon Structure Plan 2001 – 2016.
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YARCOMBE  
(Yarty) 04/2553FUL

Applicant: Mr Bright

Location: Ley Farm

Proposal: Erection of Agricultural Works Bungalow

**RESOLVED** REFUSED for the following reasons:

**Reasons**

1. The proposed development is in an area where it is the policy of the Local Planning Authority only to permit development which is necessary in the interests of agriculture. The Local Planning Authority is not satisfied that the agricultural need claimed for this development is such as to override the strong presumption against new dwellings in the countryside. The proposal is therefore contrary to Policy H8 (Dwellings for Persons Employed in Agriculture or Forestry) of the East Devon Local Plan, Revised Deposit September 2003 and policy C03 (Area of Outstanding Natural Beauty) of the Devon Structure Plan 2001 – 2016.
2. The proposed site by reason of its elevated position would result in the proposed development being prominent in the landscape to the detriment of the natural beauty of the area designated as an Area of Outstanding Natural Beauty and consequently the proposed

development would be contrary to Policy EN1 (Development in AONBs) of the East Devon Local Plan, Revised Deposit September 2004.

3. The design of the proposed dwelling is inappropriate for the area and does not reflect local distinctiveness or the special qualities of this rural area, designated as an Area of Outstanding Natural Beauty and consequently the proposal would be contrary to Policies CO1 ((Landscape Character and Local Distinctiveness), CO6 (Quality of New Development) and CO3 (Areas of Outstanding Natural Beauty) of the Devon Structure Plan, 2001-2016 and Policies D1 (Design and Local Distinctiveness) and EN1 (Development in AONBs) of the East Devon Local Plan, Revised Deposit September 2003.
  4. The proposal would constitute development and set a precedent for further development where the approach roads, by reasons of their restricted widths and poor alignment, are unsuitable to cater for the additional traffic which would be generated and consequently would be contrary to Policy TR10 (Strategic Road Network) of the Devon Structure Plan 2001-2016 and Policy TA6 (Adequacy of Road Network and Site Access) of the East Devon Local Plan, Revised Deposit, September 2003.
  5. The proposed development would be located where it is remote from adequate services, employment, education, public transport etc., and would therefore increase the need for travel by private vehicles which is non-sustainable and in conflict with advice in PPG13.
  6. The proposed agricultural dwelling (being beyond the farm buildings) is poorly related to provide adequate supervision of the agricultural buildings.
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The following applications were referred to the  
PLANNING INSPECTION COMMITTEE

BEER 04/2833/COU  
(BEER AND BRANSCOMBE)

Applicant: Beer Parish Council  
Location: South side of Quarry Lane, Beer  
Proposal: Change of use to amenity land and construction of access path

**RESOLVED** INSPECT:

**Reason**

There was obvious support from the Parish Council and Ward Members for the proposal, against the Officers recommendation.

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DUNKESWELL 04/2838/FUL & 04/2840/LBC  
(Combe Raleigh)

Applicant: Mr Jackson  
Location: Sextons Cottage  
Combe Raleigh  
Honiton  
Proposal: Extension

**RESOLVED** INSPECT:

**Reason**

To allow Members to see the need for an extension on the property.

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OTTERY ST MARY 04/3279/TEL  
OTTERY ST MARY TOWN (TEL)

Applicant: Orange PCS Ltd  
Location: Land at Finnimore Industrial Estate  
Proposal: Erection of a 12m monopole incorporating 3 x dual  
Polar antennae and a ground compound area.

**RESOLVED** INSPECT:

**Reason**

In order to bring further information to the Planning Inspection Committee.

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CHARDSTOCK  
(Yarty)

7/78/03/P3078/00446  
(FULL)

Applicant:

Hobart Land Ltd

Location:

The Tytherleigh Cot

Proposal:

Change of use to five dwellings

**RESOLVED**

INSPECT:

**Reason**

Complex and retrospective nature of the application.

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