

**EAST DEVON DISTRICT  
COUNCIL**

**DEVELOPMENT CONTROL  
COMMITTEE**

**HELD ON 6 July 2004**

**SCHEDULE NUMBER 2 – 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

AXMINSTER  
(Axminster Town) 7/75/04/P0945/01635

Applicant: Mr & Mrs K Bennett  
Location: 43 Woodbury Park  
Proposal: Extension and alterations

**RESOLVED** that the application be APPROVED subject to following condition:

**Condition**

1. 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 area.
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BEER  
(Beer & Branscombe) 7/77/04/P1071/00161

Applicant: Mr & Mrs R G Stanley  
Location: Abbey Lodge, Barline  
Proposal: Two Storey Extension

**RESOLVED** that the application be APPROVED subject to following condition:

**Condition**

1. 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 area.
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BUDLEIGH SALTERTON 7/33/04/P0291/564  
(Budleigh Ward)

Applicant: Mrs J Law  
Location: 32A Fore Street  
Budleigh Salterton  
Devon  
Proposal: Conversion of Retail Unit Into Flat & Retail Unit on ground floor

**RESOLVED** APPROVED

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Exmouth  
(Halsdon) 7/01/04/P1012/02985

Applicants: Mr J P Williams

Location: 31 Crossingfields Drive

Proposal: Erection of safety railings and screening panels

**RESOLVED** APPROVED subject to the condition given below:

**Condition**

1. No development shall take place until samples of the materials to be used in the construction of the screens hereby approved have been submitted to and approved in writing by the Local Planning Authority. Once approved and prior to the balcony area being brought into use the screens shall be erected in accordance with the approved plans and once erected shall be permanently maintained as such.  
Reason – In the interests of maintaining the privacy and amenity of neighbouring occupiers.

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EXMOUTH 7/01/04/P1271/00084  
(Exmouth Town)

Applicant: East Devon District Council

Location: Exmouth Pavilion, 4 The Esplanade

Proposal: Additional changing rooms including facilities and access for people with disabilities

**RESOLVED** that the application be APPROVED subject to following condition:

**Condition**

1. 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.

HONITON  
(St Paul's Ward) 7/60/04/P0751/00245

Applicant: Mr and Mrs D Pavey

Location: 5 Hill Crescent, Honiton

Proposal: Rear extension and loft conversion

**RESOLVED** APPROVED subject to following conditions:

**Conditions**

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows, doors, rooflights or other openings other than those shown on the plans hereby permitted shall be formed in the west elevation of the extended building.  
Reason - To protect the privacy of adjoining occupiers.
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. 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.

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HONITON  
(Honiton St Michaels) 7/60/04/P1182/01258

Applicant: Mr & Mrs P Waller

Location: 33 Honiton Bottom Road

Proposal: New Fence and Gates for Rear Access

**RESOLVED** APPROVED

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SEATON 7/86/04/P0665/01829

Applicant: Stowford Homes Ltd

Location: 68 Queen Street, Seaton

Proposal: Erection of five flats.

**RESOLVED** APPROVED subject to following condition:

**Condition**

1. The windows to be inserted in the south elevation shall be as shown on drawing no. 021/48/02A and they shall not be altered without the prior consent in writing of the Local Planning Authority.  
Reason – To preserve the amities of adjoining residents.

SEATON  
(Seaton Ward) 7/86/04/P0760/1850

Applicant: Mr N Miller

Location: 14 Court Lane

Proposal: Second floor extension, side extension and porch

**RESOLVED** APPROVED subject to 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 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 window or other opening shall be formed or created in the side (west) elevation of the second storey extension hereby approved without a grant of express planning permission from the Local Planning Authority.  
(Reason – In the interests of safeguarding the privacy and amenities of the neighbouring residents.)

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SIDMOUTH  
(Sidmouth/Sidford Ward) 7/39/04/P0697/02556  
(RESERVED MATTERS)

Applicant: Mr M Turner

Location: 65 High Street  
Sidford

Proposal: Erection of chalet bungalow and new vehicular access

**RESOLVED** It is recommended that the following reserved matters namely the siting, design, external appearance and means of access be APPROVED subject to the compliance with the Conditions attached to the Outline permission (nos. 3 and 4) granted permission on 1 July 2003.

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WHIMPLE 7/48/04/P1164/00333  
Applicant: Mr N Podbury  
Location: 10 Manley Close, Whimple, Exeter  
Proposal: Extension to dwelling and re-location of parking.

**RESOLVED** APPROVED subject to following condition:

**Condition**

1. Before development work associated with the side extension shall commence, the dropped curb and provision of off street parking must be provided in accordance with details to have been submitted to and approved in writing by the Local Planning Authority.  
Reason: To protect highway safety and ensure the parking arrangement is undertaken and implemented satisfactorily.

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Woodbury 7/13/04/P0870/00809  
(Woodbury & Lympstone) (Full)  
Applicants: Mr M Tebbutt  
Location: Elbow Acre, Exton  
Proposal: Retention of boundary fence

**RESOLVED** APPROVED subject to following conditions:

**Conditions**

1. The development hereby approved shall within two months of the date of this permission be painted in its entirety in a colour to match the existing colour of the fence on the north east side facing the garden of Elbow Acre and as shown in photographs submitted with the application.  
Reason – To ameliorate the appearance of the fence.
2. Within two months of the date of this permission a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision for climbing evergreen planting and shall be implemented within six months of the date of approval of the scheme. Any plants which, within five years of the date of approval of the scheme, die, become in the opinion of the local planning authority irrecoverably 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 otherwise agreed in writing by the Local Planning Authority.  
Reason – To ameliorate the appearance of the fence.

The following applications were REFUSED for the reasons indicated

NEWTON POPPLEFORD 7/37/04/P0083/81  
(Newton Poppleford and Harpford Ward)

Applicant: Mr R Wheelhouse

Location: Southern Cross, Newton Poppleford, Sidmouth

Proposal: New bungalow

**RESOLVED** REFUSED for the following reasons:

**Reasons for Refusal**

1. The proposed development would be located outside of the Built-up Area Boundary of Newton Poppleford as defined in the emerging East Devon Local Plan 1995 – 2011 Revised Deposit. As a consequence, the proposal would constitute residential development within the countryside which, in the absence of any proven agricultural, forestry or horticultural need, would be contrary to the provisions of Policy H4 (Housing in Rural Areas) of the adopted Devon Structure Plan First Review 1995 – 2011 and Policy S4 (Protecting the Countryside) of the emerging Local Plan.
  2. The proposed development would, by reason of its siting and inappropriate design, adversely affect the character and appearance of the area, which is designated an Area of Outstanding Natural Beauty, and intrude upon the open rural setting and rear aspect of Southern Cross Guest House and Tea Rooms, which is a Grade II listed building. As a consequence, the proposal would be contrary to the provisions of policies C4 (Areas of Outstanding Natural Beauty) and C11 (Historic Settlements and Buildings) of the adopted Devon Structure Plan First Review 1995 – 2011 and Policies D1 (Design and Local Distinctiveness), EN13 (Extensions, Alterations or Change of Use of Buildings of Special Architectural and Historic Interest) and EN1 (Development in Areas of Outstanding Natural Beauty) of the emerging East Devon Local Plan 1995 – 2011 Revised Deposit.
  3. The proposed works to create vehicular access to the site and visibility splays would necessitate the removal of a significant length of the existing hedgebank alongside Venn Ottery Road as well as a number of trees. The loss of the bank and trees would be detrimental to the rural character and appearance of the lane and the area in general, which is designated an Area of Outstanding Natural Beauty. As a consequence, the proposal would be contrary to the provisions of Policy C4 (Areas of Outstanding Natural Beauty) of the adopted Devon Structure Plan First Review 1995 – 2011 and Policy EN1 (Development in Areas of Outstanding Natural Beauty) of the emerging East Devon Local Plan 1995 – 2011 Revised Deposit.
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OTTERY ST MARY  
(Rural) 7/45/04/P0791/00998/LBC

Applicant: Dr E Adam  
Location: Gosford Farmhouse, Gosford Road  
Proposal: Metal boundary fence

**RESOLVED** REFUSED on the following grounds:

**Reason for Refusal**

1. The proposed railings by reason of their siting and appearance are detrimental to the character appearance and setting of the listed building and spoil the openness and integrity of the adjoining courtyard. The application is therefore contrary to the guidance within PPG 15 (Planning and the Historic Environment, Planning Policy C11 of the Devon Structure Plan and Policy EN13 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest) of the emerging East Devon Local Plan Revised Deposit September 2003.
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COLATON RALEIGH 7/35/04/P0683/00199  
(Raleigh) (FULL)

Applicant: Mr & Mrs P Slade  
Location: Furze Close, Sanctuary Lane, Woodbury  
Proposal: Alterations and extensions to dwelling

**RESOLVED** REFUSED for the reasons given below:

**Reasons for Refusal**

1. The proposed development is considered to be tantamount to the erection of a new significantly larger dwelling which would seriously detract from the appearance and character of the existing dwelling in scale, massing and design and would affect the setting of the adjoining holiday cottage within the site, contrary to Policies D1, H7 & H9 of the East Devon Local Plan.
2. The site is located in open countryside and adjacent to the East Devon AONB where development is strictly controlled and the proposal would have a detrimental impact that would not conserve or enhance the landscape quality of this rural area and especially the adjacent East Devon AONB contrary to Policies S4 and C4 of the Devon Structure Plan and Policy S4 of the East Devon Local Plan.
3. The rear two storeys of the proposal are so arranged in combination with a second staircase as to easily be capable of sub-division from the main house and used as a self contained unit of accommodation contrary to Policy H9 of the East Devon Local Plan.

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

BEER  
(Beer & Branscombe) 7/77/04/P0657/00399

Applicant: Mr R Winkler

Location: 49 Underleys

Proposal: Construction of hard standing with new vehicular access

**RESOLVED**

that the application be DEFERRED with delegated authority being given to the Head of Planning and Countryside Services in consultation with the Chairman and Ward Members to APPROVE the application subject to regulations with the applicant to reduce the overall visual impact of the scheme.

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OTTERY ST MARY  
(Rural) 7/45/04/P0785/01635

Applicant: Mr & Mrs Willmington

Location: Farwell Nursery, East Hill

Proposal: Replacement of temporary dwelling with permanent dwelling

**RESOLVED**

that the application be DEFERRED for negotiations on the reduction of size of the house proposed with delegated authority then being granted to the Head of Planning & Countryside Services in consultation with the Chairman and Ward Members to APPROVE the application subject to the conditions below:

**Reasons**

1. Amended plan condition.
2. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants.  
Reason - The dwelling is justified only by agricultural need and should remain available for this purpose.
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 - To ensure that the materials are sympathetic to the character and appearance of the area.
4. No development shall take place until a landscaping scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall include provision for tree and shrub planting, hard landscaping and any walling, fencing or other boundary treatment. The landscaping scheme shall be implemented in accordance with the

approved details within one year of the substantial completion of the building [conversion] [change of use]. Any plants or trees which, within five years from the date of the substantial completion of the building [conversion] [change of use], die, become in the opinion of the local planning authority irrecoverably 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.

5. No development shall take place until details of the foul water drainage system and surface water drainage works 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.

6. No buildings shall be erected within 7 metres of any watercourse.  
In the interests of pollution control.

7. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%; or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason - To prevent pollution of the water environment.

8. Prior to the occupation of the dwelling hereby permitted the existing temporary dwelling shall be completely demolished and all materials removed from the site.

The following applications were DEFERRED  
for the reasons indicated

EXMOUTH  
(Littleham Ward)

7/01/03/P3169/00089  
(APPROVAL OF RESERVED MATTERS)

Applicant:

Park Green Investments Ltd

Location:

Orcombeleigh, 22 Douglas Avenue

Proposal:

Fourteen apartments with basement parking

**RESOLVED**

that the application be DEFERRED for the submission of details  
regarding design and materials

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Exmouth  
(Littleham)

7/01/04/P0975/07643

Applicants:

Mr M Mcloughlin

Location:

Land known as "The Floors", West Down Lane, Sandy Bay

Proposal:

Temporary use of land for car boot sales

**RESOLVED**

that the application be DEFERRED for Devon County Highways to be  
re-consulted regarding visibility from the road

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The following applications were referred to the  
PLANNING INSPECTION COMMITTEE

BRANSCOMBE  
(Beer and Branscombe) 7/41/04/P0107/00126

Applicant: Charwell Trustees Limited

Location: The Lookout, Branscombe, Seaton, EX12 3DP

Proposal: Construction of garage and ancillary facilities

**RESOLVED** Members decided to INSPECT the site as they felt the complex site layout needed to be seen

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BROADCLYST 7/22/03/P3211/00050

7/22/03/P3212/00050  
(LBC)

Applicant: Mr B Galvin

Location: Southernlake, Elbury Lane

Proposal: Restoration alteration and extension to form single dwelling with annexe and car port

**RESOLVED** Members decided to INSPECT the site as they did not agree with the Officers recommendation of Refuse

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SOUTHLEIGH  
(Coly Valley) 7/42/04/A0007/107  
(Agricultural Determination)

Applicant: Mr W Tinknell

Location: Rakeway Farm, Southleigh

Proposal: Stock shed/barn/machinery store

**RESOLVED** Members voted to INSPECT the site as they wanted to view the surrounding area and see how the application would fit in

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OTTERY ST MARY  
(Town)

7/45/04/P0077/00481  
(Full)

Applicant: Mr & Mrs D Acarnley

Location: Slade Farm, Ottery St Mary

Proposal: Conversion of barn to holiday let unit.

**RESOLVED**

Members wished to view and INSPECT the site as they wished to view all of the site levels

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SEATON

4/86/04/P1243/00714

Applicant: Mr & Mrs R Shaw

Location: Land adjacent to Bunts Hill Cottage, Bunts Lane

Proposal: New dwelling and alterations to access

**RESOLVED**

that the site be INSPECTED. Members felt that they should see the entire site before determining the application.

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