

**EAST DEVON DISTRICT
COUNCIL**

**DEVELOPMENT CONTROL
COMMITTEE**

HELD ON 8 June 2004

SCHEDULE NUMBER 1 – 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

BROADCLYST
(Broadclyst Ward) 7/22/03/P2845/00395

Applicant: Mr & Mrs B Ferris

Location: Meadow View, The Barn, Sandy Lane
(NGR: 98819621)

Proposal: Extension and alteration of barn and store to form ancillary accommodation to Meadow View

RESOLVED APPROVE subject to following conditions:

Conditions

1. The development, the subject of this planning permission, shall only be used as a residential annexe and shall not be occupied, sold or disposed of as an independent unit of residential accommodation from the main dwelling known as Meadow View.
(Reason – The building is unsuitable for independent residential accommodation or commercial use due to its location and proximity to adjoining property.)
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 works within Schedule 2 Part 1 Classes A or B for the enlargement, improvement or other alterations to the annex hereby permitted, other than works that do not materially affect the external appearance of the buildings, shall be undertaken.
(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.)
3. 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.)

DUNKESWELL 03/P2291

Applicant: WIMS (UK) Ltd

Location: Units 13 and 15, Flightway Business Park,

Proposal: Amendment to include living accommodation

RESOLVED APPROVE subject to following conditions:

Conditions

1. The work element of the live/work accommodation hereby permitted shall only be used for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987 as amended.

2. The residential element of the live/work accommodation hereby permitted shall only be used in connection with the work element of that accommodation and shall be ancillary to the work element; a pedestrian link between those two elements, and wholly within the building hereby permitted, shall be kept available at all times.
3. The live/work accommodation hereby permitted shall not be sub-divided without the prior written approval of the local planning authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or an order revoking and re-enacting that Order with or without modification, the residential element of the development hereby permitted shall be not enlarged without the prior written approval of the local planning authority.
5. 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 buildings. Any plants or trees which, within five years from the date of the substantial completion of the buildings, 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.

EXMOUTH
(Littleham Ward)

7/01/04/P0062/00884

Applicant:

Bourne Leisure Ltd

Location:

Devon Cliffs Holiday Park, Sandy Bay

Proposal:

Change of Use of Touring Park to Static Caravan Site

RESOLVED

APPROVE subject to following conditions:

Conditions

1. 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 proposals shall include provision for the retention and protection of existing trees and other site features, tree and shrub planting, and any walling, fencing or other boundary treatment. The proposals shall include details of the existing and proposed levels of the site related to adjacent buildings and trees, measures to protect trees from fire, from the deposit of spoil, from trench or pipe runs for services or drains, and from the storage and processing of building materials. The fencing and other measures to protect the trees and hedges shall be carried out in full before other works are begun and shall be retained thereafter throughout the construction period. No alterations in ground levels or other excavations shall be undertaken on the site except in accordance with the approved scheme. The scheme shall also include details of a programme for its implementation.
Reason - In the interests of preserving and enhancing the character and appearance of the area.
2. 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 implementation of the development hereby permitted, die, or become seriously diseased or damaged or are removed, shall be replaced

scheme] which, within five years from [the completion of the development hereby permitted] [the implementation of the change of use hereby permitted] [from the date of first occupation of the last property on the site to be occupied], 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.

WOODBURY 7/13/03/P2239/00022
(Raleigh)

Applicant: Orange PCS Ltd

Location: Land adjacent to Blackhill Quarry, Woodbury

Proposal: 20m slimline lattice tower & ground based equipment cabinets

RESOLVED APPROVE subject to following conditions:

Conditions

1. Within two months of the cessation of use of the installation for telecommunication purposes, the mast and associated equipment shall be dismantled and removed from the land.
Reason – In the interests of the visual amenity of the area.
 2. The mast hereby approved shall be a 20 metre monopole as indicated on the drawings submitted on 17 February 2004 and not a lattice tower as originally proposed.
Reason – In order to clarify the permission in the interests of the visual amenity of the area.
 3. The mast, antennae, microwave dishes and equipment cabin shall be painted Olive Green BS 4800 (Ref. 12B27) prior to the commencement of use of the installation for telecommunication purposes.
Reason – In the interests of the visual amenity of the area.
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SEATON 7/86/03/P2300/00223

Applicant: Midas Homes Limited

Location: Former garages and workshop, Clapps Lane, Seaton

Proposal: Residential development

RESOLVED Subject to the completion of a Section 106 Agreement to cover the following aspects i.e. education and public open space and a contribution to a crossing on Underfleet, it is recommended that PLANNING PERMISSION BE GRANTED subject to the following conditions:

Conditions

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings 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. No development shall take place until details of fencing, walling or other boundary treatment have been submitted to and approved in writing by the local planning authority. The dwelling hereby permitted shall not be occupied until the fencing, walling or other boundary treatment have been completed in accordance with the approved details.

(Reason - In the interests of preserving and enhancing the character and appearance of the area and/or protecting the privacy of local residents.)

3. 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 buildings. Any plants or trees which, within five years from the date of the substantial completion of the buildings, 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.)

4. The dwellings hereby permitted shall not be occupied until the parking and turning areas have been completed in accordance with the approved plans. Thereafter at all times the parking and turning areas shall be kept free of obstruction and available for use for these purposes.

(Reason - To ensure that adequate and safe provision is made for the occupiers and in the interests of highway safety.)

5. No development shall take place until the applicant or successor in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority.

(Reason – To safeguard archaeological interests.

6. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved by the Local Planning Authority. Such scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the environment when the site is developed. Work shall not commence until the measures approved in the scheme are fully carried out.

(Reason – To ensure the removal of any contamination prior to development.

7. Before development commences details of the road construction and surface water drainage, together with long and cross sections, shall be submitted to and approved by the Local Planning Authority.

(Reason – In the interests of highway safety and convenience).

SIDMOUTH 7/39/04/P0869/01479
(Town)

Applicant: Stones Solicitors

Location: 113/115 High Street

Proposal: The retention of seven wall mounted air conditioning units.

RESOLVED APPROVE subject to following conditions:

Conditions

1. The timber louvred encasements shall be installed and painted in a colour to be agreed in writing by the Local Planning Authority, within a period of 3 months from the date on this Decision Notice.
Reason- In order to ameliorate the appearance of the air conditioning units within the Conservation Area.
2. The air conditions units to be turned off at night.

COMBPYNE ROUSDON 7/80/03/P2800/00007
(Trinity)

7/80/03/P2857/00007
(LBC)

Applicant: Rousdon Estate Ltd

Location: Former gardener's cottage
Rousdon Estate

Proposal: Conversion to form 1 no. dwelling

RESOLVED Refer to the Secretary of State as minded to APPROVE both the planning application and application for Listed Building Consent subject subject to following conditions:

Conditions

03/P2800

1. No development shall commence until details of the location, design and materials for any walls, fences or gates within or around the site 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.

03/P2857

1. All new stone work/brickwork repointing shall be carried out using a lime based mix. The colour, texture, type of joint and finish shall in pointing closely match the original work, and a small trial area shall be prepared in a non prominent location for inspection and approval in writing by the Local Planning Authority prior to commencement of the works.
Reason – To safeguard the architectural and historic character of the building.
2. All new barge boards, soffit boards, fascia boards and external cladding shall be in timber only and no other materials and shall be painted.
Reason – To safeguard the architectural and historic character of the building.

4. No development shall commence until details of a gate or grille across the entrance to the catacombs has been submitted to and approved in writing by the Local Planning Authority; the gate or grille shall be provided in accordance with the approved details before the occupation of any part of the development hereby permitted.
Reason – In the interest of enhancing the bat habitat on the site.
5. No development shall commence until details of the materials to be used for all new walls (including retaining walls) and hard surfaces within the site have been submitted to and approved in writing by the Local Planning Authority; the developments shall be carried out in accordance with the approved details.
Reason – In the interest of the setting of the listed building and the appearance of the area designated as an Area Of Natural Outstanding Beauty.
6. No developments shall commence until details of the railings and any fencing has been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
Reason – In the interest of the setting of the listed building and the appearance of the area designated as an Area Of Natural Outstanding Beauty.

02/P2848

1. 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/structure
2. Where partitions are to be removed, the work should be made good to match the original.
Reason – To safeguard the architectural and historic character of the building/structure.
3. Where new partitions are constructed they shall be scribed around (not cut into) existing cornices, skirtings or other features.
Reason – To safeguard the architectural and historic character of the building/structure.
4. Rooms with cornices, moulded skirtings etc., which are to be divided, shall have new lengths of cornice and skirtings to match existing unless otherwise agreed in writing by the Local Planning Authority.
Reason – To safeguard the architectural and historic character of the building/structure.
5. Samples of the proposed roof materials for the portico shall be submitted to and approved in writing by the Local Planning Authority; the works shall be carried out in accordance with the approved details.
Reason – To safeguard the architectural and historic character of the building/structure.

The following applications were REFUSED for the reasons indicated

AXMINSTER
(Rural) 7/75/03/P2686/00273

Applicant: D Grant

Location: Millview, Beaver Lane

Proposal: Extension

RESOLVED REFUSED for the following reasons:

Reasons for Refusal

1. The proposed extension by virtue of its form, bulk and general design is not in keeping with the properties existing architectural character and appearance. As such the proposal is contrary to policies D1 (Design and Local Distinctiveness) and H7 (Residential Extensions) of East Devon District Councils emerging Local Plan – Revised Deposit, September 2003.
 2. The proposed extension will result in a loss of privacy to the amenities of the adjoining properties to the south east, by reason of overlooking.
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The following applications were referred to the
PLANNING INSPECTION COMMITTEE

AXMINSTER
(Rural) 7/75/04/P0343/00626

Applicant: Wainhomes (SW) Holdings Ltd

Location: Land at former Millbrook Farm off Chard Road, Axminster

Proposal: Outline submission for 56 new residential dwellings and detailed site access

RESOLVED INSPECT

STOCKLAND
(Otterhead) 7/88/03/P3157/00118

Applicant: Mr and Mrs B Millet

Location: Snodwell Farm
Cotleigh

Proposal: Convert building to holiday accommodation

RESOLVED INSPECT

OTTERY ST MARY
(Town Ward) 7/45/04/P0851/02537

Applicant: Mr & Mrs B Becker

Location: 29 St Marys Park

Proposal: Alterations to roof to enable loft conversion

RESOLVED INSPECT
