

**EAST DEVON DISTRICT  
COUNCIL**

**DEVELOPMENT CONTROL  
COMMITTEE**

**HELD ON 8 February 2005**

**SCHEDULE NUMBER 9 – 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

LYMPSTONE  
(Woodbury & Lympstone) 04/3116/FUL

Applicant: Mrs J Doak

Location: 1 Quay Lane

Proposal: Conservatory

**RESOLVED** APPROVE

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SIDMOUTH  
(Sidmouth Town) 04/3371 & 04/3373  
(FULL) (LBC)

Applicant: Mrs G M Rae

Location: Garden Flat, 7 Fortfield Terrace

Proposal: Summerhouse adjoining rear garden wall

**RESOLVED** (1) APPROVE application 04/3371  
(2) Notify the Secretary of State that the Council is minded to GRANT CONSENT for application No. 04/3373/LBC.

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SIDMOUTH  
(Sidmouth Town) 04/3168/FUL

Applicant: East Devon District Council

Location: Trumps Court  
East Street

Proposal: Replacement of timber/metal windows with upvc

**RESOLVED** APPROVE

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SIDMOUTH  
(Sidmouth Town) 04/3079/ADV

Applicant: Abbey National Plc

Location: 4 Fore Street

Proposal: Steel and aluminium illuminating projecting signage

**RESOLVED** APPROVE

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SIDMOUTH                      04/2909/FUL  
Sidmouth Rural                and  
   04/2910/LBC

Applicant:                      Mr & Mrs B W Warr

Location:                        Bourne Cottage, Cotford Road, Sidbury, EX10 0SQ

Proposal:                        Demolition of lean-to and conservatory and construction of single storey and two-storey extension

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

Conditions

1 The pantiles to be used on the roofs of the extensions shall be an exact match with those of the existing building.  
(Reason - In the interests of visual amenity and of maintaining the character of the Grade II listed building.)

2 Standard Time Condition.

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SEATON                            04/2724/FUL  
(Seaton Ward)

Applicant:                        Mr & Mrs Faux

Location:                        The Anchorage  
   Bunts Lane

Proposal:                        Re-location of detached garage.

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

**Conditions**

1. Before any development commences details of final finished floor levels and finished ground levels in relation to a fixed datum 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 adequate details of levels are available in the interest of the character and appearance of the locality.

2. Two weeks notice in advance of the start of any works on the site shall be given to the Local Planning Authority. Access shall be afforded at all reasonable times to an archaeologist nominated by the Local Planning Authority. For the purpose of archaeological recording/rescue and full co-operation shall be given to facilitate any necessary recording/rescue work.  
Reason - For the purpose of archaeological recording.

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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COLATON RALEIGH            04/3144/RES  
(Raleigh)

Applicant:                    Mr & Mrs Sanders

Location:                    Barnfield  
                                    Shepherds Lane  
                                    Colaton Raleigh

Proposal:                    Dwelling (Reserved Matters)

**RESOLVED**                    APPROVE the following reserved matters relating to siting, design and external appearance and the landscaping pursuant to Outline Planning Permission 01/P1483.

**Conditions**

1.        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.)
2.        Prior to commencement of the development details of the location and design of the foul water pump system shall be submitted to and agreed in writing by the Local Planning Authority. Such system shall be installed in accordance with the agreed details prior to the first occupation of the property.  
          Reason: In the interests of pollution control.
3.        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/dormer windows [other than those expressly authorised by this permission] shall be constructed.  
          (Reason - To protect the privacy of adjoining occupiers.)
4.        The hedgerow on the west side of the site shall be retained and maintained at a height not less than 2m above prevailing land levels.  
          Reason: In the interests of protecting the privacy of neighbouring property.

**Informative**

The conditions attached to and specified in outline planning permission 01/P1483 relating to this development are re-iterated and are still in force insofar as the same have not already been discharged to the satisfaction of the Local Planning Authority.

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MONKTON  
(Otterhead Ward) 04/3360/AGR

Applicant: Mr R Boote

Location: Oaklands Farm

Proposal: Fruit packing shed & transplant, seed and equipment store

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

**Condition**

1. Within three months of the buildings no longer being required for agricultural purposes, the buildings shall be dismantled and removed from the land.  
Reason – In the interests of the character and appearance of the area.

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OTTERY ST MARY 04/3092/FUL  
OSM (Town)

Applicant: Sashman Ltd

Location: 14 Broad Street

Proposal: New Door Opening.

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

**Conditions**

1. Standard Time Limit.
  2. 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.
- Approved Drawings – Site Location Plan received 24<sup>th</sup> November 2004; Drawing no. 54.04.02 indicating proposed elevation and floor plan received 24<sup>th</sup> November 2004.

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OTTERY ST MARY 04/2728  
(Rural)

Applicant: Mr Evans

Location: 5 Oakmead, Aylesbeare.

Proposal: Demolition of existing lean to structures and construction of two storey side extension

**RESOLVED** APPROVE

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EXMOUTH  
(Halsdon Ward) 04/3043/TEL  
(TEL)

Applicant: 02 (UK) Ltd

Location: Land at Hulham Road, Exmouth

Proposal: Erection of 12.5m slimline monopole mast with 3 no. antennae, 1 no. radio equipment housing & ancillary development.

The objection letter containing 72 signatures has cited a similar design of mast installation at Countess Wear, Exeter. The application was refused by Exeter City Council for reasons of perceived health threat, siting and design. These reasons were not, however, upheld by the Inspector determining the subsequent appeal in respect of the proposal which was allowed. A copy of the appeal decision letter is attached for Members information.

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

**Conditions**

1. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (As amended 2001) (or any other revoking or re-enacting that order with our without modification) no works described within Part 24 to that order shall be carried out without planning permission from the Local Planning Authority.  
Reason – In the interests of the appearance and character of the area.
2. Within two months of the installation no longer being required for telecommunication purposes, the mast and equipment shall be dismantled and removed from the land.  
Reason – In the interests of the appearance and character of the area.
3. Prior to the installation becoming operational, the mast and antennae shall be painted in a light grey colour, which shall have been previously agreed in writing with the Local Planning Authority.  
Reason – In the interests of the appearance and character of the area.

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BRAMPFORD SPEKE 04/3140  
(Exe Valley) (Listed Building Consent)

Applicant: Mr T Holdway

Location: Bramford House

Proposal: Demolish existing garage / storerooms and playroom. Rebuild with ancillary accommodation attached. Proposed swimming pool and tennis court within grounds. Add new 'orangery' to replace existing plastic coated conservatory. Proposed internal and external modifications and alterations to main house.

**RESOLVED** APPROVED 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.
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DUNKESWELL  
(Dunkeswell) 04/3015/FUL

Applicant: WIMS (UK) Ltd

Location: Unit 13 (Land Adjacent) Flightway  
Dunkeswell Industrial Estate  
Dunkeswell  
Honiton

Proposal: Construction of two stores/garages for use in connection with approved live/work units.

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

**Condition**

1. The proposed development shall only be used as garaging or storage in association with the use and occupation of the live/work units on this Industrial Estate.  
Reason – To enable the Local Planning Authority to retain control of the use to serve the existing live/work units.

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OFFWELL  
(Coly Valley) 04/2759/FUL

Applicant: Mr & Mrs P McCullagh

Location: Littlemead, Ramsden Lane, Offwell

Proposal: Extensions, new garage and widening of existing entrance

**RESOLVED** APPROVE

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CLYST ST GEORGE  
(Clyst Valley) 04/2811/FUL and 04/2814/LBC

Applicant: Ebford House (Exmouth) Ltd

Location: Ebford House Hotel, Ebford, Exeter.

Proposal: Conversion of hotel to 9 residential apartments and erection of 4 dwellings on car park (revised proposal).

**RESOLVED 1)** APPROVE 04/2811/FUL – Conversion of hotel to 9 residential apartments and erection of 4 dwellings on car park (revised proposal).

Conditions

1. Prior to the commencement of the development hereby permitted, details of the materials to be used on all external surfaces, including render finishes and texture, brick samples, bond types, mortar mix, stone string courses, windows and doors, 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. 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 development. Any plants or trees which, within five years from the date of the substantial completion of the development, 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.)
3. The parking, turning and access areas shown on the approved plans shall be constructed, laid out and be available for those purposes prior to first occupation of any of the approved units of accommodation. (Reason: To ensure suitable on site provision is made for vehicles attracted to the site).
4. Prior to the commencement of works details of the access and treatment of the carriageway adjoining, including drainage provision, shall be submitted to and approved in writing by the Local Planning Authority. (Reason: to ensure that surface water does not discharge onto the adjoining carriageway and to assess the impact of the development on the carriageway).
5. 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 shall be undertaken for the enlargement, improvement or other alterations to the dwellings hereby approved, other than minor works that do not materially affect the external appearance of the buildings, and no building, enclosure, fences, gates or walls shall be erected within the curtilage of any dwellinghouse. (Reason – To protect the character and appearance of the area, and to protect the setting of the Listed Building.)
6. Prior to the commencement of works details, in the form of a structural engineers report, shall be submitted detailing how the boundary wall is to be protected, retained and strengthened during the development hereby approved. The development shall proceed in accordance with the details approved. (Reason: In order to ensure the protection of the prominent Listed boundary wall).
7. Timber cladding of the development hereby approved shall be treated and left unstained. (Reason: to ensure the most appropriate finish to the timber elements of the development hereby approved).
8. Prior to the commencement of works details of all new windows, including cross sections at 1:5 scale and finishes, shall be submitted to and approved in writing by the Local Planning Authority. The development will proceed with the windows approved. (Reason: to ensure the most suitable materials and window styles being incorporated in the development).
9. Prior to the commencement of works details of verges and eaves of the new residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development will proceed with the details approved. (Reason: to ensure the appropriate detailing is incorporated in the development).

**RESOLVED 2)**

APPROVE 04/2814/LBC – LBC Conversion of hotel to 9 residential apartments and erection of 4 dwellings on car park (revised proposal).  
Recommended Conditions

1. All new windows and doors indicated on the approved plans 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. The new casement windows shall be traditionally constructed in light painted timber, with side hung opening lights, flush with the frame when closed. Glazing bars shall incorporate traditional profiles, not greater than 22mm in width and glass shall be fixed using putty. (Reason - To safeguard the architectural and historic character of the building/structure.)
3. 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.)



5. Replacement rain water goods should replicate detailing and materials of existing original feature.  
Reason: To safeguard the architectural and historic character of the building/structure.
  6. 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/structure.
  7. The new casement windows shall be traditionally constructed in light painted timber, with side hung opening lights, flush with the frame when closed. Glazing bars shall incorporate traditional profiles, not greater than 22mm in width and glass shall be fixed using putty.  
Reason: To safeguard the architectural and historic character of the building/structure.
  8. 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.
  9. Prior to the commencement of the development details of the design, construction and finish to the balustrades shall be submitted to, and approved in writing by the Local Planning Authority. Once approved such details shall be implemented and not altered without the consent of the Local Planning Authority.  
Reason: To safeguard the architectural and historic character of the building/structure
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BUDLEIGH SALTERTON 04/3119

Applicant: Mr & Mrs T Cavanagh

Location: 34-36 Fore Street

Proposal: Revision to approval no 02/P0906, increase in size of balcony, provide 2 rooflights and addition of screen wall

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

**Conditions**

1. Within three months of the consent hereby granted, the first floor window in the west elevation of the extension hereby approved shall be fitted and permanently retained with obscure glass.  
Reason – In the interests of the privacy of the adjoining occupiers.
  2. Within three months of the consent hereby granted, notwithstanding the submitted details the balustrade hereby approved shall be painted black.  
Reason – In the interests of the character and appearance of the area.
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BUDLEIGH SALTERTON 04/2758/FUL

Applicant: Mr & Mrs Motley

Location: 46 East Budleigh Road

Proposal: Loft conversion and ground floor rear extension.

**RESOLVED** APPROVE

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BUDLEIGH SALTERTON 04/3358TRE

Location: Elvestone,  
9 Fore Street Hill

Proposal: Carry out works on trees at Elvestone, 9 Fore Street Hill

**RESOLVED** To grant CONSENT for the proposed works on trees.

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The following applications were REFUSED for the reasons indicated

SIDMOUTH  
(Sidmouth Town) 04/2812/FUL

Applicant: Mr & Mrs Hedges

Location: Virginia Cottage  
Broadway  
Sidmouth

Proposal: First floor extension

**RESOLVED** REFUSED on the following grounds:

**Reasons**

1. The proposed extension would, by virtue of its design, position and massing, result in the loss of the original form and appearance of Virginia Cottage to the detriment of the character and appearance of the building and that of the surrounding area. As such the proposal is contrary to Policies D1 (Design and Local Distinctiveness) and H7 (Residential Extensions) of the East Devon Local Plan Revised Deposit September 2003.
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EXMOUTH 04/2754/FUL  
EXMOUTH WITHYCOMBE  
RALEIGH

Applicant: BGC Homes Ltd

Location: Land adjacent to Redgates, Salterton Road, Exmouth.

Proposal: Erection of 12 houses.

**RESOLVED** that the application be REFUSED for the following reasons:

**Reasons for Refusal**

1. The site is allocated for employment purposes in the emerging East Devon Local Plan (Revised Deposit) September 2003. There is a lack of employment land in Exmouth and insufficient evidence has been submitted to demonstrate that the use of this site for residential purposes can be acceptable. The proposal is therefore contrary to Policies ST3, ST5, ST20 of the Devon Structure Plan 2001-2016, and Policies E1 (Provision of Employment Land) and E3 (Safeguarding Employment Land and Premises) of the emerging East Devon Local Plan (Revised Deposit) September 2003.
  2. The proposed development would result in the construction of buildings within five metres of the mature crown spread of prominent and important trees. The proposal is therefore contrary to Policies D1 (Design and Local Distinctiveness) and D5 (Trees on Development Sites) of the emerging East Devon Local Plan (Revised Deposit) September 2003.
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The following applications were DEFERRED WITH POWER GIVEN TO APPROVE as set out

EXMOUTH  
(Exmouth Littleham) 04/2955/FUL

Applicant: Park Green Investments Ltd

Location: Orcombeleigh  
22 Douglas Avenue

Proposal: Erection of block of 17 no. flats (within the envelope of the approved block of 14 no. flats 03/P3169) and provision of amended parking area.

**RESOLVED** that the application be DEFERRED to seek an additional affordable housing contribution and if successful the Head of Planning and Countryside Services, in consultation with the Chairman and Ward Members be given delegated authority to APPROVE the application subject to the conditions below:

### Conditions

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this decision.  
(Reason- In accordance with the requirements of Section 91 of the Town & Country Planning Act 1990)
- 2 Prior to the commencement of the development hereby permitted, details of materials to be used on all external surfaces 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.)
- 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 planing, hard landscaping and any walling, fencing or other boundary treatment. Notwithstanding the approved plans the landscaping scheme shall also include provision for the regrading of the land to the south of the building, including details of proposed levels. The landscaping scheme shall be implemented in accordance with the approved details within one year of the substantial completion of the development. Any plants or trees which, within five years from the date of the substantial completion of the development, 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 parking, turning and access areas shown on the approved plans shall be constructed, laid out and be available for those purposes prior to first occupation of any of the approved units.  
(Reason – To ensure suitable on site provision is made for vehicles attracted to the site).
- 5 No development shall take place until details of arrangements for the storage of refuse have been submitted to and approved in writing by the local planning authority. The approved refuse storage facilities shall be made available before any of the approved flats are occupied and retained thereafter.  
(Reason – To ensure that adequate refuse provision for the residents is made available in the interest of health and hygiene.)

- 6 No satellite dishes or any other types of signal receiving devices shall be installed on the building without the prior written consent of the Local Planning Authority.  
(Reason – In the interests of the character and appearance of both the building and the area).
- 7 No external lighting of the site, or internal lighting of the underground car parking area, shall be provided without the prior written agreement of the Local Planning Authority.  
(Reason – In the interests of the character and appearance of both the building and the area, and to limit potential light pollution).
- 8 Prior to the commencement of works, details of all methods of sustainable construction to be incorporated in the development shall be submitted to and approved in writing by the Local Planning Authority.  
(Reason – To ensure the development is undertaken using sustainable construction techniques).
- 9 Prior to the commencement of works details of the screen to be erected on the north east (side) elevation of the building shall be submitted to and approved in writing by the Local Planning Authority.  
(Reason – To ensure sufficient measures to protect the privacy of neighbouring residents are undertaken).

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DUNKESWELL                      7/56/04/P0078/00175  
(Dunkeswell)

Applicant:                      British Light Aircraft Co Ltd

Location:                      Dunkeswell Airfield

Proposal:                      Change of use of hangar from storage to assembly of aircraft, extensions and alterations

**RESOLVED**                      that the application be DEFERRED to obtain information regarding a Section 106 Agreement and if successful the Head of Planning and Countryside Services, in consultation with the Chairman and Ward Members, be given delegated authority to APPROVE the application subject to the completion of Section 106 Agreement to cover a contribution towards local highway improvements, and subject to the following conditions:

**Conditions**

1. Notwithstanding the submitted details of materials, no development shall take place until samples of the materials to be used in the construction or recladding of the external surfaces of the buildings and extensions 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 area designated as an Area of Outstanding Natural Beauty.
2. 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 change of use. Any plants or trees which, within five years from the date of the substantial completion of the 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.

3. No development shall take place until the applicant, or their agent or successor in title, have secured the implementation of a programme of historic building recording 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 ensure a proper record is made of an historic war time airfield building.

4. No development shall take place until details are submitted of the precise layout of the car parking area including surface treatment and landscaping areas 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 – To ensure satisfactory parking provision and in the interests of the character and appearance of the area.

5. No oils, fuels or chemicals shall be stored on the site unless details of the storage facility, including measures for containing accidental releases to the environment, have been submitted to and approved in writing by the local planning authority, and until such a storage facility has been implemented in accordance with the approved details.

Reason - To protect the environment from pollution.

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SIDMOUTH  
(Sidmouth Town)

04/2767  
(ADVERT)  
04/3251  
(LBC)

Applicant:

Clinton Cards Plc

Location:

18 – 19 Fore Street

Proposal:

One fascia sign and one projecting sign

**RESOLVED**

that the application be DEFERRED for negotiations to achieve a better quality of sign design.

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SIDMOUTH  
(Sidmouth Town)

7/39/04/P2374/01414  
(Full)

Applicant:

Somerfield Stores Ltd

Location:

78-79 High Street

Proposal:

Amalgamation of Somerfield Store and Adjacent Shop Unit and External Alterations

**RESOLVED**

that the application be DEFERRED to obtain full and detailed alternative location plans showing air conditioning units on the roof.

EXMOUTH  
(Exmouth Town)

04/2774/FU

Applicant: Messers EGA,SJ & Be Drinkall

Location: 1 Albion Street

Proposal: Change of use of existing two storey offices  
to public house and restaurant

**RESOLVED**

that the application be DEFERRED for consultation with the Police to ascertain whether there are any public order implications in accordance with Section 17 of the 1998 Crime and Disorder Act.

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The following applications were referred to the  
PLANNING INSPECTION COMMITTEE

COMBYNE ROUSDON      04/2528/FUL  
(Trinity)

Applicant:                      Rousdon Estate Ltd

Location:                      Former Groundsman Stores  
Rousdon Estate  
Rousdon

Proposal:                      Erection of Equine Dwelling and Associated Stables.

**RESOLVED**                      INSPECT:

**Reason**

Important and high profile site which needs to be carefully examined.

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SIDMOUTH                      7/39/04/P2174/3399  
(Sidmouth Sidford Ward)      (OUTLINE)

Applicant:                      Mr & Mrs D Gold

Location:                      70 High Street  
Sidford

Proposal:                      Demolition of existing dwelling & erection of 5  
flats with associated garaging & construction of new  
access.

**RESOLVED**                      INSPECT:

**Reason**

Members were concerned over the height and impact on adjacent dwellings.

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OTTERY ST MARY              7/45/03/P1440/01681  
(Rural)

Applicant:                      Mr J Mullen

Location:                      Pinewood, Bendarroch Road, West Hill

Proposal:                      Erection of 3 dwellings

**RESOLVED**                      INSPECT:

**Reason**

Many questions and issues to be investigated.

HONITON  
(Honiton St Michaels) 4/60/04/P1058/00353

Applicant: Close Care Homes Ltd

Location: Gittisham Hill House, Sidmouth Road

Proposal: Provision of 12 no. Close Care Homes and amenity centre

**RESOLVED** INSPECT:

**Reason**

Prominent site which needs careful and detailed consideration.

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EXMOUTH  
(Exmouth Littleham) 04/2928/FUL

Applicant: Mrs Coate

Location: 12 Heatherdale, Exmouth

Proposal: Single storey extension

**RESOLVED** INSPECT:

**Reason**

Members were concerned over the size and effect on neighbours.

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EXMOUTH  
(Exmouth Brixington) 04/2867/FUL

Applicant: Yvonne Ballard

Location: 3 Yew Tree Close

Proposal: Two Storey Side Extension

**RESOLVED** INSPECT:

**Reason**

Members wanted to see what seems to be a small site for extension.

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BUDLEIGH SALTERTON 04/2703/FUL  
(Budleigh)

Applicant: Mr Simcock

Location: 8 Northview Road

Proposal: Replacement dwelling with alterations to access

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