

EAST DEVON DISTRICT COUNCIL
Minutes of a Meeting of the Development Management
Committee held at the Council Chamber, Knowle, Sidmouth,
on Tuesday 17 November 2009

- Present: Councillors:
Paul Diviani (Chairman)
Andrew Dinnis (Vice Chairman)
Ray Bloxham
Derek Button
Bob Buxton
Geoff Chamberlain
Iain Chubb
Ray Franklin
Mike Green
Ann Liverton
Helen Parr
Pauline Stott
Graham Troman
Mark Williamson
Steve Wragg
- Ward Members: Councillors:
David Atkins
Peter Bowden
Frances Newth
Marion Olive
Ian Thomas
- Also Present: Councillors:
Graham Brown, Deputy Leader of the Council,
Malcolm Florey Member Champion for Business
Tony Reed
- Officers: Stephen Belli, Development Manager
Christopher Holland, Democratic Services Officer
Kate Little, Head of Planning and Countryside Services
Matt Dickins, Principal Planning Officer
Andrew Seddon, Senior Solicitor
Mark Williams, Chief Executive
- Apologies: Councillors:
Graham Godbeer
Ben Ingham
Jim Knight
Graham Liverton
Brenda Taylor

The meeting commenced at 2.00pm and ended at 5.57pm

*45 Minutes

The minutes of the special meeting of the Development Management Committee held on 20 October 2009 were agreed and signed as a true record.

*46 Applications determined under delegated powers

The Committee received and noted the Schedule of Applications for Planning Permission which had been determined under delegated powers as set out in Schedule 7 – 2009/2010 (attached).

*47 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.

*48 Dunkeswell Conservation Area Proposal

Members gave consideration to the report of the Principal Conservation Officer relating to a review of the Dunkeswell Conservation Area. Members noted that Local Planning Authorities have a duty to review their conservation areas from time to time to consider whether further designation of conservation areas was called for.

Following a request from English Heritage and Dunkeswell Parish Council to consider the WWII airfield for conservation area status, a feasibility study was carried out and it was concluded that this area in addition to the historic village met the criteria for designation.

- RESOLVED:**
- 1) that the Conservation Area Appraisal and Management Plan attached to the report be endorsed for consultation with the relevant Ward Members, Parish Council, statutory consulters and those who live and work within the proposed conservation area boundary.
 - 2) that delegated power be given to the Head of Planning and Countryside Services to publish the documents having incorporated any appropriate amendments.

*49 Exmouth Shop Front guide

Members gave consideration to the report of the Principal Planning Policy Officer relating to a the proposed Exmouth Shop Front Guide. Members noted that Exmouth Town Management has produced the Exmouth Shop Front Guide and its content had been agreed with Exmouth Town Council. The new guide provided advice on the design of shop fronts in the town and was brought before Members to consider adoption and be used to inform development management functions in the district.

Members welcomed the work of Exmouth Town Management which would help to preserve some of the more historical and interesting shop front features. Some Members felt that it may be difficult to encourage national companies with well known branding to adhere to the guide but it was generally agreed that it could be done if the right policies and guidance were in place.

- RESOLVED:**
- 1) that the Exmouth Town Management - Exmouth Shop Front Guide 2009 be endorsed and used to inform development management functions in the District as well as other spatial planning and community related initiatives for the town.
 - 2) that Exmouth Town Management be congratulated on their work.

50 Interim Mixed Affordable and Market Housing Position Statement

Members gave consideration to the report of the Principal Planning Officer regarding an interim policy for affordable and market housing. Members noted that report followed on from a matter considered at the meeting of the Development Management Committee held on 22 September 2009 which gave consideration to an interim policy which would allow for mixed market and affordable housing outside Built-up Area Boundaries in rural areas. The report summarised the main points made by respondents to the consultation exercise which expired on the 30 October 2009 and also provided an initial officer response.

Members pointed out that the majority of comments received, supported the proposed interim policy, though with a number of reservations or objections in respect of some individual criteria. It was noted that the statement would sit alongside existing Local Plan policies and higher tier policies. It would not supersede any existing planning policies but advised on what could be relevant material considerations in the determination of applications.

RECOMMENDED: that the latest Interim draft rural departure site affordable and market housing 'policy' that went out for public consultation in October 2009 be recommended to Council for approval for development management purposes subject to:

1. it being amended to be called an 'Interim Mixed Affordable and Market Housing Position Statement';
2. it being amended, along with its supporting text/reasoned justification, in accordance with the proposed changes detailed in the wording at Appendix 1 to this report;
3. delegated authority being granted to Karime Hassan, Corporate Director, to make further minor changes; and
4. the interim position being applicable for the period running to the end of 2010 (subject to review in this period) during which time full planning permission will need to be granted and commencement of works within 12 months of the granting of permission.

51 Planning scheme of delegation

Members gave consideration to the report of the Principal Planning Officer regarding the Planning Delegation Scheme. Members noted that the Systems Thinking review of the Development Control function had suggested changes to the scheme of delegation.

Following the changes made to the scheme of delegation as agreed by the Chief Executive and Members in 2008, a Planning Delegations working party had been set up to look at this further. The working party) made further changes to the scheme which was later agreed by Executive Board. The scheme would now be referred to Council for final adoption.

RECOMMENDED: that Planning Scheme of delegation and principles of use as set out in the report be adopted.

*52 Applications for Planning Permission and matters for determination

RESOLVED: that the applications before the Committee be determined as set out in Schedule 7 – 2009/2010 (attached).

The following declaration of interest was made during consideration of the applications:

Councillor/ Officer	Ref. / Site	Type of interest (action taken)	Nature of interest
Councillor Paul Diviani	09/1660/OUT Barn South West of Three Horseshoes Farm, Branscombe	Personal (remained in Chamber to speak and vote)	Councillor was the DDC representative on the East Devon AONB partnership
Councillor Bob Buxton	09/1660/OUT Barn South West of Three Horseshoes Farm, Branscombe	Personal (remained in Chamber to speak and vote)	Councillor was a representative on the East Devon AONB partnership
Councillor Paul Diviani	09/1657/FUL Units 1,2 &3 Heath Park Trading Estate, Honiton	Personal (remained in Chamber to speak and vote)	Councillor was the DCC Member for Honiton St Pauls
Councillor Paul Diviani	09/0995/FUL Shute Garage, Axminster Road, Shute	Personal (remained in Chamber to speak and vote)	Councillor was the EDDC representative on the Blackdown Hills AONB Joint Advisory Committee
Councillor Bob Buxton	09/0995/FUL Shute Garage, Axminster Road, Shute	Personal (remained in Chamber to speak and vote)	Councillor was a representative on the Blackdown Hills AONB Joint Advisory Committee

*52 Applications for Planning Permission and matters for determination
(cont'd)

Councillor Paul Diviani	09/0939/FUL Land at The Summerhouse, Rousdon	Personal (remained in Chamber to speak and vote)	Councillor was the DDC representative on the East Devon AONB partnership, the Jurassic Coast Interpretation Centres Board and EDDC representative on the the Devon Historic Buildings Trust
Councillor Bob Buxton	09/0939/FUL Land at The Summerhouse, Rousdon	Personal (remained in Chamber to speak and vote)	Councillor was a representative on the East Devon AONB partnership
Councillor Paul Diviani	09/1222/FUL Middle House (former Venning House), Rousdon	Personal (remained in Chamber to speak and vote)	Councillor was the DDC representative on the East Devon AONB partnership, the Jurassic Coast Interpretation Centres Board and EDDC representative on the the Devon Historic Buildings Trust
Councillor Bob Buxton	09/1222/FUL Middle House (former Venning House), Rousdon	Personal (remained in Chamber to speak and vote)	Councillor was a representative on the East Devon AONB partnership
Councillor Pauline Stott	09/1205/COU G B House and Son, Venmore Farm, Woodbury	Personal and Prejudicial (withdrew from Chamber during discussion and voting)	Councillor was a customer of the applicant
Councillor Paul Diviani	09/1107/MOUT Land north east of M5 Juntion 29 and A30, Clyst Honiton, near Exeter	Personal and Prejudicial (withdrew from Chamber during discussion and voting)	Has promoted and voted on the application at DCC Development Control Committee

Chairman Date.....