

EAST DEVON DISTRICT COUNCIL
Minutes of a Meeting of the Development Management
Committee held at the Council Chamber, Knowle, Sidmouth,
on Tuesday 20 October 2009

- Present: Councillors:
Paul Diviani (Chairman)
Andrew Dinnis (Vice Chairman)
Ray Bloxham
Bob Buxton
Geoff Chamberlain
Iain Chubb
Ray Franklin
Mike Green
Steve Hall
Helen Parr
Pauline Stott
Graham Troman
Steve Wragg
- Ward Members: Councillors:
Vivienne Ash
David Cox
Malcolm Florey
Chris Gibbings
Roger Giles
Steve Hall
Tony Reed
- Also Present: Councillor:
Peter Bowden
Graham Brown, Deputy Leader of the Council
Philip Skinner, Member Champion for Rural Areas
- Officers:
Stephen Belli, Development Manager
Stephen Guy, Principal Conservation Officer
Christopher Holland, Democratic Services Officer
Kate Little, Head of Planning and Countryside Services
John Maidment, Planning Policy Manager
Andrew Seddon, Senior Solicitor
Mark Williams, Chief Executive
- Apologies: Councillors:
Derek Button
Stephanie Jones
Ann Liverton
Margaret Rogers

The meeting commenced at 2.00pm and ended at 7.05pm

*37 Minutes

The minutes of the special meeting of the Development Management Committee held on 15 September 2009, and the meeting of the Development Management Committee held on 22 September 2009 were agreed and signed as a true record.

*38 Consultation paper on a new Planning Policy Statement 15: Planning for the Historic Environment

Members gave consideration to the report of the Principal Conservation Officer regarding Planning Policy Statement 15. Members noted that PPS15 would supersede Planning Policy Guidance Notes 15 and 16 (PPG15 and PPG16) and had been developed following a White Paper published after consultation in 2007. The Department of Culture, Media and Sport had published a consultation document (paper A) with an accompanying Practice Guide produced by English Heritage (paper B). The report brought before Members outlined a summary of the proposals and the consequences to the Council should it become legislation. Officers' answers to the questions asked by the Government were included in the report and Members were asked if they wished to endorse them.

RESOLVED: that the answers to questions outlined in sections 4.8 and 5 of the report be endorsed

*39 Progress report on Quality Parish and Town Councils dealing with applications relating to Advertisements and Trees

Members gave consideration to the report of the Development Manager. The report set out the Officers' experiences so far regarding the devolution of powers for Quality Councils to deal with tree and advertisement applications. It looked at the procedures and processes involved, the impact on the Council's planning and countryside services, explained some of the issues which had arisen, and a proposed way forward.

Members raised a number of concerns relating to the proposals put forward. Members were also concerned that the Quality Town Councils had expressed their own views on how to develop the process and should be included with discussions on any new proposals.

RESOLVED: that the issue of Quality Parish and Town Councils dealing with applications relating to Advertisements and Trees be referred to a Working Party to develop a way forward with delegated authority being given to the Chief Executive to finalise Membership and arrangements for the Working Party.

(Councillor Vivienne Ash declared a Personal Interest on this item as she was the Mayor of Honiton Town Council which was one of the Town Councils involved but remained in the Chamber to speak)

*40 East Devon Local Development Framework Issues and Options Report : Further Consultation on an option for an urban extension to Exeter at Redhayes/Blackhorse, Broadclyst

Members gave consideration to the report of the Planning Policy Manager which set out details of a further public consultation on the East Devon Local Development Framework Core Strategy relating to an additional option for an urban extension to Exeter at Redhayes/Blackhorse. Approval was sought for the document to be used for public consultation. It was proposed to carry out a focussed consultation exercise in respect of the proposal.

- RESOLVED:**
- 1) that 'Planning for the Future: East Devon District Council Local Development Framework Issues and Options further consultation on an additional option for an urban extension to Exeter at Redhayes/Blackhorse', be approved for public consultation.
 - 2) that Karime Hassan, Corporate Director be given delegated authority, in consultation with the Chairman of the Development Management Committee and Broadclyst Ward Members to agree the publicity and consultation arrangements for the further consultation.

- *40 East Devon Local Development Framework Issues and Options Report : Further Consultation on an option for an urban extension to Exeter at Redhayes/Blackhorse, Broadclyst (cont'd)
- 3) that Karime Hassan, Corporate Director be given delegated authority, in consultation with the Chairman of the Development Management Committee and Broadclyst Ward Members to agree the final version of the consultation paper before it is published.

*41 Charging for Pre-application advice

Members gave consideration to the report of the Head of Planning and Countryside Services regarding the proposed introduction of charges for giving pre-application advice. Members noted that a previous report to the Executive Board had established the principle of charging for pre-application advice.

It was noted that a recent assessment of the anticipated number of large scale planning applications which would require a significant commitment in terms of providing pre-application advice and for processing the applications themselves, had resulted in concerns about the capacity of the Development Management Team to service all the demands that would be placed upon it in addition to the current workload. The number of large scale planning applications was also likely to be increased by the evolving Local Development Framework (LDF) Core Strategy – major allocations work on hand at present. A consequent need for a Major Projects Officer had been identified and in order to help fund this, charging for pre-application advice was proposed. The report proposed a charging mechanism which, if successfully applied, would also create a new income stream for the service.

Although Members were broadly supportive of the introduction of a charging scheme, it was felt that the proposals should be discussed in more detail at one of the Council's Overview and Scrutiny Committees. Some Members were concerned that the recent improved efficiency in dealing with applications which had been achieved in part by encouraging free pre-application advice, might be lost if charges were made. The Committee requested that all Members should be encouraged to comment on the proposals when they were debated at Overview and Scrutiny.

RESOLVED: that the Overview and Scrutiny Co-ordinating Committee be requested to examine the issue of 'Charging for Pre-application Advice' as soon as possible.

*42 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 6 – 2009/2010 (attached).

*43 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.

*44 Applications for Planning Permission and matters for determination

RESOLVED: that the applications before the Committee be determined as set out in Schedule 6 – 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 Pauline Stott	09/1549/MFUL Land East Of Piccadilly Copse, Strete Raleigh,Whimble	Personal (remained in Chamber to speak)	Councillor was acquainted with the brother of an objector who was speaking at the meeting
Councillor Mike Green	09/1195/MOUT Land to the West of Greendale Business Park, Woodbury Salterton	Personal (remained in Chamber to speak and vote)	Councillor sits on the East Devon Recycling and Refuse Partnership Board
Councillor Paul Diviani	08/2881/MFUL Marist Convent, 8 Broad Street, Ottery St Mary	Personal (remained in Chamber to speak and vote)	Councillor was a Member of the education authority, Devon County Council
Councillor Roger Giles	08/2881/MFUL Marist Convent, 8 Broad Street, Ottery St Mary	Personal (remained in Chamber to speak)	Councillor was an Ottery St Mary Town Councillor, a member of the of the education authority, Devon County Councillor and a Governor of the King's School, Ottery St Mary
Councillor Paul Diviani	09/1927/COU & 09/1910/LBC Elmfield House, Dowell Street, Honiton	Personal (remained in Chamber to speak and vote)	Councillor was the DCC Member for Honiton St Pauls
Councillor Vivienne Ash	09/1927/COU & 09/1910/LBC Elmfield House, Dowell Street, Honiton	Personal (remained in Chamber to speak)	Councillor was Member Champion for Culture and Mayor of Honiton
Councillor Ray Bloxham	08/2871/MFUL Land at Hasledene, Cyprus Road, Exmouth	Personal (remained in Chamber to speak and vote)	Councillor lived in the same road as application site
Councillor Paul Diviani	09/0839/FUL Land at Stapleton, 5 West Hill Lane, Budleigh Salterton	Personal (remained in Chamber to speak and vote)	Councillor was the EDDC representative ont he East Devon AONB partnership

Chairman

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