

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at the Knowle, Sidmouth on Friday 4 January 2008

Present:	Councillors: A W J Reed (Chairman) Mrs H E Parr (Vice Chairman) G P Chamberlain I R Chubb A E J Dinnis R G Franklin M J L Green J M Williamson
Officers	Stephen Belli, Development Control Manager Andrew Seddon, Senior Solicitor Gareth Stephenson, Development Control Officer Diana Vernon, Democratic Services Manager
Apologies:	Councillors: P A Diviani K W George Mrs P Graham Mrs M L Hardy

The meeting started at 4.38 pm and ended at 5.20 pm

*20 Minutes
The minutes of the meeting of the Planning Inspections Committee held on 30 November 2007 were confirmed and signed as a true record.

*21 Applications referred to the Planning Inspections Committee
The Committee considered applications and matters referred to it by the Development Control Committee earlier in the day, Members of the Planning Inspections Committee along with the Development Control Manager had informally visited the sites.

The following decisions were made having taken into account the reports previously submitted to the Development Control Committee which had been brought to Members' attention, noted by them and updated during the site visits.

(a) Yarty: Application No: 07/2996/COU – New private access lane at Lane End Cottage, Membury for Mr R M Wells

RESOLVED: that the application be REFUSED for the following reason:

The proposal, by reason of its incongruous design, siting and prominence coupled with its use for domestic purposes, within the protected countryside and designated Area of Outstanding Natural Beauty, is considered to be detrimental to the high visual quality of the existing locality and does not conserve the landscape character of the area. Therefore, the proposal is considered to be contrary to policy C03 of the Devon Structure Plan, and policies EN1 and S5 of the adopted East Devon Local Plan.

*21 Applications referred to the Planning Inspections Committee (cont'd)

- (b) Exmouth Town: Application 07/2936/FUL – Conversion of ground floor flat into two self contained flats at 68B Exeter Road, Exmouth for Mr Payne

RESOLVED: that the application be APPROVED subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.

(Reason – To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

- 2) No part of the development hereby approved shall be brought into its intended use until the parking spaces and bin and cycle storage have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

(Reason – To ensure adequate provision of open space to meet the needs arising from the proposed development)

- 3) No development shall take place until details of a mechanism for the provision of formal and informal recreation facilities in Exmouth to meet the needs of the development in accordance with policy RE3 (Open Space Provision in New Housing Developments) of the adopted East Devon Local Plan 1995 – 2011 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason – To ensure adequate provision of open space to meet the needs arising from the proposed development).

Chairman

Date