

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at the Knowle, Sidmouth on Friday 12 June 2009

Present:

Councillors:

Paul Diviani (Chairman)
Andrew Dinnis (Vice Chairman)

Iain Chubb
Ken George
Helen Parr
Pauline Stott

Officers:

Andrew Carmichael, Principal Planning Officer
Dave Collings, Enforcement Officer
Hannah Jarvis, Democratic Services Support Officer
Ollie Moore, Enforcement Administration Assistant

Ward Member:

David Key

Apologies:

Councillors:
Derek Button
Geoff Chamberlain
Ray Franklin
Andrew Seddon

The meeting started at 11.33 pm and ended at 11.54 pm

*1 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 15 May 2009 were confirmed and signed as a true record.

*2 **Application referred to the Planning Inspections Committee**

(Councillor Paul Diviani declared a personal interest in this site as Chairman of the Blackdown Hills Area of Outstanding Natural Beauty).

The Committee considered the application and matter referred to it by the Development Management Committee. Members of the Planning Inspections Committee along with the Principal Planning Officer, Senior Development Management Officer, Enforcement Officer, Enforcement Administration Assistant and Democratic Services Support Officer had informally visited the site earlier that day.

The following decision was made having taken into account the report previously submitted to the Development Management Committee which had been brought to Members' attention, noted by them and updated during the site visit.

- (a) Otterhead: Application No: 08/1195/FUL – Proposed expansion of workshop and machinery storage buildings at Broadhayes Farm, Stockland for Mr R Bright.

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

Reasons for Refusal

Application referred to the Planning Inspections Committee (con'd)

(a) Otterhead: Application No: 08/1195/FUL – Proposed expansion of workshop and machinery storage buildings at Broadhayes Farm, Stockland for Mr R Bright.

- 1 The site lies within an area designated as an Area of Outstanding Natural Beauty and the proposal would be contrary to the policy for such areas as defined by the County Structure Plan in Policy CDE3 and Local Plan Policy EN1 by reason of the mass, scale and height of the building as proposed resulting in a damaging effect upon the character and appearance of this designated landscape.
- 2 The proposal is accessed from an unclassified road in very close proximity to its junction with the C3O1 classified county road and the site access as limited visibility from and of emerging vehicles as does the highway junction and any increase in use and in consequence of this access and of the approach roads would result in danger and inconvenience to users of the highway contrary to East Devon Local Plan Policy TA7 (Adequacy of Road Network and Site Access).

The Committee asked that Enforcement Officers investigate the Broadhayes stone business operating on the site.

Chairman

Date