

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at the Knowle, Sidmouth on Friday 13 June 2008

Present:	Councillors: A W J Reed (Chairman) Mrs H E Parr (Vice Chairman)
	I R Chubb A E J Dinnis R G Franklin K W George
Officers:	Andy Carmichael, Principal Planning Officer Christopher Holland, Democratic Services Officer
Apologies:	G P Chamberlain J M Williamson

The meeting started at 3.45 pm and ended at 4.36 pm

*3 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 16 May 2008 were confirmed and signed as a true record.

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

The Committee considered applications referred to it by the Development Control Committee. Members of the Planning Inspections Committee along with the Development Control Manager and Democratic Services Officer had informally visited the sites earlier that day.

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

- (a) Trinity: Application No: 08/0383/FUL – Demolition of existing single storey building and replacement with new green oak framed house at Pyne Cottage, Compyne for N Wright and S Bennet

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

Planning permission has been granted for a conversion and extension of the existing buildings to residential use and development in the countryside will only be permitted, inter alia, where in accordance with a specific Local Plan policy that permits such development. In the opinion of the Local Planning Authority, the proposal is tantamount to the erection of a new dwelling in open countryside which would harm the distinctive landscape and environmental qualities of the area, and fail to conserve or enhance the landscape character of the Area of Outstanding Natural Beauty, contrary to Policy CO3 (Areas of Outstanding Natural Beauty) of the Devon Structure Plan 2001 – 2016 and Policies S5 (Countryside Protection) and D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan 1995 – 2011.

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

(b) Yarty: Application No: 08/0963/FUL – Retention of access and retaining wall at Peppercorn Cottage, Membury fr Mr A Turner

RESOLVED: that the application be APPROVED and subject to conditions to be delegated to the Head of Planning and Countryside Services.

Members did not agree with the Officers' recommendation of refusal as they felt the low volume and slow speed of the traffic in the area did not make the proposal dangerous.

(c) Tale Vale: Application No: 07/3459/FUL – Relocation of house, demolition of one building, conversion of farm building to holiday let, conversion of dwelling to garage and relocation of shed at Pomhayes, Awliscombe for Mr and Mrs Mulley

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

- 1 The combined replacement dwelling and the retained element of the existing dwelling amounts to a significant increase in size, scale and mass from that of the existing dwelling and this resulting increase is considered to be excessive and harmful to the rural character of the site and Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policies ST5 (Development Priority 2001 to 2016), CO3 (Areas of Outstanding Natural Beauty) & CO6 (Quality of New Development) of the Devon Country Structure Plan (2001-2016) and Polices S5 (Countryside Protection), D1 (Design and Local Distinctiveness), EN1 (Development Affecting Areas of Outstanding Natural Beauty) & H11 (Replacement of Existing Dwellings in the Open Countryside) of the East Devon Local Plan (1995-2011)
- 2 The proposed development, by virtue of the loss of the attractive courtyard arrangement of the farmhouse and traditional barns, the provision of an ancillary garage structure in a forward position and the suburban proportions, character and form of the proposed replacement dwelling fails to reinforce the key characteristics and special qualities of the area and fails to take the opportunity available for improving the character and quality of the site and area. By virtue of public views of the site from the adjacent right of way the provision of a large fully visible dwelling with a suburban appearance and detailing would be harmful to the rural character of the site and Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policies ST5 (Development Priority 2001 to 2016), CO3 (Areas of Outstanding Natural Beauty) & CO6 (Quality of New Development) of the Devon Country Structure Plan (2001-2016) and Polices S5 (Countryside Protection), D1 (Design and Local Distinctiveness), EN1 (Development Affecting Areas of Outstanding Natural Beauty) & H11 (Replacement of Existing Dwellings in the Open Countryside) of the East Devon Local Plan (1995-2011) and the guidance contained in Planning Policy Statement 1: Delivering Sustainable Development.
- 3 Insufficient information, in the form of an emergence survey session and detailed mitigation plan, has been provided to demonstrate that the development will not adversely affect protected species present in the existing buildings. To grant planning permission without this being demonstrated would conflict with the obligations and responsibilities of the Local Planning Authority under the relevant provisions of the Wildlife and Countryside Act 1981, the Conservation Regulations 1994 & the Countryside and Rights of Way Act 2000.

Chairman

Date