

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at the Knowle, Sidmouth on Friday 15 May 2009

Present: Councillors:
Tony Reed (Chairman)
Helen Parr (Vice Chairman)

Geoff Chamberlain
Iain Chubb
Andrew Dinnis
Ken George
Graham Troman

Officers: James Brown, Senior Development Control Officer
Ed Freeman, Principal Planning Officer
Hannah Jarvis, Democratic Services Support Officer
Andrew Seddon, Senior Solicitor

Apologies: Councillors:
Ray Franklin
Mark Williamson

The meeting started at 4.00 pm and ended at 4.45 pm

*25 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 17 April 2009 were confirmed and signed as a true record.

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

The Committee considered the application and matter referred to it by the Development Control Committee. Members of the Planning Inspections Committee along with the Senior Development Control Officer and Democratic Services Support 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) Whimble: Application No: 09/0311/MFUL – Construction of a crematorium with associated landscaping, access and car parking at land east of Piccadilly Copse, Strete Ralegh, Whimble for Mr A Marshall

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

Reasons for Refusal

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

(a) Whimple: Application No: 09/0311/MFUL – Construction of a crematorium with associated landscaping, access and car parking at land east of Piccadilly Copse, Strete Raleigh, Whimple for Mr A Marshall (con'd)

- 1 The proposed development represents sporadic and unjustified development in an area remote from any settlement. Whilst it is often recognised that a location outside a defined built up area boundary is required for the proposed development, it has not been sufficiently demonstrated that alternative and more sequentially preferable sites are not suitable, viable or available. The development is therefore considered contrary to guidance contained within national Policy, PPS 1 – Delivering Sustainable Development and PPS 7 – Sustainable Development in Rural Areas, Policies ST1 (Sustainable development), ST5 (Development Priority) and ST16 (Local Centres and Rural Areas) of the Devon Structure Plan (2001 – 2016), and Policy S5 (Countryside Protection) of the East Devon Local Plan (1995-2011).
- 2 The proposed development by reason of the necessary access to the proposed site and its associated junction works and visibility splay would result in intrusive development that harms the character and appearance of the area and results in the loss of, or significant harm to trees of high amenity value and a species rich hedgerow. In addition these works would undermine the ecological value of a historic site in the open countryside. The development is therefore considered contrary to PPS 1 - Delivering Sustainable Development PPS 9 - Biodiversity and Geological Conservation, Policies C01 (Landscape Character and Local Distinctiveness) of the Devon Structure Plan (2001 - 2016) and Policies D4 (Landscape Requirements) D5 (Trees on development sites) and EN6 (Wildlife Habitats and Features) of the adopted East Devon Local Plan (1995 - 2011).

Chairman

Date