

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at the Knowle, Sidmouth on Friday 16 May 2008

- Present:** Councillors:
A W J Reed (Chairman)
Mrs H E Parr (Vice Chairman)

G P Chamberlain
A E J Dinnis
R G Franklin
K W George
J M Williamson
- Officers:** Ed Freeman, Principal Planning Officer
Christopher Holland, Democratic Services Officer
- Apologies:** I R Chubb
Miss J M Elson
Ms V B S Duval-Steer
Mrs P A Stott

The meeting started at 3.00 pm and ended at 3.37 pm

*1 **Minutes**

The minutes of the meeting of the Planning Inspections Committee held on 18 April 2008 were confirmed and signed as a true record.

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

The Committee considered application referred to it by the Development Control Committee. Members of the Planning Inspections Committee along with the Development Control Manager and Democratic Services Officers had informally visited the site 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) Exmouth Halsdon: Application No: 08/0286/FUL – Two storey side extension following demolition of existing garage, alterations to roof to include front and rear dormers and conversion of resultant building to form 2 self-contained units at 13 Bapton Lane, Exmouth for Mr and Mrs White.

RESOLVED: that the application be APPROVED subject to the applicant entering into a Unilateral Undertaking relating to a public open space contribution and 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).

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

- 2 There shall be no obstruction to visibility greater than 900mm above adjoining road level, forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

(Reason – To provided adequate visibility from and of emerging vehicles).

- 3 The proposed new drive shall be hardened, surfaced (not loose stone or gravel), drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.0 metres back from its junction with the public highway.

(Reason – To prevent surface water, mud and other debris being carried onto the public highway).

Chairman

Date