

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at Knowle, Sidmouth on Friday 22 October 2004

Present: Councillors:
Lt. Col. A J M Drake (Chairman)
A W J Reed (Vice Chairman)
Mrs M J Boote
G P Chamberlain
S Hughes
N Rogers
C H Wale

Ward Members: Councillors:
T A Cope
Mrs C E Drew
A S Pascoe
A J Toyne
Mrs P A Stott

Apologies: Councillor:
D G Button
Miss J M Elson
R G Franklin
B C J Hughes
G K Liverton
Mrs H E Parr

The meeting started at 3.00 p.m. and ended at 5.07 p.m.

*18 **Applications Referred to the Planning Inspections Committee**

The Committee considered applications and matters referred to it by the Development Control Committee, the sites of which had been informally visited earlier that day. The following decisions were made having taken into account the reports of the Head of Planning and Countryside Services, previously submitted to the Development Control Committee which had been brought to Members' attention, noted by them and updated during the site visits.

- (a) Sidmouth Town: Application No: 04/P1117 – Replacement side extension to form garage at 81 Winslade Road for Ms J Jones

RESOLVED: 1) that the garage be REFUSED for the following reason:

Reason for refusal

The proposed extension would be detrimental to the amenities of the adjoining residents, due to the proximity of the garage to the boundary of the site.

- 2) that the sun room extension (excluding the garage) be APPROVED subject to the following conditions:

*18 **Applications Referred to the Planning Inspections Committee (cont'd)**

- (a) Sidmouth Town: Application No: 04/P1117 – Replacement side extension to form garage at 81 Winslade Road for Ms J Jones (cont'd)

Condition

- 1 Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.

Reason – To ensure that the materials are sympathetic to the character and appearance of the area.

- (b) Sidmouth Sidford: Application No: 04/P1717 – First Floor extension at Kore Vale, 72 Burscombe Lane for Mr A Hoare

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

Reason for Refusal

The proposal if constructed would lead to a loss of amenity for the adjacent dwelling (No. 74 Burscombe Lane) by reason of loss of light and the overbearing nature of the extension due to its size and bulk.

(Cllr S Hughes declared a Personal & Prejudicial Interest in the above application as he was acquainted with the applicant through a business interest. Cllr C H Wale declared a Personal & Prejudicial Interest in the above application as he was related to the applicant – both members left the Chamber during discussion and voting thereon).

- (c) Exmouth Brixington: Application No: 04/P1933 – Erection of single storey side extension at 27 Parkside Drive for Mr & Mrs Mulhall

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

Reason for Refusal

The proposal if constructed would be overbearing and detrimental to the residential amenities of adjoining occupiers.

- (d) Exmouth Halsdon: Application No: 03/P3161 – Residential development, with new vehicular access at Rear of Littlemead and Eight Bells, Exeter Road for Mr D Packer

RESOLVED: that the application be APPROVED subject to investigations to explore the possibilities of including a Section 106 agreement to provide parking within the site and a 'Puffin' crossing along Exeter Road to the north of the site The application to be subject to the following conditions:

*18 **Applications Referred to the Planning Inspections Committee (cont'd)**

- (d) Exmouth Halsdon: Application No: 03/P3161 – Residential development, with new vehicular access at Rear of Littlemead and Eight Bells, Exeter Road for Mr D Packer

Conditions

- 1 Exclusion of the illustrative layout and approval of the details of the siting, design and external appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
Reason - The application is in outline with one or more matters reserved.
- 2 No development shall take place until details of the construction of the access, the internal roads, turning and parking areas have been submitted to and approved in writing by the local planning authority.
Reason - In the interests of highway safety and to ensure that mud and loose material is not deposited on the highway.
- 3 No dwelling shall be occupied until those parts of the estate road carriageways and footways which provide access to it have been constructed, except for the application of the final wearing course.
Reason - To ensure that adequate access is provided before dwellings are occupied.
- 4 The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.
Reason - To avoid pollution of the environment.
- 5 The scheme for the landscaping of the site required by conditions 1 & 2 above shall include full details of both hard and soft landscape works. The proposals shall also include provision for the retention and protection of existing trees and other site features, tree and shrub planting, and any walling, fencing or other boundary treatment. The proposals shall include details of the existing and proposed levels of the site related to adjacent buildings and trees, measures to protect trees from fire, from the deposit of spoil, from trench or pipe runs for services or drains, and from the storage and processing of building materials. The fencing and other measures to protect the trees and hedges shall be carried out in full before other works are begun and shall be retained thereafter throughout the construction period. No alterations in ground levels or other excavations shall be undertaken on the site except in accordance with the approved scheme. The scheme shall also include details of a programme for its implementation.
Reason - In the interests of preserving and enhancing the character and appearance of the area.

*18 **Applications Referred to the Planning Inspections Committee (cont'd)**

(d) Exmouth Halsdon: Application No: 03/P3161 – Residential development, with new vehicular access at Rear of Littlemead and Eight Bells, Exeter Road for Mr D Packer

6 The landscaping scheme shall be implemented in accordance with the approved details and implementation programme. Any plants or trees including those retained as part of the scheme which, within five years from the completion of the development hereby permitted the implementation of the change of use hereby permitted from the date of first occupation of the last property on the site to be occupied, die, or become in the opinion of the local planning authority seriously diseased or damaged or are removed, shall be replaced during the next planting season following their demise with specimens of a similar size and species unless agreed otherwise in writing by the local planning authority.

Reason - In the interests of preserving and enhancing the character and appearance of the area.

7 Any further comments from Devon County Highways.

(Cllr. N Rogers requested that his vote against the above proposal to approve be recorded)

(e) Broadclyst: Application No: 04/A0015 – Open fronted implement storage shed at Land adjoining Oak Lodge, Southbrook Lane, Whimple for Mr R D Courtney

RESOLVED: that the application be DEFERRED to obtain accurate plot size and position of the proposal, with delegated power being given to the Head of Planning and Countryside Services in consultation with the Chairman and Ward Members to APPROVE the application subject to conditions.

Chairman Date.....