

# EAST DEVON DISTRICT COUNCIL

## Minutes of a Meeting of the Planning Inspections Committee held at Knowle, Sidmouth on Friday 7 October 2005

**Present:** Councillors:  
D R A Key (Vice-Chairman in the Chair)

G P Chamberlain  
Lt. Col. A J M Drake  
K W George  
Ms S M Merritt  
A W J Reed

**Ward Members:** Councillors:

D J Cox  
A R Giles  
S C Wragg

**Apologies:** Councillors:  
Miss V Ash  
Mrs M J Boote  
R H H Cross  
R G Franklin  
Mrs H E Parr  
Mrs B O Taylor

The meeting started at 2.00 pm and ended at 3.37 pm

### \*11 Minutes

The minutes of the meeting of the Planning Inspections Committee held on 9 September 2005 were confirmed and signed as a true record.

### \*12 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) Exmouth Withycombe Raleigh: Application No 05/1749 – Detached Garage (Amended design to garage approved 04/P1368) at 25 Brixington Lane for Mr & Mrs Bastin

**RESOLVED:** 1) that the application be REFUSED for reasons relating to the following:

#### Reasons

- i) The garage as built is detrimental to the street scene due to the position and height of the building.
- ii) The building as built is unreasonably high and causes loss of light and outlook to adjoining properties.

\*12 **Applications Referred to the Planning Inspections Committee (cont'd)**

- (a) Exmouth Withycombe Raleigh: Application No 05/1749 – Detached Garage (Amended design to garage approved 04/P1368) at 25 Brixington Lane for Mr & Mrs Bastin

**RESOLVED:** 2) that the Head of Legal and Member Services be authorised to commence such legal proceedings as is considered necessary to secure the lowering of the roof height previously approved by the Local Planning Authority. Compliance Period – 3 months

- (b) Honiton St. Pauls: Application No 05/1652 – Change of use of hairdressers to café (Class A3) and alterations including new shop front at 21 High Street for Mrs E Holder

**RESOLVED :** that the application be APPROVED subject to the following conditions:

Conditions

- 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.)
  - 2 The rear yard shall not be used by customers of the café for any purpose (other than an emergency exit) associated with the café, including sitting out or smoking.  
(Reason- to protect the amenity of the adjoining residents.)
  - 3 Permitted hours of opening of the café shall be from 8 am to 6 pm Monday to Saturdays inclusive unless agreed otherwise in writing by the Local Planning Authority.
  - 4 Details showing the door to the rear yard being obscure glazed shall be submitted to and approved by the Local Planning Authority. These works shall be carried out prior to the opening of the café and retained in perpetuity
  - 5 The details of any extraction system or flue shown on the approved plans shall be submitted to and approved by the Local Planning Authority prior to installation.
- (c) Ottery St. Mary (Town): Application No 05/1384 – Change of use of barns to create four light industrial (class B1) units, alterations to existing access and provision of associated parking and manoeuvring areas at Slade Farm, Slade Road for Mr D Acarnley

**RESOLVED :** that the application be APPROVED and be subject to the following conditions:

\*12 **Applications Referred to the Planning Inspections Committee (cont'd)**

- (c) Ottery St. Mary (Town): Application No 05/1384 – Change of use of barns to create four light industrial (class B1) units, alterations to existing access and provision of associated parking and manoeuvring areas at Slade Farm, Slade Road for Mr D Acarnley

Conditions:

- 1 Units 1, 2, 3 and 4 hereby approved shall only be used for the purposes within Class B1 (Business) of the Schedule to the Town & Country Planning (Use Classes) Order 1987. Notwithstanding the provisions of Class B of Part 3 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification) no such change of use referred to therein shall take place without a grant of express planning permission from the LPA.

Reason – In the interests of safeguarding the character and appearance of the area, and to prevent the possibility of excessive traffic movements associated with a possible change of use to a B8 (Storage and Distribution) Use.

- 2 Prior to the commencement of the development hereby permitted, details of visibility improvements to the junction between Slade Road and the service road to Slade Farm and widening of service roads (to include one or more passing bays) shall be submitted to and approved in writing by the LPA. These improvements to be completed prior to the occupation of the first unit. The improvements shall then be carried out in accordance with the details so approved.

Reason – In the interests of highway safety.

- 3 Other than the parking of vehicles in the spaces shown on the plans approved for this purpose, no vehicles, goods, materials or machinery shall be parked, stacked, stored or deposited outside the buildings except with the prior approval in writing of the Local Planning Authority.

Reason - To protect the character and appearance of the area.

- 4 No machinery shall be operated outside of any of the business units hereby permitted.

Reason – To protect nearby residents from excessive noise.

- 5 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site except between 8.00am hours and 6.00pm hours on Monday to Friday inclusive and 8.00 am hours and 1.00 pm hours on Saturday only unless agreed otherwise in writing by the Local Planning Authority.

Reason - To protect adjoining occupiers from excessive noise.

Chairman .....

Date .....