

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Planning Inspections Committee held at Knowle, Sidmouth on Friday 30 April 2004

Present: Councillors:
Lt. Col. A J M Drake (Chairman)
A W J Reed (Vice Chairman)

Mrs M J Boote
G P Chamberlain
R G Franklin
S Hughes
Mrs H E Parr
N Rogers

Ward Members: Councillors:
Mrs A E Liverton
R C Peachey
Mrs M A Rogers
N J Spence

The meeting commenced at 2.30 pm and terminated at 4.04 pm.

*40 **Applications referred to the Planning Inspections Committee**

The Committee considered applications 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) Raleigh: Application No: 03/P3195 - Two storey extension to rear of property and garage to the side at 2 Shortlands, Yettington for Mr & Mrs S Puryer

RESOLVED: that the application be APPROVED subject to the conditions below:

Applications referred to the Planning Inspections Committee (cont')

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture (namely red brick and not render) those of the existing building in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority.
Reason – To ensure that the materials are sympathetic to the character and appearance of the area which is designated an Area of Outstanding Natural Beauty.
- 2 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.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification), no window or other opening shall be formed or created at or above first floor level in the east and west elevations of the two storey rear extension hereby permitted (other than that shown on the approved drawing) without a grant of express planning permission from the Local Planning Authority.
Reason – In the interests of safeguarding the privacy and amenities of the neighbouring residents.
- 4 Screening and/or fencing along the boundary to number 3 Shortlands shall be erected, the details of which shall be agreed by the Local Planning Authority.

- (b) Clyst Valley: Application No: 03/P2572 - Change of use of former agricultural building to light industrial use at Home Farm Yard for R C Thompson

RESOLVED: that the application be DEFERRED with delegated authority being given to the Head of Planning and Countryside Services in consultation with the Chairman and Ward Member to APPROVE the application subject to a Section 106 agreement requiring a Traffic Order restricting the flow of traffic to access the site from the A3052 only and also to negotiate the limitation of outside storage into specific areas and of working hours.

- (c) Feniton: Application No: 04/P0353 - Extension to local shop retail area at Spar, 13 Winchester Close for Gillets.

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

Applications Referred to the Planning Inspections Committee (cont')

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing building.
Reason - To ensure that the materials are sympathetic to the character and appearance of the existing building.
- 2 The car parking shall be marked out and signposted to show three spaces.
- 3 One parking space shall be allocated to disabled persons.

(Development Control Manager to draft final wording of conditions)

(d) Seaton: Application No: 04/P0367 - Two Storey Side & Single Storey Rear Extensions at 2 Buttercup Close for Mr N Winnett & Miss N Overington

RESOLVED: that the application be DEFERRED with delegated authority being given to the Head of Planning and Countryside Services in Consultation with the Chairman and Ward Member to APPROVE the application subject to secure the relocating of the door from the side elevation to the rear together with the following conditions:

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those of the existing building.
Reason: To ensure that the proposed development matches the existing development in the interests of the appearance and character of the area.
- 2 The glazing within the first floor window on the west elevation shall be fitted with obscured glazing and thereafter be permanently maintained as such.
Reason: In the interests of safeguarding the privacy and amenities of the neighbouring residences.

Chairman Date.....