

EAST DEVON DISTRICT COUNCIL

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE
HELD AT KNOWLE, SIDMOUTH ON TUESDAY, 10TH JUNE 2003**

PRESENT:

Councillors:

Lt Col A J M Drake (Chairman)
A W J Reed (Vice-Chairman)

Miss V Ash	R G Franklin
Mrs K J Bamsey	S Hughes
Mrs M J Boote	D R A Key
P W Burrows	R Mudge
D G Button	Mrs H E Parr
G P Chamberlain	N Rogers
T A Cope	Mrs P A Stott
R H H Cross	C H Wale
P A Diviani	S C Wragg

WARD MEMBERS:

Councillors:

Mrs R E Burrow	G K Liverton
B H Clark	J B Nicholson
A E J Dinnis	T G Reeves
K W George	Mrs M A Rogers
A R Giles	A J Wilkinson
M J L Green	

ALSO PRESENT:

Councillors:

J E D Falby
Ms S M Merritt

APOLOGIES:

Councillors:

S C Luxton
R C Peachey
Miss S M Randall Johnson
N J Spence
Dr H W Waterworth

The meeting commenced at 5.30 pm and terminated at 8.15 pm.

***1 CHAIRMAN'S WELCOME**

The Chairman welcomed all Members to the first meeting of the Development Control Committee.

***2 URGENT ITEM – BUCKERELL: MARSH DAIRY COTTAGE - EXTENSION**

The Chairman agreed for urgent consideration to be given to the report of the Head of Planning and Countryside Services relating to a planning application at the above site (03/P0787) as works to the site were progressing despite the application having been refused on 19th May 2003. Members were advised that on 20th May 2003 the Senior Planning Officer had received a letter, indicating that it was the owner's intention to commence building on 26th May 2003 using the plans which had been refused by the committee. It was noted that the owner had been informed by letter on 23rd May 2003 that if he commenced building to these plans, he risked enforcement action being taken. Members were advised that on 28th May 2003 the Senior Building Control Officer had visited the site and reported that works to the excavations for the extension were almost complete and the ground had been removed to the lower level as indicated on the building notice and the plans of the refused application.

RESOLVED that the Chief Executive be granted authority to serve an Enforcement Notice requiring the cessation of works to implement refused permission No. 03/P0787, to reinstate the land and if works continue they are to be in accordance with approved plans No. 02/P2057.

***3 OTTERY ST MARY(RURAL): APPLICATION NO 03/P0130 – RESIDENTIAL DEVELOPMENT OF SEVEN DWELLINGS WITH NEW VEHICULAR ACCESS ON LAND ADJOINING ALFINGTON FARM**

Consideration was given to the report of the Head of Planning and Countryside Services concerning the above planning application which had been deferred from the meeting of the Rural Area Planning Committee for a site inspection by the Council's Planning Inspection Committee, as the site was outside of the built-up area boundary for Alfington and was therefore not in accordance with the emerging Local Plan Policy. It was noted that at its meeting on 28th March 2003, the Planning Inspection Committee had resolved to refer the application to the Planning Review Committee with a recommendation that the development be approved and the application site be included within the boundary for the built-up area for Alfington. Members were advised that the latter now came before the Development Control Committee for determination.

RESOLVED that subject to the completion of a Section 106 Agreement to require (1) the provision of 2 affordable dwellings (via transfer to a social landlord) or for a contribution for off site provision, (2) a contribution towards education infrastructure as required by Devon County Council, and (3) the provision of a public walkway via land to the north of Alfington Inn to the nearby Parish Church in accordance with details to be submitted and approved by the Local Planning Authority --this path to be transferred into public ownership and to be provided in accordance with the line shown on the plans submitted with the planning application, planning permission be APPROVED subject to the following conditions:-

*3 **OTTERY ST MARY (RURAL): APPLICATION NO 03/P0130 – RESIDENTIAL DEVELOPMENT OF SEVEN DWELLINGS WITH NEW VEHICULAR ACCESS ON LAND ADJOINING ALFINGTON FARM (cont)**

- (i) Standard Condition – 5 year time limit.
Reason-Standard.
- (ii) No Development shall take place unless and until the proposed development incorporates provision to secure a public walkway to the nearby Parish Church via land to the north of the Alfington Inn in accordance with details to be first submitted to and approved by the Local Planning Authority.
Reason – In the interests of pedestrian safety.
- (iii) No dwelling authorised by this permission shall be occupied unless and until provision of the footpath to the church has been provided and thereafter it shall be retained as such.
Reason – in the interests of pedestrian safety.
- (iv) Before the development is commenced details of foul and surface water drainage arrangements for the proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason – In the interests of public health and to prevent pollution of watercourses.
- (v) Before the development is commenced details of a flood risk assessment for the development shall be submitted to and approved by the Local Planning Authority together with any measures proposed to overcome any flood risk problem.
Reason – In the interests of safeguarding the development from flooding.
- (vi) Before the development is commenced details of the proposed materials to be used in the external surfaces of the development shall be submitted to and approved by the Local Planning Authority.
Reason – To ensure the satisfactory appearance of the development.

*4 **APPLICATIONS FOR PLANNING PERMISSION**

- RESOLVED**
- (1) that the applications before the Committee be determined as set out in Schedule 1 – 2003/2004:-
 - (2) that in respect of application 03/P0716 – Clyst Garage, Clyst Honiton, the Council be recommended to include the application site within the built up and residential area of Clyst Honiton in the emerging Local Plan.

***4 APPLICATIONS FOR PLANNING PERMISSION (cont)**

(Councillors S Hughes and C H Wale declared a personal and prejudicial interest in Application No. 03/P0669 – 20 Woolbrook Meadows, as the applicant was a personal friend and an active member of the local branch of their political group, and withdrew from the Chamber during voting and discussion thereon.)

***5 APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

The Committee received and noted the Schedule of Applications for Planning Permission which had been determined under Delegated Powers (Schedule 1 – 2003/2004 refers).

***6 APPLICATIONS DETERMINED UNDER THE BUILDING REGULATIONS**

The Committee received and noted the Schedule of Applications which had been determined under Building Regulations.

Chairman Date