

The following applications were APPROVED subject to such conditions as may be indicated

BISHOPS CLYST 7/08/03/P0729/00053

Applicant: Mr & Mrs P Dunn

Location: 53 Winslade Park Avenue

Proposal: Extensions, alterations and new access

RESOLVED that the application APPROVED subject to the following conditions:

Conditions

1. CD11 – Use as Annexe
The development, the subject of this planning permission, shall only be used as an annexe and shall not be used as an independent unit of residential accommodation separate from the main dwelling house know as “No. 53 Winslade Park Avenue”.
Reason – The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
2. The materials to be used in the development shall match those on the existing development.
Reason – To ensure that the proposed development matches the existing development in the interests of the appearance and character of the area.
3. CD02 – Connection to Main Sewer
The foul drainage shall be connected to the public sewer and shall be kept separate from clean surface and roof water.
Reason – In order to ensure that a satisfactory drainage system is provided.

DUNKESWELL 7/56/02/P2415/00072
(Otterhead Ward)

Applicant: WIMS (UK) LTD

Location: Flightway Business Park
(Unit 14)

Proposal: Erection of live/work unit

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

Conditions

1. The work element of the live/work accommodation hereby permitted and shown on the approved drawing(s) shall only be used for purposes within Class B1 (Town and Country Planning (Use Classes) Order 1987, in association with the live element of the accommodation as shown on the submitted plans hereby approved, and shall not be used for any other purposes.
Reason – To safeguard the amenities of the residents.

2. The residential element of the live/work units hereby permitted and shown on the approved drawing(s) (shall) shall not be used or occupied otherwise than in connection with the approved work element and shall be ancillary thereto. A physical link between the two elements shall be kept available at all times
Reason – To define the permission.
3. In the event of the live/work accommodation hereby approved ceasing to be used for live/work purposes the whole of the accommodation may be used for purposes falling within Class B1 Business Purposes of the Town and Country Planning (Use Classes) Order 1987 (not Class C3) provided:
 - (a) no part of the unit shall be used for any purpose other than Class B1 and;
 - (b) in the event that an accommodation's use changes from live/work to wholly Class B1 use pursuant to this condition the accommodation may not return to use as a live/work use without prior written permission of the Local Planning Authority.Reason – To safeguard the land for employment purposes.
4. The live/work accommodation hereby approved shall not be sub-divided without the prior written approval of the Local Planning Authority.
Reason – To safeguard the amenities of residents.
5. The residential element of the permission shall not exceed the floor area shown on the approved drawings without the prior written consent of the Local Planning Authority.
Reason – In order to maintain the principle of the majority employment use.
6. Clean surface and roof water shall be kept separate from foul drainage.
Reason – To safeguard the capacity of the public sewer.

EXMOUTH (Littleham Rural)	7/01/03/P0892/06380
Applicant:	East Devon District Council
Location:	Village Close, Flats 15 & 16
Proposal:	Conversion of two flats into one dwelling
<u>RESOLVED</u>	that the application be APPROVED.

OTTERY ST MARY (Town)	7/45/03/P0807/01020
Applicant:	Mr & Mrs R Pike
Location:	18 Coleridge Road
Proposal:	First floor extension
<u>RESOLVED</u>	that the application be APPROVED subject to the following conditions:

Conditions

1. Standard time limit
 2. Prior to development commencing, the existing canopy shall be removed.
Reason – In the interest of the character and appearance of the area and the amenity of adjoining occupiers.
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SIDMOUTH 7/39/03/P0454/01672
(Town)

Applicant: Mrs S Golding

Location: 4A Coburg Terrace, Coburg Road

Proposal: Replacement external lantern and new lantern on front elevation

RESOLVED that the Local Planning Authority notify the Secretary of State that the Council is minded to APPROVE the application.

SOUTHLEIGH 7/42/02/P2800/00032

Applicant: Mr & Mrs Knight

Location: Rattenbury Cottage, 3 Horseshoes, Branscombe

Proposal: Extension to dwelling.

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

Conditions

1. The materials to be used in the development shall match those on the existing development.
Reason – To ensure that the proposed development matches the existing development in the interests of the appearance and character of the area.
 2. The development shall be carried out strictly in accordance with the amended plan No. 1.1341.2.02 received on 3 April 2003.
Reason – To secure satisfactory development.
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HONITON 7/60/03/P0061/02174
(St Michaels)

Applicant: Mr N Whittaker

Location: Devonshire Road (Plot 3), Heathpark Industrial Estate

Proposal: Erection of two industrial units

RESOLVED

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

Conditions

1. CM02 - Samples of Materials
No work shall be commenced until satisfactory details as to the colour and texture of the facing and roofing materials to be used in the construction of the proposed development have been submitted to and approved in writing by the Local Planning Authority.
Reason – To enable the Local Planning Authority to consider the details of the materials to be used for the development in the interests of the appearance and character of the area.
2. The building hereby permitted shall be used only for purposes falling within Class B2 – General Industrial of the Town and Country Planning (Use Classes) Order 1987 and shall be used for no other purposes.
Reason – In order to define the permission in the interests of safeguarding the amenities of the area.
3. CL04 - Submission of Landscaping Scheme
No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, in accordance with the attached details which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
Reason - In the interests of the appearance and character of the area.
4. CL05 - Implementation and Maintenance of Landscaping
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any tree, hedge or bush planted in accordance with this condition shall be maintained for a period of not less than five years and any tree, hedge or bush that dies or is removed or is seriously damaged or diseased within that period shall be replaced in the next planting season with others of a similar size and species and maintained for the remainder of the said period of five years or for the period of one year whichever shall be the greater.
Reason - In the interests of the appearance and character of the area.
5. CI04 - No Outside Storage
No raw materials, finished or unfinished products, parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or storage areas at any time approved in writing by the Local Planning Authority.
Reason - To safeguard the amenities of neighbouring properties.
6. CF01 - Details of Floor Levels
Before any development commences on site details of final finished floor levels and finished ground levels in relation to a fixed datum shall be submitted to and approved by the Local Planning Authority.
Reason - In the interests of the appearance and character of the area.
7. Before the building is used to operate powered tools or machinery, a scheme for protecting the rear, east facing elevation against the escape of noise shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the operation of such tools or machinery.
Reason - To safeguard the amenities of occupiers of the adjoining premises.

8. The building hereby permitted shall not be occupied until an area of the site has been laid out, drained and surfaced for the purposes of parking and turning vehicles in accordance with details to be submitted to and approved by the Local Planning Authority prior to any development commencing and that area shall not thereafter be used for any purposes other than the parking and turning of vehicles.

Reason – To safeguard the amenities of the area and to maintain highway safety.

9. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious base and surrounded by impervious bundwalls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 110%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%; or 25% of the total volume which could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground where possible, and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason - To prevent pollution of the water environment.

TALATON 7/68/03/P0523/00132

Applicant: Mr P Skinner

Location: Springfield Farm
Larkbeare

Proposal: Improved access splay

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

Conditions

- Within a period of 3 months from the date of this decision, details for dealing with surface water shall have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme within a period of 6 months of the date of this decision, and shall include that the first three metres depth from the road access/driveway be of a hard surface in order to prevent the migration of loose material onto the highway.

Reason: In the interests of public safety on the adjoining county road.

- Within a period of 3 months of this decision, details shall have been submitted to and approved by the Local Planning Authority for a scheme of landscaping, which shall include a replacement Devon bank and an indication of all trees and hedgerows on the land affected by this development

Reason: In the interests of the character and appearance of the area.

- CL05 Implementation of landscaping.
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TALATON 7/68/03/P0558/00132

Applicant: Mr P Skinner

Location: Springfield Farm
Larkbeare

Proposal: Renewal of permission for the erection of free range poultry house

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

Conditions

1. The development hereby permitted shall be begun before the expiration of five 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.
 2. The poultry house hereby permitted shall be constructed with the whole floor at the 9.87 level shown on the submitted 1:500 scale block plan received by the Local Planning Authority on 7th January 1998 and referred to in the agents' letter of 22nd June 1998.
Reason – In the interests of minimising the visual impact of the building on the landscape.
 3. The originally proposed new access track shall be omitted, as shown on the drawing accompanying the applicants' letter to their solicitors dated 9th June 1998.
Reason – In the interests of minimising the visual impact of the building on the landscape.
 4. The site shall be drained on a separate system with all clean roof and surface water being kept separate from foul drainage. All foul drainage, including foul surface water run-off, shall be disposed of in such a way as to prevent any discharge to any well, spring or watercourse including dry ditches with connection to a watercourse.
Reason – In the interests of pollution prevention.
 5. Any oil or chemical facilities shall be stored in properly constructed bunded areas of sufficient capacity to contain the entire contents in the event of spillage, to the satisfaction of the Local Planning Authority.
Reason – In the interests of preventing pollution.
 6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, in accordance with the attached details, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection.
Reason – In the interests of the appearance and character of the area.
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UPLYME 7/89/03/P1056/00078
Applicant: Mr & Mrs M Whittome
Location: Coombehayes Barn, Coombehayes Farm, Wadley
Proposal: Erection of garden room to holiday cottage

RESOLVED that planning permission is APPROVED

UPLYME 7/89/03/P0598/183
Applicant: Mr & Mrs R Kiernan
Location: Harcombe House, Uplyme
Proposal: Create store in roof space over swimming pool with roof lights and external access

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

Conditions

1. The swimming pool building hereby permitted shall be used only by residents of Harcombe House and occupants of the holiday units granted under Ref. 99/P1711 and not by the public in general.
Reason - To ensure that the use of the pool does not attract additional traffic along the narrow lanes in the vicinity of the site in the interests of highway safety.
 2. Before the development hereby permitted is brought into use, a report shall be commissioned by the applicant to assess the condition of the 'Klargester' system to which foul drainage is to be connected, in particular, in respect of whether it can satisfactorily deal with the additional discharge from the swimming pool without giving rise to nuisance. This report shall be submitted to the Local Planning Authority and approved in writing before the development commences. The development shall be carried out in accordance with the approved details.
Reason - In the interests of pollution prevention.
 3. Clean surface and roof water shall be kept separate from foul drainage and the foul drainage system shall be sited so as not to cause pollution of any watercourse or water source.
Reason - In the interests of pollution control.
 4. Oil or chemical storage facilities should be sited in bunded areas. The bund capacity should be 110% of all tanks and there should be no working connections outside the bunded area.
Reason - In the interests of pollution control.
 5. The storage area within the roof of the swimming pool building hereby approved shall only be used for purposes ancillary to the use of the swimming pool and/or Harcombe House as a dwelling and for no other separate residential, commercial or business purpose.
Reason - In the interests of safeguarding the character and appearance of the area and preventing additional traffic along the narrow lanes in the vicinity of the site.
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OTTERY ST MARY 7/45/03/P0671/02426
(Town Ward)

Applicant: MM02 Airwave Limited

Location: Hemmings Lane
 Putts Corner

Proposal: Replacement 20m high telecommunication tower, additional antennae
 and extend compound

RESOLVED that the application be REFUSED on the following grounds:

Reasons for Refusal

The proposed mast, by reason of its poor and inappropriate design of mast as well as location and size and lack sufficient screening, would appear as an incongruous addition to the landscape detracting from the rural character of the Area of Outstanding Natural Beauty contrary to Policies C4 (Areas of Outstanding Natural Beauty) and Policy S4 (Protecting the Countryside) of the Devon Structure Plan, first review, 1995 – 2011 and Policy S4 (Countryside Protection) of the emerging East Devon Local Plan, first deposit, January 2003

SEATON 7/86/02/P2408/00092

Applicant: Cavanna Homes (South West) Ltd

Location: Land south of Court Lane, Seaton

Proposal: Residential development of 6 dwellings and associated open space.

RESOLVED that had the Local Planning Authority been in a position to determine
 this application, it would have been recommended for REFUSAL, for
 the following reasons:

Reasons for Refusal

1. The site is designated as Land of Local Amenity Importance in the emerging Local Plan. The Local Planning Authority seeks to retain areas of open space for their amenity value and only permit development where there is a community need for the proposal and the development would complement the open character of the area. In the opinion of the Local Planning Authority the development of this site would be to the detriment of the character and individual identity of this part of Seaton and, therefore, contrary to Policies S3 and EN5 of the East Devon Local Plan, First Deposit.
 2. The erection of 6 houses in the form proposed would, despite the adjoining residential development to the south, lead to a perpetuation of an undesirable form of suburban development which fails to reinforce the key characteristics and special qualities of the area, adversely affects the urban form and fails to create an attractive form of development in this key position at the head of a cul-de-sac and would therefore be contrary to Policy C9 of the Devon Structure Plan, First Review and Policies S3 and D1 of the East Devon Local Plan, First Deposit.
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The following application was DEFERRED WITH delegated authority to APPROVE set out

BROADCLYST 7/22/03/P0716/00225

Applicant: Mr & Mrs Hall

Location: Clyst Garage, Clyst Honiton, Exeter

Proposal: Erection of dwelling.

RESOLVED

- (1) that subject to (2) below, the application be deferred to the Head of Planning and Countryside Services with delegated power to APPROVE in consultation with the Chairman and Ward Members and subject to conditions to be agreed by them;
 - (2) that the Full Council be recommended to include the application site within the built up and residential area of Clyst Honiton in the emerging Local Plan.
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The following applications were referred to the
PLANNING INSPECTION COMMITTEE

BRANSCOMBE 7/41/03/P1060/00296

Applicant: Mr & Mrs A Wilcox

Location: Hill Arrish

Proposal: Replacement dwelling and garages

RESOLVED INSPECT

EXMOUTH 7/1/03/P0435/1367
(Littleham Rural Ward)

Applicant: Srada Developments

Location: 36 Douglas Avenue
(2nd Floor Loft Conversion)

Proposal: Conversion of existing loft to self-contained flat

RESOLVED INSPECT.

SIDMOUTH 7/39/03/P0669/03899
(Sidford)

Applicant: Mr C A F Gibbings

Location: 20, Woolbrook Meadows, Sidmouth.

Proposal: Variation of Condition 2 on approval 01/P0092, enlargement of window.

RESOLVED INSPECT.

(Councillors S Hughes and C H Wale declared a personal prejudicial interest in the above application.)

UPLYME 7/89/03/P0564/00159

Applicant: Acorn Construction Ltd

Location: Springhead Road (land adjoining Hideaway)

Proposal: Erection of detached house & garage

RESOLVED INSPECT.
