

**EAST DEVON DISTRICT
COUNCIL**

**DEVELOPMENT CONTROL
COMMITTEE**

HELD ON 6TH JANUARY 2004

SCHEDULE NUMBER 8 – 2003/2004

APPLICATIONS DETERMINED BY THE COMMITTEE

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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

ROCKBEARE
(Broadclyst) 7/11/03/V0004/264

Applicant: Vodafone

Location: Land at Rockbeare Estate, Marsh Green

Proposal: Installation of 3 no. antennae and 3 no. dishes on existing electricity pylon together with equipment cabin and ancillary development

RESOLVED that the application be APPROVED subject to the following condition

Condition

1. Within two months of the cessation of use of the installation for telecommunication purposes, the antennae, dishes, associated apparatus and equipment cabin are to be dismantled and removed for the land.
Reason – In the interests of the visual amenity of the area.
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BUDLEIGH SALTERTON 7/33/03/P2056/00617

Applicant: East Devon District Council

Location: Lime Kiln Car Park

Proposal: New Skate Park

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

Conditions

1. Before the development hereby permitted is commenced, full details of the equipment to be installed and the fencing around the facility shall be submitted to and approved by the Local Planning Authority.
Reason – In the interests of visual amenity.
 2. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees 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.
 3. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following completion of the development. 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.
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EXMOUTH
(Halsdon Ward)

7/01/03/T0076/7466
(TREE)

Applicant:

East Devon District Council

Location:

Land at Phear Park

Proposal:

Necessary remedial pruning works to one Lucombe Oak and remove dead limb and crown reduce one Horse Chestnut

RESOLVED

that the application be APPROVED subject to the following condition

Condition

1. Within the first planting season after the works are carried out, four Lucombe Oaks shall be planted in accordance with the details set out within the application.
Reason – In the interests of the visual amenity of the area.
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EXMOUTH
(Littleham)

7/01/03/P2275/05709
(RESERVED MATTERS)

Applicant:

South West Construction Co

Location:

Elm Lane, Exmouth

Proposal:

Erection of one dwelling

RESOLVED

- (1) that the following reserved matters namely the SITING, DESIGN, EXTERNAL APPEARANCE, AND MEANS OF ACCESS be APPROVED subject to the compliance with the Conditions attached to the Outline permission (no. 00/P1067) granted permission on 24 November 2000.

The following condition attached to the outline planning permission referred to above is discharged and is now irrelevant by virtue of planning permission ref. no. 02/P0358.

- (2) that an internal investigation be made to examine why a tree protected by a Tree Preservation Order was felled during development of the site. The final report to be presented to the Development Control Committee.

Condition

1. The proposed development shall also make provision for pedestrian access to Exmouth Littleham C of E Primary School.
Reason - To ensure the provision of pedestrian access to nearby public services thereby encouraging the use of more sustainable forms of transport.
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EXMOUTH
(Littleham) 7/01/02/P2044/05545/AD
(ADVERTISEMENT)

Applicant: Mr & Mrs J Gowers

Location: 33 Cranford Avenue, Exmouth

Proposal: Wall mounted laminate sign

RESOLVED that the application be APPROVED

EXMOUTH
(Withycombe Raleigh) 7/01/03/P2691/
(FULL)

Applicant: Mr & Mrs P Sharp

Location: 15 Elizabeth Road, Exmouth

Proposal: Retention of Garage

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

Condition

1. The development, the subject of this planning permission shall only be used for purposes ancillary to the main dwelling known as 15 Elizabeth Road.
Reason – In the interests of the amenity of adjoining occupiers and the character and appearance of the area.
 2. The existing garage shall be removed within 3 months.
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HONITON
(St Michaels) 7/60/03/P2187/02518
(FULL)

Applicant: Mr and Mrs R Butt

Location: 22 Glanvill Way, Honiton

Proposal: Two Front Dormer Windows to Garage Roof

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

Condition

1. 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.
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NEWTON POPPLEFORD
(Newton Poppleford &
Harpford Ward)

7/37/03/P2504/45
(LBC)

Applicant: D Fishman & S Merritt

Location: Venn Ottery Barton, Venn Barton

Proposal: Internal alterations

RESOLVED that the application be APPROVED

(Councillor Ms S M Merritt declared a personal and prejudicial interest in the above application as she was one of the applicants, and left the Chamber during discussion and voting thereon).

MONKTON
(Otterhead Ward)

7/62/03/A0032/88
(Agricultural Determination)

Applicant: Mr & Mrs R W Boote

Location: Oaklands Farm, Monkton

Proposal: Agricultural machinery store to replace existing buildings

RESOLVED that the application be APPROVED

(Councillor Mrs M J Boote declared a personal and prejudicial interest in the above application as she was the applicant and withdrew from the Chamber during voting and discussion thereon).

OTTERY ST MARY
(Town Ward)

7/45/03/P2638/00584
(FULL)

Applicant: R J & R E Burrow

Location: Rill Farm, East Hill, Ottery St Mary

Proposal: Renewal of permission for extension to form annexe for relative.

RESOLVED that planning permission be APPROVED subject to the following conditions:-

Conditions

1. The development, the subject of this 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 known as Rill Farm.
Reason – In the interests of maintaining the character of this rural area where new housing would normally be resisted.
 2. Before the development hereby permitted is occupied the internal door between the extension and the existing house shall be installed and such link shall be permanently retained.
Reason – To ensure that the extension is occupied for ancillary residential purposes.
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SIDMOUTH
(Sidmouth Town)

7/39/03/P0570/03276
(LBC)

Applicant:

Stead & Simpson

Location:

1 Royal London House, Fore Street

Proposal:

Refit shoe shop, new fascia signage and form ramp to shop entrance to replace step

RESOLVED

that the application be APPROVED subject to the following condition:-

Condition

1. Amended plan condition
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COMBPYNE ROUSDON
(Trinity Ward)

7/80/03/P1469/00049
(FULL)

Applicant:

Monica Ashton

Location:

Bulmoor Farmhouse

Proposal:

Conversion of building to holiday accommodation and erection of linhay and vehicle shelter

RESOLVED

that the application be APPROVED subject to the following conditions:

Conditions

1. The conversion for which permission is hereby granted shall be used for holiday accommodation only in conjunction with the occupation of Bulmoor Farmhouse, and for no other purpose.
Reason – To safeguard the character of the Area of Outstanding Natural Beauty where residential development would normally be inappropriate and the setting of the Grade II Listed building.
2. The external materials for the conversion shall be as indicated on the amended drawings nos. 1, 1A, 2,3 and 4 received on 1st September 2003.
Reason – In the interests of maintaining the character of the area and the setting of the Grade II Listed building.
3. The linhay and vehicle shelter shall be faced internally and externally in natural stone, samples of which shall be submitted to and approved by the Local Planning Authority and samples of the roofing materials shall also be submitted to and approved by the Local Planning Authority before development commences.
Reason – In the interests of maintaining the character of the area and the setting of the Grade II Listed building.
4. Before development is commenced details and samples of the cobbles to be incorporated into the courtyard shall be submitted to and approved by the Local Planning Authority.
Reason – In the interests of maintaining the character of the area and the setting of the Grade II Listed building.

5. Before development is commenced the results of a combined bat and barn owl survey shall be submitted to the Local Planning Authority and any measures recommended shall be fully carried out prior to the first occupation of the building. Furthermore, irrespective of the presence or absence of any barn owls provision for barn owls shall be incorporated into the building details of which shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reason – To ensure adequate wildlife safeguards and provision.

WOODBURY
(Woodbury & Lympstone)

7/13/03/P2600/01055
(FULL)

Applicant

Mr A Johnson

Location

Nutsberry House
Town Lane, Woodbury

Proposal

Retention of trellis on top of fence

RESOLVED

that the application be APPROVED

The following applications were REFUSED for the reasons indicated

COLYTON
(Coly Valley) 7/79/03/P2443/00054
(Full)

Applicant: Mr P Hopkins

Location: Devoncroft
Seaton Road
Colyford

Proposal: Install Wooden Posts and Pair of Gates.

RESOLVED that the application be REFUSED for the following reasons:-

Reasons

The proposed gates would further restrict visibility and result in vehicles being forced to wait on the existing carriageway whilst the gates are being opened, resulting in danger and inconvenience for other road users.

COLYTON
(Coly Valley) 7/79/03/P2567/00047
(FULL)

Applicant: Elmwood Residential LTD

Location: Elmwood Residential Home
Swan Hill Road
Colyford

Proposal: Loft conversion and dormer windows

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

Reason

The proposed development, by reason its size, design and location would appear as an ingruoius addition to this key building detracting from the unique architectural character of the property and the quality of the surrounding conservation area. The proposal is therefore contrary to Policy D1 (Design and Local Distinctiveness), Policy H7 (Residential Extensions) and Policy EN16 (Preservation and Enhancement of Conservation Areas) of the emerging Local Plan, Revised Deposit.

(Councillor P W Burrows declared a personal and prejudicial interest in the above application as the applicants were his employer and withdrew from the Chamber during voting thereon).

(Councillor R H H Cross declared a personal and prejudicial interest in the above application as his own business was in direct competition with that of the application, and withdrew from the Chamber during voting and discussions thereon).

HONITON
(St Michaels Ward)

7/60/03/P2496/01298
(FULL)

Applicant:

Crown Castle International

Location:

Higher Brand Lane, Crown Castle Site, Lower Marl pits Farm.

Proposal:

15 metre slim-line monopole and extension to equipment cabinet compound

RESOLVED

that the application be REFUSED for the following reasons

Reasons

1. The proposed development by reason of its height and design would be an alien and unduly intrusive structure which would detract from the character and appearance of the area designated as an Area of Outstanding Natural Beauty. As such the proposed development would be contrary to Policy C4 (Areas of Outstanding Natural Beauty) of the Devon Structure Plan, and Policy C8 (Telecommunications) and Policy EN1 (Development in Areas of Outstanding Natural Beauty) of the emerging East Devon Local Plan, Revised Deposit, 1995 – 2011.
2. The proposed development would detract from the amenity of local residents by reason of it being an alien and unduly intrusive structure which would detract from the character and appearance of the area and the landscape designation. Therefore this proposal is contrary to Policy C4 (Areas of Outstanding Natural Beauty) of the Devon Structure Plan and Policy C8 (Telecommunications) and Policy EN1 (Development in Areas of Outstanding Natural Beauty) of the emerging East Devon Local Plan, Revised Deposit 1995 – 2011.

MUSBURY
(NEWBRIDGES WARD)

7/85/03/P2813/00020
(FULL)

Applicant:

Mr & Mrs B T Brown

Location:

Brook Barn, Axminster Road, Musbury

Proposal:

Install new first floor west facing window

RESOLVED

that the application be REFUSED for the following reason:-

Reason for Refusal

The proposal would result in the loss of privacy for the adjoining property.

Members resolved against the Officer's recommendation for the above reason.

The following applications were DEFERRED WITH
POWER GIVEN TO APPROVE as set out

BUDLEIGH SALTERTON 7/33/03/P2414/1462
(FULL)

Applicant: Mr & Mrs M Barrett

Location: 4 Swains Road

Proposal: Loft Conversion

RESOLVED that the application be DEFERRED for negotiations to achieve a reduction in height of the rear dormer. If negotiations are successful, delegated authority be given to the Head of Planning and Countryside Services in consultation with the Chairman and Ward Members to APPROVE the application subject to the following condition:-

Condition

1. 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, which is designated an Area of Outstanding Natural Beauty.
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The following applications were referred to the
PLANNING INSPECTION COMMITTEE

SOUTHLEIGH
(Coly Vale)

7/42/03/P2441/00041
(FULL)

Applicant:

Mr T Yates

Location:

3 Hillside, Southleigh, Colyton

Proposal:

Conservatory to the front of the property.

RESOLVED

INSPECT

Members resolved to have a site inspection as they wished to see how it would fit in with the property and adjacent dwellings.

SEATON

7/86/03/P2445/863
(FULL)

Applicant:

Milkbere Property Ltd

Location:

23 Queen Street (rear of)

Proposal:

Revised layout of approved mews cottage

RESOLVED

INSPECT

Members resolved to have a site inspection as they were concerned over the development and its impact on adjacent properties as well as difficulties in construction.

EXMOUTH
(Exmouth Halsdon Ward)

7/1/03/P1510/15
(FULL)

Applicant:

D Cockman

Location:

Grecian, 235 Exeter Road, Exmouth

Proposal:

Erection of garages

RESOLVED

INSPECT

Members resolved to have a site inspection as they were concerned over the proximity to adjacent dwellings.

SIDMOUTH
(Sidmouth Sidford Ward)

7/39/03/P2851/03716
& 7/39/03/P2852/03716
(FULL)

Applicant:

Charles Church Western Ltd

Locations:

03/P2851 - Plot 11, Sidford High Street, Sidford

03/P2852 – Plot 10, Sidford High Street, Sidford

Proposals:

03/P2851 - Amendment to approval 01/P0051. Raise floor level for drainage purpose, amendments to design.

03/P2852 – Amendment to approval 01/P0051. Raise floor level for drainage purposes, decking and planting.

RESOLVED

INSPECT

Members resolved to have a site inspection as they were concerned over the proximity to adjacent dwellings and the proposed floor levels.
