

EAST DEVON DISTRICT COUNCIL

**MINUTES OF A MEETING OF THE PLANNING INSPECTIONS COMMITTEE
HELD AT KNOWLE, SIDMOUTH ON FRIDAY, 30TH MAY 2003**

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
N Rogers
Mrs H E Parr
C H Wale

WARD MEMBERS: Councillors:

Miss V Ash
Mrs K J Bamsey
R H H Cross
Mrs C E Drew
R Mudge
T G Reeves

APOLOGIES: Councillors:

S Hughes

The meeting commenced at 3.15 pm and terminated at 4.50 pm.

*1 **MINUTES**

The minutes of the meeting of the Planning Inspections Committee held on 25th April 2003 were confirmed and signed as a true record.

*2 **APPLICATIONS REFERRED TO THE PLANNING INSPECTIONS COMMITTEE**

The Committee considered applications referred to it by the Coastal, Rural and Western Area Planning Committees the sites of which had been informally visited earlier that day. The following decisions were made having taken into account the reports of the Corporate Director – Environment, previously submitted to the Area Planning Committees which had been brought to Members' attention, noted by them and updated during the site visits.

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APPLICATIONS REFERRED TO THE PLANNING INSPECTIONS COMMITTEE

(cont)

- (a) Sidmouth (Rural): Application Nos 7/39/02/P1769/03776 – Erection of a dwelling at Myrtle Lodge, Millford Road for Mr & Mrs D Stapleton

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

1. The proposed development would result in the consolidation of sporadic development in an area characterised by a rich riverside setting with generous open spaces between buildings and substantial numbers of trees and area of vegetation, and consequently the proposal would cause harm to the semi-rural appearance of the area and disrupt important views into the Conservation Area to the detriment of it's character and appearance. As such, the proposed development would be contrary to Policies D1 (Design and Local Distinctiveness), S3 (Development Within Built-up Area Boundaries), EN19 (Residential Areas of Special Character) and EN16 (Preservation and Enhancement of Conservation Areas) of the emerging East Devon Local Plan, January 2002 and Policy C11 (Historic Settlements and Buildings) of the Devon Structure Plan.
2. The spacious surroundings to listed buildings within the Sid Vale Conservation Area make an essential contribution to the character of the area and the setting of these buildings. The proposed development would erode the important space around Myrtle Lodge and disrupt the visual continuity of the adjacent cliff, causing harm to the setting of the listed building within the Conservation Area, and consequently the proposal would be contrary to Policy EN16 (Preservation and Enhancement of Conservation Areas) of the emerging East Devon Local Plan, January 2002 and Policy C11 (Historic Settlements and Buildings) of the Devon Structure Plan.

- (b) Sidmouth (Sidford): Application No 7/39/03/P0352/04085 – Single storey extension at 5 Hides Road, Sidmouth for D O Baker

RESOLVED that the application be DEFERRED for negotiations to re-align and reduce the size of the extension to be in line with the existing wall, with delegated authority being given to the Head of Planning & Countryside Services to APPROVE the application. In the event that the applicant is not willing to agree to the above, delegated authority be given to the Head of Planning & Countryside Services to REFUSE the application on the grounds of adverse impact on the amenity of the adjacent dwelling due to the close proximity of the proposed extension. If approved, the application to be subject to the following conditions:-

1. The foul drainage shall only 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.

*2 **APPLICATIONS REFERRED TO THE PLANNING INSPECTIONS COMMITTEE**
(cont)

2. The materials to be used in the development shall match those on the existing development to the satisfaction of the Local Planning Authority.
Reason – To ensure that the proposed development matches the existing development in the interests of the appearance and character of the area.

(c) Exmouth (Littleham Rural): Application No 7/01/03/P0418/07258 – Erection of a dwelling and alteration to vehicular access at Greenway (land adjacent), Elm Lane, Littleham for Mr T Shears

RESOLVED that the application be DEFERRED for negotiations with the applicant to achieve amended plans showing the proposed dwelling further forward on the site and away from the existing hedgerow to allow more space and light to the rear of the plot and to minimise the impact on neighbouring properties, with delegated authority being given to the Head of Planning & Countryside Services, in consultation with the Chairman and Ward Members to APPROVE the application and subject to the following 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. 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.
3. CP05 - Permitted Development Rights Withdrawn
Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1988 (as amended) no development of the types described in Classes A of Schedule 2, shall be undertaken without the express permission of the Local Planning Authority.
Reason - In order to safeguard the appearance and character of the area.

*2 **APPLICATIONS REFERRED TO THE PLANNING INSPECTIONS COMMITTEE**
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4. **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.
5. **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.

- (d) Honiton (St Pauls): Application No 7/60/03/P0109/00851 – Amend condition on application 95/P0842 to omit play area at Glen Farm, Play Area at The Hedgerows for Wilson Connolly Western Ltd

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

- 1) The proposal will result in the loss of a significant element of the open space provision previously approved in connection with the development at Glen Farm; in consequence the proposal would be contrary to the provision of Policy RE3 (Open Space Provision in New Housing Development) of the East Devon Local Plan January 2002.
- 2) That Wilson Connolly be invited to enter into negotiations in respect of:
 - (a) a landscaping/footpath system for the whole area;
 - (b) the provision of a Local Equipped Area for Play (LEAP);
 - (c) the provision of protective rustic style fencing and planting above the goyle;
 - (d) Ward Members to be included in discussion;

*2 **APPLICATIONS REFERRED TO THE PLANNING INSPECTIONS COMMITTEE**
(cont)

(e) provision of a fence along the main road;

(f) play area equipment to be of a rustic nature.

(e) Dalwood: Application No 7/81/03/P0345/00128 – Erection of a new bungalow and garage at land adjoining Poplars, Dalwood for Mr & Mrs Little

RESOLVED that the application be DEFERRED for negotiations to reduce the height of both the dwelling and garage and that the roof of the dwelling should be in natural slate. The Committee also asked that the possibility of reducing slab levels should also be investigated as a further means of reducing the height of the dwelling.

Chairman Date