



Agenda for Development Management Committee
Tuesday, 5th March, 2019, 10.00 am

Members of Development Management Committee

Councillors: M Howe (Chairman), C Brown (Vice-Chairman), M Allen, B Bailey, D Barratt, S Bond, P Burrows, P Carter, S Gazzard, B Ingham, G Jung, D Key, J Knight, H Parr, B d Saram and M Williamson

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(or group number 01395 517546)

Tuesday, 19 February 2019

[Speaking on planning applications](#)

In order to speak on an application being considered by the Development Management Committee you must have submitted written comments during the consultation stage of the application. Those that have commented on an application being considered by the Committee will receive a letter or email (approximately 9 working days before the meeting) detailing the date and time of the meeting and instructions on how to register to speak. The letter/email will have a reference number, which you will need to provide in order to register. Speakers will have 3 minutes to make their representation. **Please note there is no longer the ability to register to speak on the day of the meeting.**

The number of people that can speak on each application is limited to:

- Major applications – parish/town council representative, 5 supporters, 5 objectors and the applicant or agent
- Minor/Other applications – parish/town council representative, 2 supporters, 2 objectors and the applicant or agent

The day before the meeting [a revised running order for the applications being considered](#) by the Committee will be posted on the council's website). Applications with registered speakers will be taken first.

Parish and town council representatives wishing to speak on an application are also required to pre-register in advance of the meeting. One representative can be registered to speak on behalf of the Council.

Registration to speak starts at 10am on **Monday 25 February up until 12 noon on Thursday 28 February** by leaving a message on 01395 517525 or emailing planningpublicspeaking@eastdevon.gov.uk.

Speaking on non-planning application items

A maximum of two speakers from the public are allowed to speak on agenda items that are not planning applications on which the Committee is making a decision (items on which you can register to speak will be highlighted on the agenda). Speakers will have 3 minutes to make their representation. You can register to speak on these items up until 12 noon, 3 working days before the meeting by emailing planningpublicspeaking@eastdevon.gov.uk or by phoning 01395 517525. A member of the Democratic Services Team will only contact you if your request to speak has been successful.

1 **Minutes of the previous meeting** (Pages 4 - 9)

Minutes of the Development Management Committee meeting held on 12 February 2019

2 **Apologies**

3 **Declarations of interest**

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

4 **Matters of urgency**

Information on [matters of urgency](#) is available online

5 **Confidential/exempt item(s)**

To agree any items to be dealt with after the public (including press) have been excluded. There are no items that officers recommend should be dealt with in this way.

6 **Planning appeal statistics** (Pages 10 - 13)

Update from the Development Manager

Applications for determination

Please note the following applications are all scheduled to be considered in the morning, however the order may change – please see the front of the agenda for when the revised order will be published.

7 **18/2608/OUT - (Minor)** (Pages 14 - 30)

Newton Poppleford and Harpford

Land South Of King Alfred Way

Newton Poppleford

8 **18/2806/VAR (Major)** (Pages 31 - 40)

Feniton and Buckerell
Land At Meadow View Nursery
Honiton

9 **18/2866/FUL (Minor)** (Pages 41 - 48)

Raleigh
11 Hogsbrook Units
Woodbury Salterton
Exeter, EX5 1PY

10 **18/2026/VAR (Minor)** (Pages 49 - 61)

Ottery St Mary Rural
Site Of The Star And Shenne
West Hill Road, West Hill

Please note:

Planning application details, including plans and representations received, can be viewed in full on the Council's [website](#).

This meeting is being audio recorded by EDDC for subsequent publication on the Council's website.

Under the Openness of Local Government Bodies Regulations 2014, members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Development Management Committee held at Council Chamber, Exmouth Town Hall on 12 February 2019****Attendance list at end of document**

The meeting started at 11.00 am and ended at 4.16 pm

39 Minutes of the previous meeting

The minutes of the Development Management Committee meeting held on 8 January 2019 were confirmed and signed as a true record.

40 Declarations of interest

The Chairman noted, on behalf of all committee members, that East Devon District Council is the applicant of application 18/2842/FUL.

Cllr Mike Howe; 18/2230/VAR; Personal interest; Had attended a meeting of East Budleigh & Bickton Parish Council and had been copied into lots of correspondence.

Cllr David Barratt; 18/2382/FUL and 18/1733/FUL; Personal interest; Sidmouth Town Councillor

Cllr Geoff Jung; 18/2272/FUL; Personal interest; Friend to the owner of the scrap yard

Cllr Bruce de Saram; 18/2272/MFUL, 18/0524/MFUL and 18/2842/FUL; Personal interest; Exmouth Town Councillor

Cllr Brian Bailey; 18/2272/MFUL, 18/0524/MFUL and 18/2842/FUL; Personal interest; Exmouth Town Councillor

Cllr David Key; 18/2410/FUL; Personal interest; Applicant's father in law was known to the Councillor

Cllr Mark Williamson; 18/2272/MFUL, 18/0524/MFUL and 18/2842/FUL; Personal interest; Exmouth Town Councillor

Cllr Colin Brown; 18/2410/FUL; Personal interest; Applicant's father in law was known to the Councillor

Non-committee members

Cllr Phillip Skinner; 18/2842/FUL; Personal interest; Chairman of the Exmouth Regeneration Board

In accordance with the code of good practice for Councillors and Officers dealing with the planning matters as set out in the Constitution Cllr Howe (on behalf of the Committee) advised of lobbying in respect of application 18/1464/FUL.

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Cllr Mike Howe and Cllr Susie Bond advised that they had been lobbied in respect of application 18/0524/MFUL

In accordance with the code of good practice for Councillors and Officers dealing with planning matters as set out in the Constitution, Cllr Susie Bond, Cllr Ben Ingham and Cllr Mike Howe advised that they had been lobbied in respect of application 18/2842/FUL.

41 Planning appeal statistics

The Committee received and noted the report written by the Development Manager setting out appeals recently lodged and outlining the six decisions notified – one had been withdrawn, four had been dismissed and one had been allowed.

The Development Manager drew Members' attention to the appeal of application 18/0673/FUL that had been allowed and advised that the Inspector determined that the building did not dominate the street scene and did not harm the character and appearance of the area.

42 **Applications for determination - 18/0789/FUL (Minor)**

**BROADCLYST
18/0789/FUL**

Applicant:
Mrs Lefebvre

Location:
Land Adjoining Bluehayes Lane (plot 1) & Land Adjoining Bluehayes House (plot 2),
Bluehayes, Broadclyst

Proposal:
Construction of two single storey detached dwellings and provision of a footpath link

RESOLVED:
REFUSED (contrary to officer recommendation).

Members were of the opinion that the site is in an unsustainable location and that the benefits from the proposed footpath (particularly given possible alternatives and lack of public access to the fields adjoining the site) do not outweigh the harm from the location of the site and impact on the Clyst Valley Regional Park. In addition Members were of the opinion that the development results in a harmful visual impact upon the area and wider Clyst Valley Regional Park.

(Cllr Mike Howe did not vote on the application as has he had not attended the site visit)

43 **18/1464/FUL (Minor)**

**BUDLEIGH SALTERTON
18/1464/FUL**

Applicant:
Mr Leigh Rix

Location:
The Pound, Lower Budleigh, East Budleigh

Proposal:
Demolition of existing barn and construction of a single dwelling

RESOLVED:
DEFERRED to seek further written comments from Natural England to assess the impact on protected species.

Members considered that it would be appropriate to seek the views of Natural England on the suitability of the mitigation to be provided and whether or not there should be evidence of the re-location of the bats before the demolition of the existing building.

(Cllr Mike Allen did not vote on the application as he was not present at the start of the application)

44 **18/2382/FUL (Minor)**

SIDMOUTH SIDFORD
18/2382/FUL

Applicant:
Mr & Mrs Downey

Location:
48 Temple Street, Sidmouth, EX10 9BQ

Proposal:
Proposed new dwelling on land to the rear of 48 Temple Street

RESOLVED:
APPROVED as per recommendation subject to an additional condition to remove permitted development rights for extensions and loft conversions.

45 **18/1733/FUL (Minor)**

SIDMOUTH TOWN
18/1733/FUL

Applicant:
Ms Clare Beer

Location:
84 Winslade Road, Sidmouth, EX10 9EZ

Proposal:
Conversion of bungalow to two dwellings including the addition of front and rear dormer windows and new pedestrian access

RESOLVED:
APPROVED with conditions as per recommendation.

46 **18/2272/MFUL (Major)**

EXMOUTH LITTLEHAM
18/2272/FUL

Applicant:
Taylor Wimpey

Location:

Land At Pankhurst Close Trading Estate, Pankhurst Close, Exmouth

Proposal:

Construction of 120 no. dwellings with associated demolition, access, landscaping and infrastructure works

RESOLVED:

APPROVED with conditions as per recommendation, subject to updated conditions to reflect the latest plans and an additional requirement to the legal agreement to secure accessible and adaptable homes in accordance with Strategy 36.

47 **18/0524/MFUL (Major)**

EXMOUTH TOWN

18/0524/MFUL

Applicant:

Sentry Capital

Location:

Land To Rear Of 33-35 New Street, Exmouth

Proposal:

Re-development to provide mixed development comprising of 3 no. B1 units (office) and 17 no. residential apartments of which 35% is to be affordable with associated amenity and parking facilities and new vehicular access.

RESOLVED:

OFFICERS GIVEN DELEGATED POWERS TO APPROVE (contrary to officer recommendation) subject to being satisfied, in consultation with the Chairman of the Committee, that the scheme is viable to deliver the proposed affordable housing and that there is confirmation from a Registered Provider that they are willing to take the affordable housing units. If approval cannot be given the application to be returned to Committee to consider further.

48 **18/2842/FUL (Minor)**

EXMOUTH LITTLEHAM

18/2842/FUL

Applicant:

Ms Alison Hayward

Location:

Land At Queens Drive (East Of Ocean Buildings), Exmouth

Proposal:

Temporary use of land, buildings and structures for a thirty six month period for the purposes of entertainment, recreation and leisure

RESOLVED:

APPROVED with conditions as per recommendation with an additional informative to discourage the use of single-use plastics on site.

49 **18/2410/FUL (Minor)**

OTTERHEAD
18/2410/FUL

Applicant:
Mr Ryan Eaton

Location:
Otter Valley Golf Centre, Rawridge, Honiton, EX14 9QP

Proposal:
Proposed barn conversion to single dwelling with integral annex

RESOLVED:
REFUSED as per recommendation.

50 **18/2673/FUL (Minor)**

OTTERHEAD
18/2673/FUL

Applicant:
Mr Roy French

Location:
Land North Of Stadbury Cross, Cotleigh

Proposal:
Creation of new access onto highway (retrospective application)

RESOLVED:
APPROVED with conditions as per recommendation.

Attendance List

Councillors present (for some or all the meeting):

M Howe (Chairman)
C Brown (Vice-Chairman)
M Allen
B Bailey
D Barratt
S Bond
P Burrows
P Carter
B Ingham
G Jung
D Key
H Parr

B d Saram
M Williamson

Councillors also present (for some or all the meeting)

M Armstrong
J Elson
C Gardner
R Giles
M Rixson
P Skinner
E Wragg
T Wright

Officers in attendance:

Chris Rose, Development Manager
Henry Gordon Lennox, Strategic Lead Governance and Licensing
Richard Cohen, Deputy Chief Executive
Wendy Harris, Democratic Services Officer
Amanda Coombes, Democratic Services Officer

Councillor apologies:

S Gazzard
J Knight

Chairman

Date:

East Devon District Council
List of Planning Appeals Lodged

Ref: 18/1094/MOUT **Date Received** 05.02.2019
Appellant: OG Holdings Retirement Benefit Scheme
Appeal Site: Land East Of Two Bridges Two Bridges Road Sidford
Proposal: Outline application accompanied by an Environmental Statement (with scale and appearance reserved) for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445 sqm of new floorspace, new highway access, cycle and footway, improvements to flood attenuation, building layout and road layout, new hedgerow planting and associated infrastructure.
Planning Inspectorate Ref: APP/U1105/W/19/3221978

Ref: 18/2280/FUL **Date Received** 12.02.2019
Appellant: Mrs Jayne Ough
Appeal Site: 55 Peaslands Road Sidmouth EX10 9BE
Proposal: Construction of two storey dwelling within garden and provision of additional parking space
Planning Inspectorate Ref:

East Devon District Council List of Planning Appeals Decided

Ref: 18/1228/FUL **Appeal Ref:**

Appellant: Mr M Belcher
Appeal Site: Barn Mews, King Street, Honiton EX14 1AB
Proposal: Conversion of existing house into 4 no. flats and re-building of existing barn in the back garden to create 3 no. flats.
 Appeal against a liability notice served by the Council in respect of a CIL contribution.

Decision: **Appeal Dismissed** **Date:** 23.01.2019
Procedure: Written representations
Remarks: Liability notice upheld
BVPI 204: **No**
Planning Inspectorate Ref: 1696638

Ref: 18/1116/COU **Appeal Ref:**

Appellant: Mr G Cooper & Ms S Bellamy
Appeal Site: 138 High Street, Honiton EX14 1JP
Proposal: Change of use of the ground and first floor accommodation from Class A1 to Class C3

Decision: **Appeal Dismissed** **Date:** 30.01.2019
Procedure: Written representations
Remarks: Liability notice upheld
BVPI 204: **No**
Planning Inspectorate Ref: 1697017

Ref: 18/0680/FUL **Appeal Ref:** 18/00051/HH

Appellant: Mr R Walmsley
Appeal Site: 1 Meadow Close Budleigh Salterton EX9 6JN
Proposal: Retention of single storey extension (revised application number 14/3013/FUL)

Decision: **Appeal Dismissed** **Date:** 01.02.2019
Procedure: Written representations
Remarks: Delegated refusal, amenity reasons upheld (EDLP Policy D1)
BVPI 204: **Yes**
Planning Inspectorate Ref: APP/U1105/D/18/3212109

Ref: 16/2848/MFUL **Appeal Ref:** 18/00028/REF
Appellant: Exmouth Trade Frames Ltd
Appeal Site: Doyle Centre Norton Place Exmouth EX8 2ND
Proposal: Demolition of building and construction of 10no dwellings
Decision: **Appeal Allowed (with conditions)** **Date:** 13.02.2019
Procedure: Informal Hearing
Remarks: Officer recommendation to refuse, Committee refusal. Loss of employment land reason overruled (EDLP Strategy 32).

The Inspector considered that the evidence indicated that the activities that occurred within the Doyle Centre had been relocated elsewhere in Exmouth, along with the employment opportunities that the use of the site provided. Whilst the services and opportunities that the Doyle Centre offered may be further away from some of the population it served, no evidence had been provided to demonstrate that this had resulted in having an adverse effect upon the viability and vibrancy of the local community or upon social or community gathering and/or business and employment opportunities in the area.

Furthermore, since 2013 the appeal site has not been used for community or employment purposes, nor has it been used for any other use. It has remained vacant and has not therefore contributed to social or community gathering opportunities or provided business or employment opportunities since that time.

The Inspector concluded that in the absence of substantive evidence to demonstrate otherwise, the appeal proposal would not result in harm to employment and community opportunities in the locality and there would be no conflict with LP Strategy 32.

BVPI 204: Yes
Planning Inspectorate Ref: APP/U1105/W/18/3201622

Ref: 18/1440/FUL **Appeal Ref:** 18/00061/HH

Appellant: Mr & Mrs Sinclair

Appeal Site: Higher Bolshayne Barn Whitwell Lane Colyford Colyton EX24 6HS

Proposal: Construction of single storey extension.

Decision: **Appeal Allowed (with conditions)** **Date:** 18.02.2019

Procedure: Written representations

Remarks: Delegated refusal, listed building conservation reasons overruled (EDLP Policy EN9).
The Inspector considered that whilst the proposed garden room would, to a very limited extent, detract from the form of the host building, it would be subservient in height and scale to the converted barn and would not disturb any important building fabric. In addition, the proposal would have a smaller footprint than the buildings which formerly existed on this part of the site.
The Inspector concluded that the proposal would not harm the character or appearance of the host dwelling and would preserve the setting of the neighbouring listed former farmhouse.

BVPI 204: **Yes**

Planning Inspectorate Ref: APP/U1105/W/18/3218128

Ref: 18/1804/LBC **Appeal Ref:** 18/00062/LBCREF

Appellant: Mr & Mrs Sinclair

Appeal Site: Higher Bolshayne Barn Whitwell Lane Colyford Colyton EX24 6HS

Proposal: Construction of single storey extension and porch

Decision: **No further action** **Date:** 18.02.2019

Procedure: Written representations

Remarks: The Inspector considered that the building is not within the curtilage of a listed building and therefore listed building consent was not required.

BVPI 204: **No**

Planning Inspectorate Ref: APP/U1105/Y/18/3218130

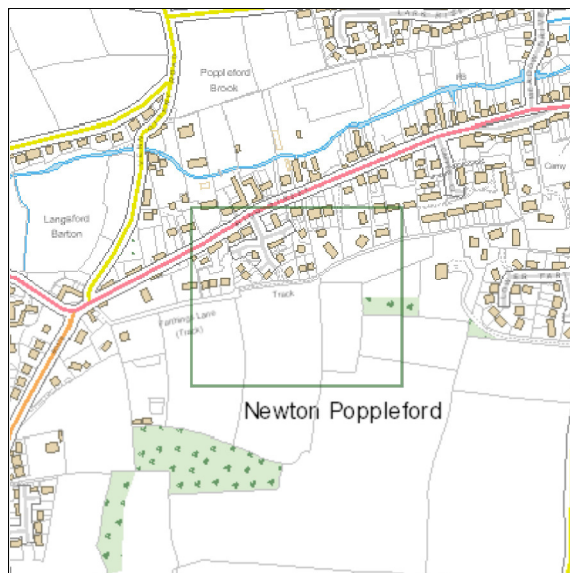
Ward Newton Popleford And Harpford

Reference 18/2608/OUT

Applicant Mr Rix

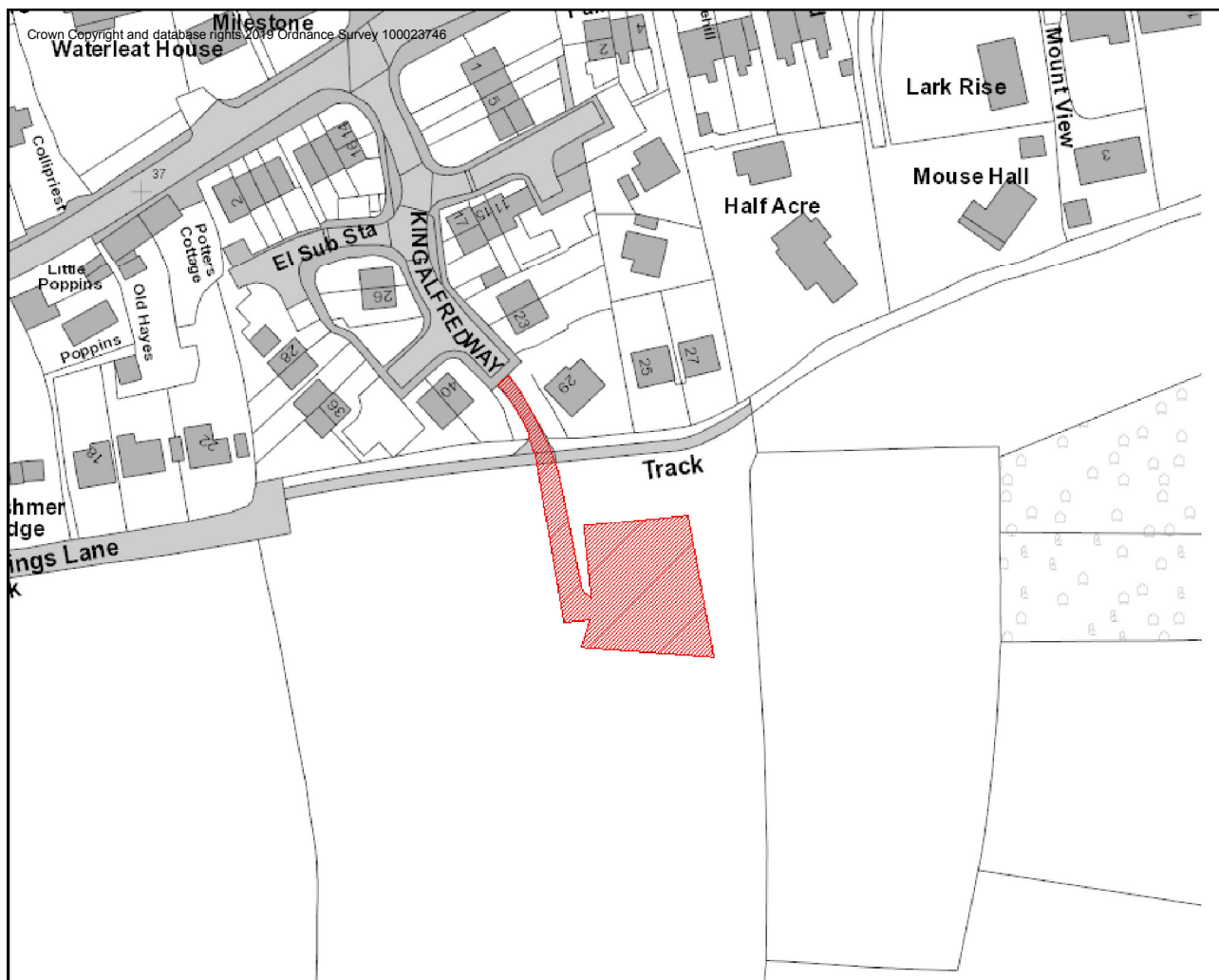
Location Land South Of King Alfred Way Newton Popleford EX10 0DG

Proposal Construction of up to two dwellings (with all matters other than access reserved)



RECOMMENDATION:

1. That the Habitat Regulations Appropriate Assessment attached to this Committee Report be adopted;
2. That the application be **APPROVED** subject to conditions.



		Committee Date: 5th March 19
Newton Poppleford And Harpford (NEWTON POPPLEFORD AND HARPFORD)	18/2608/OUT	Target Date: 08.03.2019
Applicant:	Mr Rix	
Location:	Land South Of King Alfred Way	
Proposal:	Construction of up to two dwellings (with all matters other than access reserved)	

RECOMMENDATION:

- 1. That the Habitat Regulations Appropriate Assessment attached to this Committee Report be adopted;**
- 2. That the application be APPROVED subject to conditions.**

EXECUTIVE SUMMARY

This application is before Members as the officer recommendation differs from the view of ward member.

The application is in outline form and proposes residential development within the defined Built-Up Area Boundary of Newton Poppleford. Taking Strategy 27 and Strategy 6 into account the principle of residential development at the site is considered acceptable.

Due to the site being located in the East Devon Area of Outstanding Natural Beauty (AONB) particular attention has been given to the developments visual impact in the wider landscape. The addition of two additional dwellings set within the context of the wider residential scheme in place of a consented doctor's surgery would not have a significant visual impact to the setting of the village or wider landscape.

The application has received objections from third parties, local residents, local ward member and the Parish Councils of Harpford and Newton Poppleford for the removal of the doctors surgery previously granted on the application site as part of the wider residential development. It is appreciated that the provision of a doctor's surgery would have provided social benefits for the surrounding area but it is understood that the local doctor's practice has decided not to proceed with development of a doctor's surgery on the site. In addition, whilst the doctor's

surgery was approved as part of the original residential development of the site, it was not required to be provided in planning terms as the residential development itself did not justify the need for additional health space/doctors surgery. As a doctor's surgery is not required as part of the original development, and as it has been demonstrated that the site is no longer required for a doctors surgery, its loss to two dwellings cannot be resisted in planning terms.

The two dwellings will utilise the sites existing access off King Alfred Way, the visibility of which is considered acceptable. The local highway network is also considered to have the capacity to accommodate the additional traffic generated by the two dwellings. The development will include the provision of three spaces for each unit. The County Highways Team have reviewed the application and have raised no objections.

It has been considered whether the development is liable to provide onsite affordable housing or an offsite financial contribution. However, with reference to paragraph 6.19 of the East Devon Planning Obligations SPD, the development is not considered as an intentional subdivision of the plot to fall below set affordable housing thresholds and is located within the Built-Up Area boundary. Therefore there is no requirement for onsite provision of affordable housing or a financial contribution.

Taking the above into consideration it is concluded the application is in compliance with policy set out within the East Devon Local Plan and is therefore recommended for approval.

CONSULTATIONS

Local Consultations

Parish/Town Council

Newton Poppleford and Harpford Parish Council (NP&HPC)
Comments on 18/2608/OUT.

NP&HPC is deeply disappointed by this application, which seeks to replace a promised doctor's surgery, an important amenity for the village, with two executive - style houses.

Both the outline application and detailed planning application for this new estate were entitled "40 houses and a doctor's surgery". The council feels that it is disingenuous of the applicant, having been granted planning permission on the basis of the pledge of a doctor's surgery, to now seek to walk away from their promises.

At the East Devon District Council Development Management Committee meeting on 17th September 2013, which debated the outline planning application (13/0316/MOUT) the possibility of the developer's pledge to deliver a doctor's surgery being allowed to "drop straight out" was raised by Cllr Pook and was specifically addressed by the applicant's agent, Mr Lestyn John of Bell Cornwell, who said "My client has given a commitment to provide the doctor's surgery and fit it out". This

statement served to appease doubters on the DMC who then cited the delivery of the surgery as a reason for supporting the application which was, as we know, outside the then built up area boundary (BUAB) of the village in an area of outstanding natural beauty (AONB).

Cllr Howard - "The more satellite surgeries you have with Coleridge being the hub the better. It's going to be an economic benefit".

Cllr Pook also clearly went on to take the surgery into account when deciding to support the application.

Cllr Allan - "I certainly wouldn't support this proposal unless that undertaking [to deliver a surgery] was there".

Cllr Potter - "Lord Clinton is an honourable man and I have no reservations about this at all - no if [the surgery] will happen."

On the face of it this now appears to be yet another example of a developer saying ANYTHING in order to win the case for development, only to go back on their word when it comes to providing a valuable societal facility.

NP&HPC undertook a consultation with the community on 24 November 2014 when the detailed planning application (15/2172/MRES) had been submitted and wrote to the applicant's agent, Bell Cornwell (dated 15th December 2014) with a number of specific concerns, including the delivery and fit out of the surgery, which we requested should be in the first phase of the development. A response from Mr Ed Brown, Development Manager of Cavanna Homes, on 23 December 2014, stated categorically "the surgery building will be provided even though planning policy does not require its provision".

Furthermore, letters of support were received for the detailed planning appeal including (23/10/2015) the submission of a 199-name petition supporting the need for a new surgery in the village and a specific letter of support from Coleridge Medical Centre dated 2 November 2015. The Coleridge letter stated that the current facilities in Newton Poppleford are inadequate on the basis of lone working and infection control and does not enable nursing practices to be held there. Therefore, the existing surgery is underutilised and Coleridge were keen for a new facility in the village.

The planned surgery site incorporated 12 car parking spaces, which would have served as overflow parking for the new estate which has inadequate parking facilities. This amenity would be lost if the application is approved.

The two houses proposed to take the place of the surgery are of an executive style, double storey and replace one, single storey surgery building. The double storey structures are contrary to what had been planned at detailed planning. The proposed houses will be overbearing to the existing properties (specifically numbers 25, 27 and 29) in King Alfred Way, being due South / South West from these properties and uphill the houses will cast shadow over them especially during winter months.

The landscaping proposed around these properties include raised gardens, whereas the surgery layout includes a level plot - these proposed raised gardens are clearly unnecessary (as the previous application accommodated a level plot) and will be out of keeping with the rest of the site.

There is little open space proposed in this large housing estate with the planned houses quite cramped together. There is a lack of open space at this end of the village. The new estate has already become a dominant feature of the landscape in the AONB from the north view point and two more large, executive - style houses will only exacerbate the view from the north of the estate.

The Parish Council offered to be involved in the negotiations between the applicant and potential surgery users as it currently provides the surgery facility in Newton Poppleford, but the applicant did not want to engage with the Council. All negotiations have been held without any input from the Parish Council. The reference to Sidmouth Beacon Medical Centre in the application is a red herring as Sidmouth WILL NOT take any patients from Newton Poppleford. Ottery Coleridge remains the key medical centre for our village, which has a large elderly population, and yet we have NO direct transport links to Ottery St Mary and another 50 houses currently being built in the village.

It is NP&HPC's considered opinion that the application should be refused on the grounds that it clearly involves the loss of an amenity of significant value to the village (contrary to the statement in Bell Cornwell's report - point 4 "Justification of Proposed Development"). The applicant has, since 2013, promised to deliver a doctor's surgery as an economic benefit in return for permission to build 40 new houses on agricultural land outside the BUAB and in an AONB.

This village wants its surgery, nothing less. If the applicant is unable or unwilling to secure a contract to utilise the surgery once built and fitted out then the Parish Council is willing to take over the management of the surgery once built. The Parish Council would run a new surgery to cover costs, not to seek an economic gain from the public health service.

The Parish Council does not believe that all avenues have been exhausted with regards the development of the new surgery. We would welcome an immediate discussion with all parties to find a potential solution to install a proper medical facility in the village.

Due to the large amounts of public interest in this application, and Council's wish to prepare a full, written response as their Consultee comment, Council seeks an extension to the comment submission deadline to the 18th December if at all possible, given that the 23 day window as already notified ends on a weekend, thus reducing Councils "slot" by a further 2 days.

I am sure you will understand how contentious and controversial this application is given the history of the site and the recent withdrawal of the Medical Practice from the negotiations, which has caused this application, and therefore Council wishes to make sure that its response is comprehensive, factually correct and well-balanced in case this case goes to DMC or even Appeal.

Newton Poppleford & Harpford - Cllr V Ranger

I object to this application.

My first question is why this is not a /COU application as the land was given permission previously for a doctors surgery, planning class D, whereas housing is planning class C3. I believe this is a material consideration.

The next points are comments with regard to inaccuracies in the Design and Access statement and supporting correspondence for the purposes of clarity and some historical points:

Page 2 - The revoked Section 106 was the result of a legal challenge - EDDCs own legal team on the day of the application were arguing that the S106 was not legal, it was no surprise it was subsequently quietly withdrawn.

Page 3 states that the new health centre in Sidmouth, the Beacon Health Centre, serves Newton Poppleford. This is completely untrue; the Beacon Centre will not take residents from NP onto their books. A few residents in NP remain with the Sidmouth practice from a historical perspective. The BHC will not take on new NP residents despite many residents requesting this.

Page 5 - Strategy 2 - para 3 - the applicant makes reference to the fact that this is a windfall site. This is a site under construction and should be taken as one whole site, not as a separate windfall application for two houses. It is quite clearly part of the 40 houses plus doctors' surgery development agreed at outline - 13/0316/MOUT and later 16/00053/REF.

P6 Strategy 34 - District wide affordable housing - as above, this application should not be considered to be a separate site from the site currently under construction. Part of the discussion in the 13/0316/MOUT application was the low level of affordable housing required on this site at just 40% or 38% if this application was approved. "A viability issue was raised and obviously the outcome of that was the only reason the affordable housing was being reduced below the 40% was to pay for the doctors surgery".

Strategy 34 states: Areas to which higher (50%) affordable housing targets apply: Outside of the areas listed above (i.e. all other parts of East Devon including all settlements not listed, coastal and rural areas and Budleigh Salterton and Sidmouth) 50% of the dwellings shall be affordable subject to viability considerations. The 50% figure applies to all areas that do not come under the 25% classification and which are permitted under Strategy 35 'Exceptions' policy.

Strategy 35 - Had EDDC been able to show a 5 year land supply at the time of 13/0316/MOUT, the site would have been required to provide 66% affordable housing under Strategy 35 so again the applicant has exploited this for financial gain.

Strategy 36 - The applicant also was not compelled to provide housing under Strategy 36 making further financial gain.

P10 - point 5 states there will be a reduction in traffic by giving permission for two houses each with 3 parking spaces over having a doctors' surgery. The applicant argued that a surgery would generate very few cars. It is therefore entirely disingenuous to make this point.

A DMC councillor stated at the 13/0316/MOUT hearing that the applicant had offered 'planning gain' in previous applications that they did not honour once permission has been granted. Nevertheless a number of cllrs felt the promise of the provision of a doctors surgery sufficiently convinced them to vote for the application. So despite a known history of the applicant doing this, DMC gave weight to the promises made.

The parish council objection submitted on 03/12/2018 outlines the numerous promises made in order to gain planning permission in 2013 at the 13/0316/MOUT hearing. DMC councillors responded positively to the aggressive lobbying from both doctors and the manager of the Coleridge Medical Centre even though CMC had no idea of

the rent that would be charged on the new surgery, nor of what their own budgets would be once the development was eventually constructed.

At the Inspectors planning appeal hearing on 10th January 2017. CDE's agent confirmed the proposed surgery was to be a business which the application would build, fit and rent out at commercial rates to any practise willing to pay the rent. It was never a gift to the community. The Planning Inspectors queried this and the agent again confirmed this.

Coleridge Medical Centre already pay an annual rent for a doctors surgery in Newton Poppleford. If the rent were the same for a newly built and furnished surgery; I can see no reason that CMC would not use it in preference to the existing surgery. But no real evidence has been put forward by either party as to the reasons the surgery build cannot go ahead.

A petition was raised in 2015 signed by nearly 200 residents who stated they wanted a new doctors surgery; the applicants claim they would supply one. CDE successfully split the parish over this application in a bid to win supporters for their bid to build 40 houses outside of the BUAB. Many empty promises were made both by the applicant, the previous Ward Cllr on behalf of Lord Clinton, and the Coleridge Medical Centre that this surgery would be built..

Since the applicaton 13/0316/MOUT the parish of Newton Poppleford and Harpford has been given planning permission for 65 new houses and only 16 of these are affordable. Very few of these meet the needs of current residents.

Newton Poppleford Neighbourhood Plan Steering Group has completed a whole village survey and over-whelmingly the response was that there is a need for smaller homes, one bedroom, ground floor etc. There is no demonstrable need at all for 4 bedroom 'plus' open market houses with 3 parking spaces each as can be evidenced by the number currently unsold in the village.

In conclusion:

1. It is far too early in the process of the 40 houses currently being constructed to give permission for up to 2 houses to be built on this land and effectively change its use.
2. The surgery should be built as promised so that it can be used for the benefit of the community, especially given the lower level of affordable housing the applicant managed to negotiate on the grounds of viability owing to the cost of the surgery build and fit.
3. Alternatively the site should be ring-fenced to allow for that to happen in the future. The site is very short of open public amenity/green space and could be used for that in the meantime. The applicant is eroding the benefits to the community they were once so vociferous about.
4. The construction site has already exacerbated water run-off down the existing King Alfred Way. Water is reported to gush down the road during heavy rainfall. This in itself should be properly reviewed and mitigated before further permission is granted.
5. Why is this an outline planning application if the idea is to build whilst the current team are on site?

6. The plans submitted show the houses to be over-bearing for existing neighbours.
7. This application shows just how far some developers will go to exploit the planning process in the name of profit. This is particularly unpalatable from an organisation which likes to promote itself as working for the benefit of the community.

I do not support this application and it should be refused.
Val Ranger, Ward Cllr, Newton Poppleford and Harpford.

Technical Consultations

County Highway Authority

Observations:

This application site is located on the Alfreds Gate development by Cavanna Homes.

The site comprises the former land designated for a health care surgery which is now not to relocate. The two proposed dwellings will have designated off-carriageway parking in a driveway style layout. The planning application states a consistent single access as was proposed upon its former layout. The existing access to the exterior field is also to be maintained.

I would encourage the provision of dedicated cycle storage in order to mitigate additional traffic from these dwellings and encourage sustainable travel. The visibility on the proposed access is to our current best practice guidance, having the benefit of its recent development layout.

Therefore the County Highway Authority has no objections to raise as part of this application.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, HAS NO OBJECTION TO THE PROPOSED DEVELOPMENT

Officer authorised to sign on behalf of the County Council
5 December 2018

Housing Strategy Officer Melissa Wall

This application is for 2 additional dwellings in place of an already consented doctors surgery. The site forms part of a larger site which under the S106 agreement secured 40% affordable housing (16 units). If we applied the 40% as per the S106 agreement to the now proposed 42 dwellings it would result in additional 0.8 of a dwelling which could be secured via a commuted sum. This commuted sum would amount to £23,166. However under current planning policy this site should now secure 50% affordable housing therefore this would result in 1 additional dwelling as affordable housing which

could be provided on-site. This application clearly forms part of the larger development and should not be viewed in isolation and the additional dwellings would trigger either a commuted sum or an additional unit of affordable housing.

Devon County Archaeologist

Land South Of King Alfred Way, Newton Poppleford - Construction of up to two dwellings (with all matters other than access reserved): Historic Environment

My ref: Arch/DM/ED/33495a

I refer to the above application and your recent consultation. Assessment of the Historic Environment Record (HER) and the details submitted by the applicant do not suggest that the scale and situation of this development will have any impact upon any known heritage assets. A programme of archaeological work has previously been undertaken here through the application of a condition - Condition 10 - on the consent granted for outline application 13/0316/MOUT. As such, no further archaeological mitigation is required for the development of this area.

The Historic Environment Team has no comments to make on this planning application.

Other Representations

21 objections overall have been received with concerns over the following:

- 20 comments stating the Doctors Surgery should still be provided.

'There is a massive call for adequate medical facilities in the village, and since it would appear the parish council are offering to take over the management of the surgery once built, this would clearly be in the best interests of the village.'

- 5 comments concerned with the impact on amenity on adjoining properties and between the proposed properties
- 2 comments concerned with the impact on services and facilities
- 2 commenters feel the units should be affordable housing
- 3 comments concerned with the design

'We feel that it would be more suitable for the application for 2 houses to be changed to 2 bungalows which would be much more acceptable and would not dominate the sky-line.'

Bearing in mind the fact that the original application recognised the impact that 2 storey properties would have at this location (hence the proposed single storey Medical Centre was sited here) I feel that this application should be rejected as it currently stands.'

- 4 comments concerned with the lack of parking

- 3 comments concerned with the impact on highway traffic

'At the present time we feel that the volume of traffic the King Alfred Site, with an extra 40 houses and possibly another 80 cars, will inflict on the village centre even from a health point of view is a quite alarming.'

- 5 comments stating they feel the land should be used for community benefit

'How about insisting that the space is left to be a landscaped green space for the enjoyment of all, both visually and environmentally. This means, should future requirements alter, decisions can be made to benefit the community here, not the profit margins of the builders.'

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D1 (Design and Local Distinctiveness)

EN5 (Wildlife Habitats and Features)

EN7 (Proposals Affecting Sites which may potentially be of Archaeological Importance)

EN22 (Surface Run-Off Implications of New Development)

TC2 (Accessibility of New Development)

TC8 (Safeguarding of Land required for Highway and Access Improvements)

TC9 (Parking Provision in New Development)

D2 (Landscape Requirements)

Site Location and Description

The application site is located to the south of King Alfred Way and lies within the built-up area of the village of Newton Poppleford. King Alfred Way itself is a residential cul de sac and extends to the northern the boundary of the site. The application site forms part of a larger housing development for 40 dwellings and a doctor's surgery approved under 15/2172/MRES. The scheme is currently under construction.

The land rises from the existing built up area to the south and east. The application site and the rest of Newton Poppleford is located within the designated East Devon Area of Outstanding Natural Beauty. It is also located just over half a kilometre away

from the Harpford Common, part of the Pebblebed Heaths, which is designated as a Special Area of Conservation (SAC) and Special Protection Area (SPA).

Proposal

The applicant now seeks approval for the construction of two open market dwellings with all matters apart from details of the access being reserved.

The application is in outline form and not a change of use as such applications cannot involve new build development and the application does not propose a change of use of the surgery to dwellings but the construction of two separate dwellings.

Relevant Planning History

Outline planning permission was granted in May 2014 for a development of 40 houses, a doctors surgery and associated infrastructure, open space and landscaping (application 13/0316/MOUT refers). Although details of the means of access to the site were approved as part of the grant of planning permission all other detailed matters, comprising the layout, scale and appearance of the development and the landscaping of the site, were reserved for later approval.

Application was later made for the approval of the outstanding details set out above that were reserved at outline stage (application 15/0642/MRES refers). However, the details were refused on the following grounds:

1. The proposed details fail to provide for a satisfactory mix of affordable housing that properly reflects the identified affordable housing need for Newton Poppleford, more particularly on account of the lack of one bedroom and single storey units incorporated within the scheme. Furthermore, the details do not provide for an acceptable level of dispersal of the affordable units throughout the scheme and as such fail to facilitate social inclusion.
2. The proposed landscaping scheme for the development would, on account of the lack of adequate levels of tree planting within the street scene of the principal estate road, fail to adequately soften the visual impact of the built development with consequential harm to the visual amenity of the area and the wider Area of Outstanding Natural Beauty in which the site is located.

An appeal against the refusal was lodged and dismissed by the Inspector in March 2015.

A following reserved matters application was submitted under 15/2172/MRES including alterations to the mix of affordable housing to reflect local requests and concerns with the previous reserved matters applications. Additionally alterations were made to landscaping. The application was supported by officers but refused the Development Management Committee. The decision was appealed and allowed by the Inspector in February 2017.

During the timeline of the original outline application and subsequent reserved matters application the scheme had received support by the Coleridge Medical Centre to

provide a surgery on site. As a result of this support a doctors surgery was included within the planning application and was promised to be provided by the developer despite the lack of any planning justification or requirement for the doctor's surgery.

However since the original application in 2013 it is understood that the strategy of the doctor's surgery and the availability of staff and funding has changed. As a result the local doctor's practice have had to withdraw the intended move to the premises at King Alfred Way.

Analysis

The main issues for consideration are the principle of development, loss of the doctor's surgery, affordable housing provision and highway safety.

Principle

The site is within the built-up area boundary of Newton Poppleford as defined by the Adopted East Devon Local Plan and East Devon Villages Plan. The spatial strategy for development is focused around the seven main towns and larger villages with a built up area boundary, as described by Strategy 27. Newton Poppleford forms one of the larger villages within which residential development is supported

The site is also located within the East Devon Area of Outstanding Natural Beauty. Strategy 46 (Landscape Conservation and Enhancement and AONBs) contains objectives that ensure development will be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of natural and historic landscapes, particularly AONBs.

The outline application was accompanied by a detailed Landscape and Visual Impact Assessment. It acknowledges that the scheme would be visible from wider viewpoints to the north, particularly from across the village. It was considered that the development would be read as an extension/in-fill to the existing built form of the village and would not break the skyline of the rising land to the south which would continue to provide a backdrop to the village.

In addition, placing two dwellings on a site with consent for a doctor's surgery is not considered to cause concern to the overall visual impact of the wider scheme or AONB. In addition a landscaping scheme would be submitted at the reserved matters stage.

The principle of residential development within the BUAB for Newton Poppleford is therefore acceptable.

Removal of the Doctors Surgery

The application has received opposition from third parties, local member and the Parish Council due to the proposed omission of the doctor's surgery being replaced by the two proposed open market dwellings.

There is a consensus between those who have objected, the Parish Council and local Councillors that the developer should be required to provide the surgery approved under applications 13/0316/OUT and 18/2172/FUL.

Whilst these comments are acknowledged there is no planning requirement or justification to insist upon the retention of the site for a doctor's surgery.

At the time of the original consent for the dwellings and doctor's surgery it was clear as part of the decision that whilst the surgery was granted planning permission, it was done so on the basis of its inclusion within the planning application and not on the basis that the development justified the provision of a doctor's surgery. The 40 dwellings granted did not generate a need for a doctor's surgery and as such its provision as part of the planning permission could not be legally justified.

Whilst it is disappointing that the doctor's surgery is no longer proposed to take place on the site, this is not through a failure of the planning permission but due to financial and operational reasons related to the local doctor's practice.

The applicant has advised that they have offered the site to other NHS and doctor's practices without any interest and the Council has no evidence to dispute this.

The Parish Council have offered to take on the building and to work with a doctor's practice to run a doctor's from the site. Whilst this does not appear to have been pursued as an option by the applicant, as there is no planning justification for a doctor's surgery on the site, and no interest from the NHS or doctor's practices, the site cannot be protected for health uses. In addition, the grant of planning permission would not prevent the Parish Council and applicant coming to an agreement over the future of the site and to implement a doctor surgery if financial viable and practical.

On the basis that the local doctor's practice and NHS no longer require the site for a surgery, and as the surgery was not required as part of the original planning permission, there is no planning justification to insist upon the retention of the site for a surgery.

Access

The two proposed dwellings will have designated off-carriageway parking in a driveway style layout. The existing access to the exterior field is also to be maintained. It has been indicated by the County Highways Team that the provision of dedicated cycle storage in order to mitigate additional traffic from these dwellings and encourage sustainable travel. It is considered this could be secured upon the submission of the reserved matters application if deemed appropriate.

Furthermore the visibility on the proposed access is in compliance with highways guidance. The highways officer has raised no objections to the scheme. The application is considered to be in compliance with policies TC2 (Accessibility of New Development), TC7 (Adequacy of Road Network and Site Access) and TC9 (Parking Provision in New Development) of the Local Plan.

Affordable Housing

The provision of two dwellings within Newton Poppleford would not usually require the provision of on-site affordable housing or a financial contribution towards off-site provision.

However as the application site forms part of a larger site, consideration has been given to whether the proposal could be liable to providing onsite affordable housing or an offsite contribution.

The East Devon Planning Obligations Supplementary Planning Document states that where sites are subdivided so the developments fall below the thresholds at which contributions will be payable the Council will consider the site, and infrastructure/mitigation required, as a whole. This will prevent a situation arising where a series of applications on a given site or land area each fall below policy thresholds but collectively exceed thresholds.

In this case it is considered that the application site has not been intentionally subdivided to avoid affordable housing provision. The application site was originally intended to be used as a Doctors Surgery throughout the original outline and subsequent reserved matters applications. It has only been recently that it has arisen that the Coleridge Medical Centre no longer have an interest in taking the site. Therefore the Local Authority does not consider the application as an intended subdivision and therefore a financial contribution for affordable housing is not being sought.

Design

Whilst details of layout and design are reserved, it is considered that the development of two additional units could be compatible with the character of the site and its surroundings. It is expected that the proposed units would be similar in design, scale, layout and bulk to the units approved at plots 1-4 under application 15/2172/MRES. Details of the design and relationships to surrounding properties, including levels and heights, can be considered and controlled at the Reserved Matters stage.

Matters of drainage and surface water run-off from two dwellings can be dealt with through connection to the adjoining estate.

Ecology and Habitat Regulation Appropriate Assessment

The original outline application was accompanied by an ecological survey conducted by Richard Green Ecology. The approval was conditioned to submit an Ecological Management Plan to ensure that appropriate measures were taken as part of the development to mitigate against any adverse impacts on slow worms, various species of birds, hazel dormice, bats and badgers. The submitted mitigation plan to discharge condition 13 of 13/0316/MOUT was approved. It is also understood the development has been granted a licence from Natural England.

As part of the current application EAD Ecology have submitted an additional ecological appraisal to assess the impact of two residential units in place of the doctor's surgery.

The report concluded that no new protected species were identified. The proposed alterations to the layout is not considered to affect the conclusions made within the original Ecological Appraisal made by Richard Ecology in 2013. In particular the development would have minimal impact to the habitats of Hazel Dormice whilst providing two additional swift boxes that would be installed on the residential units.

The nature of this application and its location close to the Pebblebed Heaths and its European Habitat designation is such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on the Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of designation. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the financial contribution has been secured. On this basis, and as the joint authorities are work in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

Conclusion

The application is in outline form and proposes residential development within the defined Built-Up Area Boundary of Newton Poppleford which is acceptable in principle.

The proposal is within the AONB but forms part of a wider site with consent for a doctor's surgery. As such there will be no detrimental or greater visual impact upon the AONB with matters of heights and levels subject to approval through a further Reserved Matters application.

The application has received objections regarding for the removal of the doctors surgery previously granted on the application site as part of the wider residential development. It is appreciated that the provision of a doctor's surgery would have provided social benefits for the surrounding area but it is understood that the local doctor's practice has decided not to proceed with development of a doctor's surgery on the site. In addition, whilst the doctor's surgery was approved as part of the original residential development of the site, it was not required to be provided in planning terms as the residential development itself did not justify the need for additional health space/doctors surgery. As the provision of a doctor's surgery cannot be insisted upon in planning terms, and as it has been demonstrated that the site is no longer required for a doctors surgery, its loss to two dwellings cannot be resisted in planning terms.

The two dwellings will utilise the sites existing access off King Alfred Way, the visibility of which is considered acceptable. All other matters are considered to be acceptable.

It has been considered whether the development is liable to provide onsite affordable housing or an offsite financial contribution. However, the development is not considered as an intentional subdivision of the plot to purposely avoid the provision of affordable housing and as such there is no requirement for onsite provision of affordable housing or a financial contribution.

Taking the above into consideration it is concluded the application is in compliance with policy set out within the East Devon Local Plan and therefore recommended for approval.

RECOMMENDATION

1. That the Habitat Regulations Appropriate Assessment attached to this Committee Report be adopted;

2. That the application be APPROVED subject to conditions:

1. Approval of the details of the layout, scale and appearance of the building, the means of access to the site and the landscaping thereof (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline with one or more matters reserved.)
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - To comply with section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
3. Any landscaping scheme approved as part of a reserved matters application shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.
(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the adopted East Devon Local Plan 2013 - 2031.)
4. Any landscaping scheme approved as part of a reserved matters application shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with

specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To preserve and enhance the character and appearance of the area in accordance with policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the East Devon Local Plan 2013-2031.)

5. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
6. Development shall be carried out in accordance with the recommendations and mitigation measures in the Ecological Appraisal prepared by EAD Ecology dated November 2018.
(Reason - In the interests of wildlife protection in accordance with policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

12706-L01-03 Rev C	Proposed Site Plan	14.11.18
1276-L01 Rev B	Location Plan	14.11.18

List of Background Papers

Application file, consultations and policy documents referred to in the report.

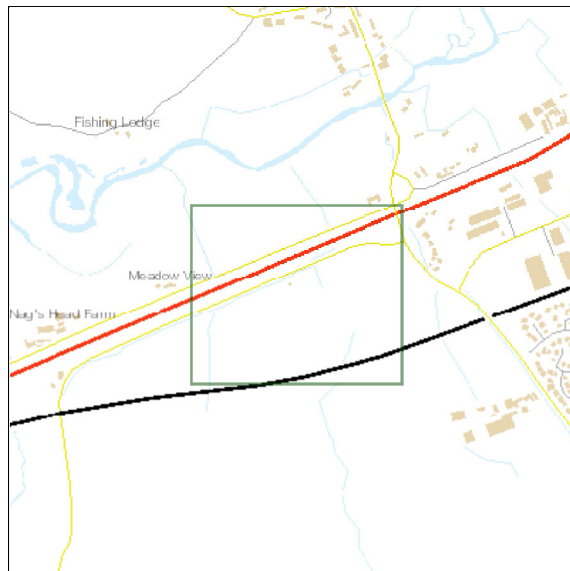
Ward Feniton & Buckerell

Reference 18/2806/VAR

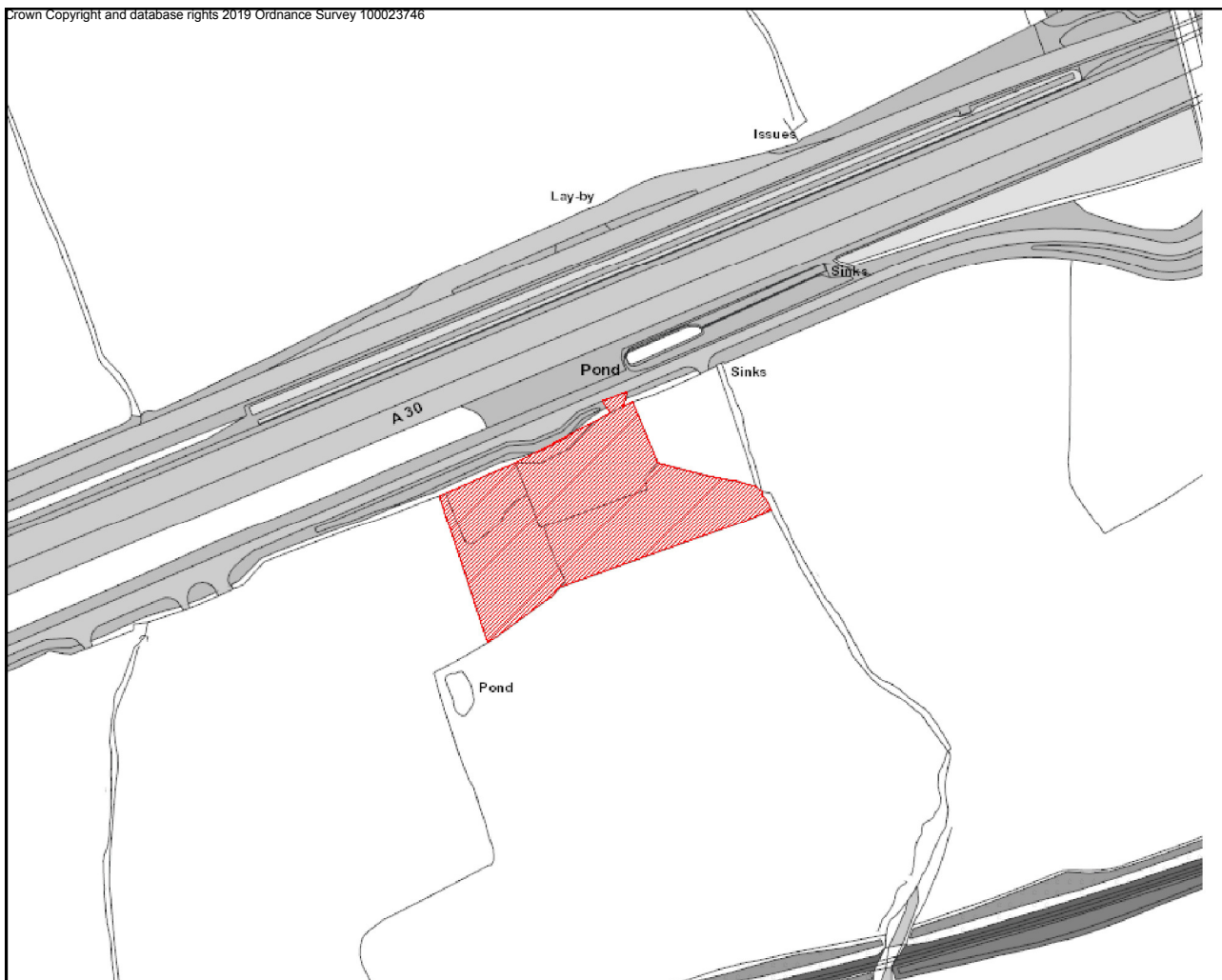
Applicant Combe Estate

Location Land At Meadow View Nursery Honiton EX14 3PD

Proposal Variation of Conditions 2 (approved plans) and 3 (restriction on sale goods) of planning permission 17/1053/FUL (Proposed garden centre) to facilitate a restaurant/cafe use within the building



RECOMMENDATION: Approval with conditions



		Committee Date: 5th March 2019
Feniton & Buckerell (GITTISHAM)	18/2806/VAR	Target Date: 13.03.2019
Applicant:	Combe Estate	
Location:	Land At Meadow View Nursery Honiton	
Proposal:	Variation of Conditions 2 (approved plans) and 3 (restriction on sale goods) of planning permission 17/1053/FUL (Proposed garden centre) to facilitate a restaurant/cafe use within the building	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before Members because it is a departure from the development plan and because the recommendation is contrary to the view of the Ward Member.

Planning permission is sought for a restaurant/café within the recently opened Combe Garden Centre on the edge of Honiton. The permission for the garden centre restricts the goods that can be sold to mainly garden products. This was in the interests of protecting the vitality and viability of the town centre. The main consideration in this application is whether a café at the garden centre would undermine that objective.

Local and national policies seek to direct main town centre uses, such as cafes, to established centres, known as the ‘town centre first’ approach. This proposal would be contrary to that approach but there are a number of mitigating factors to consider. First, the use would represent a small part of the overall business and it is considered that most of the customers would be visiting for the garden products primarily and not for the sole reason of visiting the café. It is unlikely, therefore, that there would be a significant draw away from the high street which will continue to attract customers for the many goods and services that are not available at the garden centre.

Second, while there is no suggestion that the garden centre would be unprofitable without a cafe, the argument that the cafe would help the transition between busy times of the year is accepted and weighs in favour of the proposal. As is the argument that other similar facilities have ancillary cafes.

Given that the business would still be restricted to the sale of garden products whereas the high street has a much broader offer, it is likely that there would be limited overlap between customers. Those needing the shops and services available on the high street will not find them at the garden centre and therefore the high street will continue to play an important role in the local economy. The addition of a cafe to the offer at the garden centre would improve the viability of that business while drawing limited custom away from the high street.

Although the application is short on evidence, the balance of considerations falls in favour of approval, subject to a restriction on the size of the cafe.

CONSULTATIONS

Local Consultations

Clerk To Gittisham Parish Council

Gittisham parish councillors have no objections to this application.

Feniton And Buckerell - Cllr S Bond

This application is in my ward and my preliminary view is that it should be REFUSED.

I was disappointed to see this application to vary Condition 3 of the original application for the garden centre (17/1053/MFUL). The condition categorically restricts the use of the garden centre to horticultural retail activities in order to maintain the vitality and viability of Honiton town centre.

In support of the original planning application, the Council's Economic Development Manager said, "The proposed development has emphasised the local employment and economic benefit of its development and operations, representing a high quality commercial diversification for the Combe Estate. This laudable local economic focus should seek to complement and not compete with existing town centre businesses in order to preserve and possibly enhance both footfall and visitor spend." Addition of a café/restaurant facility with free parking will be unfair competition for the many coffee shops and small restaurants in Honiton town centre.

However, in addition, I am equally concerned about the impact this new offer would have on Bartlett's Farm Shop, just south of the new Hayne Lane development and within walking distance of the garden centre. I note that the submission from Bell Cornwell completely ignores this business. Bartlett's is a thriving family business on Combe Estate land which would undoubtedly suffer if this variation were allowed.

However, I will reserve my position until all the facts are known and until I have heard full discussions at committee.

Technical Consultations

Economic Development Officer

I'm minded to recommend support to both of these variations. I appreciate that now, more than ever, we need to do all we can to support our High Streets and I haven't arrived at the view lightly.

The issue I come back to in my considerations is that in permitting these variations, Honiton as a whole becomes more attractive to visitors from outside the town and the High St will benefit as a result. A proportion of these visitors will then make the trip into the town centre for linked trips, many of which could include visits to cafes within the town.

I don't feel that the Garden Centre should be refused the opportunity to compete with much larger and more established businesses like Otter Nurseries (with a v. well established food offer) and Starbucks. Likewise, Heron farm should be provided the opportunity to become more established and draw additional footfall into the town. The benefit to visitors and consumers is increased choice and a wider offer.

Town centre café businesses concerned about potential competition have the opportunity of taking up free business support via the Growth Hub to help adapt and diversify their offer to meet local food and drink demand as it evolves.

Environmental Health

I have considered the application with respect to the location of this site and any near residential neighbours. We do not anticipate any detrimental impact in view of the distance of the nearest residence and therefore have no concerns. We have advised our commercial colleagues of the proposal for a new food business and they may have requirements in relation to both the facilities provided and the extraction system required.

Other Representations

None received at the time of writing the report.

PLANNING HISTORY

Reference	Description	Decision	Date
17/1053/MFUL	Proposed development of garden centre, incorporating new building, covered sales area, outdoor sales area, storage and car parking and widening of the access.	Approval with conditions	07.09.2017

16/1353/CPE	Certificate of lawful use of the site as a nursery, inc. erection of polytunnels and storage of agricultural, horticultural and building materials along with ancillary sales to members of the public. Erection of office building associated with on site activities.	CPE Approved	10.03.2017
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POLICIES

Adopted East Devon Local Plan 2013-2031 Policies
Strategy 6 (Development within Built-up Area Boundaries)

Strategy 23 (Development at Honiton)

E11 (Large Stores and Retail Related Uses in Town Centre Areas)

Government Planning Documents
NPPF (National Planning Policy Framework 2018)
National Planning Practice Guidance

Site Location and Description

The garden centre opened in December 2018 and occupies a parcel of land which is surrounded by fields but is only about 400 metres by road from the Heathpark Industrial Estate. In the East Devon Local Plan 2013-2031 the site and a further 15 hectares of agricultural land between the A30 and the railway line is allocated for employment uses (B Use Classes). The Built-up Area Boundary for Honiton has also been extended to include this allocation. Land to the south of the railway line near the site has been granted approval for the 291 houses and these are currently under construction.

Although the site is within the BuAB for Honiton, it lies within the parish of Gittisham.

Proposal

Planning permission is sought for a restaurant/café within the recently opened Combe Garden Centre on the edge of Honiton. The café would not add any additional floorspace to the development, it simply proposes to use 165sqm of retail sales space for a café.

ANALYSIS

The main issue for consideration is the impact on the town centre and other café from the proposal.

Impact

Planning approval for a garden centre was granted in 2017 and the business opened in December 2018. The permission was granted subject to a condition limiting the range of goods that could be sold to items such as garden plants and garden related goods. This application now seeks permission to use part of the building as a cafe.

Condition number 3 stated:

The premises shall be used as a garden centre only in accordance with the email dated 17 August 2017 from Combe Estates and for no other purpose (including any other purpose in Use Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

(Reason - To define the nature of the approval hereby granted, to control the nature and extent of retail activities to those associated with horticulture or gardening in order to maintain the vitality and viability of the town centre in accordance with Policy E11 (Large Stores and Retail Related Uses in Area Centres) of the East Devon Local Plan 2013-2031 and guidance in the National Planning Policy Framework.)

The email referenced in the condition specified a long list of garden related goods as well as Christmas tree stands, lights, etc., and fuels such as logs, coal, etc. The purpose of this condition was to ensure the vitality of the town centre by preventing an unrestricted retail use which would draw custom away from the town centre.

The 'town centre first' approach remains a key principle of the Local Plan (Policy E11) and the 2018 NPPF. Paragraph 86 of the NPPF states:

86. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

The only exception to this given in the NPPF is for 'small scale rural development'. However, given that the garden centre is within the BuAB, the 'town centre first' (sequential test) should be applied.

The supporting statement does not address this requirement and contains no discussion on the availability of town centre premises for a cafe. Rather than address the sequential test, it argues that a town centre location would not achieve the applicant's desired objectives which are to offer similar facilities to other garden centres and to create more full time rather than seasonal jobs, both of which it claims would underpin the viability of the garden centre. Importantly, neither of these considerations were raised when planning permission was sought for the garden centre and arguably it is a failure of their business plan that they were not anticipated at that time.

While it is accepted that most garden centres offer cafe or restaurant facilities, they are mostly long established and generally not as close to town centres as this site. In arguing that the cafe is needed in order to underpin the viability of the garden centre, the submission ignores the viability of the town centre. Moreover, arguments that the cafe will lead to more job creation and a way of adding value to Combe Estate farm produce do not address the effect on the viability of the town centre.

Notwithstanding these shortcomings, the proposal has received support from the Council's Economic Development Manager (alongside support for a new cafe at the nearby Heron Farm, Weston, application number 18/2908/VAR). He argues that the cafe would result in increased choice and would give rise to some linked trips into the town centre.

The underlying premise of this argument is that the garden centre would remain the principal attraction, rather than the cafe. It also follows from this argument that the main competitors would be other garden centres rather than other cafes. While there is no evidence to support these arguments in the applicant's submission, it is accepted that for some customers this will be the case. Furthermore it could be argued that town centre cafes trade on their proximity to other businesses and people making linked trips within the town centre. If they draw much of their custom from people who are in the town centre for other reasons, such as work, shopping, or because they live there, then the garden centre cafe would have a negligible impact.

To summarise, there are two arguments being made in this case. On one side there is an argument that new cafes should be directed to town centre locations; on the other side there is an argument that this cafe would not be in competition with those in the town centre. On balance, the latter argument is supported in this case.

The reasons for this being that the cafe would be a small part of the overall offer to customers and the rest of the business would still be restricted to the sale of garden products. It is also anticipated that on an annual basis a significantly higher proportion of income would be generated from the sale of garden products than from the cafe. While some people may visit the cafe who have no need of the garden centre, they are likely to represent a small proportion of customers. On the assumption that most customers would be visiting the garden centre for garden products, it is very unlikely that they would have been visiting the town centre for such items anyway. A further consideration is the impact of the cafe on the viability of the garden centre. While there is no suggestion that the garden centre would be unprofitable without a cafe, the argument that the cafe would help the transition between busy times of the year is accepted and weighs in favour of the proposal.

Other matters

A concern has been raised about the impact of the proposal on the cafe at the nearby Bartletts Farm Shop. While there may be some impact, it is not the role of the planning system to stifle competition. Furthermore, the construction of 291 dwellings on adjacent land would be likely to add to their customer base.

The submitted floor plan indicates the area of the building in which the cafe would be located. It would be reasonable, in the interests of ensuring that the cafe remains a small part of the overall business, to impose a condition restricting the cafe to that area. It would also be reasonable to restrict the opening hours so that they are the same as the garden centre to ensure that the cafe did not become an attraction in its own right.

The site is on land designated for Class B uses and this would be a Class A use. For this reason the proposal is a departure from the development plan. This issue was addressed when permission was first granted for the garden centre and, as in that instance, the cafe would not prejudice the development of the surrounding land.

Parking provision at the site would remain the same but is considered to be adequate to serve the business in future.

Conclusion

Given that the business would still be restricted to the sale of garden products whereas the high street has a much broader offer, it is likely that there would be limited overlap between customers. Those needing the shops and services available on the high street will not find them at the garden centre and therefore the high street will continue to play an important role in the local economy. The addition of a cafe to the offer at the garden centre would improve the viability of that business while drawing limited custom away from the high street. Although the application is short on evidence, the balance of considerations falls in favour of approval, subject to a restriction on the size of the cafe.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three 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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
16/732/05A Other Plans received 22.06.17
16/732/06A Proposed Elevation received 22.06.17
Location Plan received 22.06.17
2016-046-01 General Correspondence received 14.05.17
16.732/01A Proposed Elevation received 22.06.17
18/886/02A Proposed Floor Plans received 10.12.18
16.732/03A Proposed Site Plan received 22.06.17
VISIBILITY SPLAYS Other Plans received 15.05.17
Email from Combe Estates received 17.08.17
(Reason - For the avoidance of doubt.)

3. Other than the area hatched in red on drawing number 18/886/02 rev. A, the premises shall be used as a garden centre only in accordance with the email dated 17 August 2017 from Combe Estates and for no other purpose (including any other purpose in Use Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
(Reason - To define the nature of the approval hereby granted, to control the nature and extent of retail activities to those associated with horticulture or gardening in order to maintain the vitality and viability of the town centre in accordance with Policy E11 (Large Stores and Retail Related Uses in Area Centres) of the East Devon Local Plan 2013-2031 and guidance in the National Planning Policy Framework.)
4. No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. External Lighting shall be installed in accordance with the agreed plan.
(Reason - In the interests of the amenity of the locality, the safe and efficient operation of the A30 trunk road, and to protect the integrity of the trunk road embankment in accordance with Policies EN14 (Control of Pollution) and TC7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan 2013-2031.)
5. The visibility splays at the site access provided in accordance with drawing number 16.022-001 Rev. A shall be maintained clear of all obstructions greater than 600mm in height.
(Reason - To provide adequate forward visibility from and of vehicles using the road in accordance with Policy TC7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan 2013-2031.)
6. The turning space and parking areas shown on the approved plans shall be retained and kept available for those purposes at all times and shall not be used for any other purpose.
(Reason - To ensure that adequate and safe provision is made for the development in the interests of highway safety in accordance with the requirements of Policies TC7 (Adequacy of Road Network and Site Access) and TC9 (Parking Provision in New Development) of the East Devon Local Plan 2013-2031.)
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no mezzanine or other form of internal floor to create a first floor level shall be constructed in the development hereby permitted.
(Reason - In the interests of town centre vitality and viability, in order to enable the Local Planning Authority to consider individually whether planning permission should be granted for additional floor space in accordance with Policy E11 (Large Stores and Retail Related Uses in Area Centres) of the East Devon Local Plan 2013-2031.)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.
(Reason - In the interests of town centre vitality and viability, in order to enable the Local Planning Authority to consider individually whether planning permission should be granted for additional floor space in accordance with Policy E11 (Large Stores and Retail Related Uses in Area Centres) of the East Devon Local Plan 2013-2031.)
9. The restaurant/cafe use (Use Class A3) hereby approved shall only take place within the area hatched in red on drawing number 18/886/02 rev. A, and shall only be open for trade during the opening hours of the garden centre.
(Reason - To define the nature of the approval hereby granted, to control the nature and extent of the restaurant/cafe in order to maintain the vitality and viability of the town centre in accordance with Policy E11 (Large Stores and Retail Related Uses in Area Centres) of the East Devon Local Plan 2013-2031 and guidance in the National Planning Policy Framework.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

18/886/02	Proposed Floor Plans	10.12.18
16/732/05A	Other Plans	22.06.17
16/732/06A	Proposed Elevation	22.06.17
	Location Plan	22.06.17
2016-046-01	General Correspondence	14.05.17
16.732/01A	Proposed Elevation	22.06.17
16.732/03A	Proposed Site Plan	22.06.17
AGENT	General Correspondence	17.08.17
VISIBILITY		
SPLAYS		

List of Background Papers

Application file, consultations and policy documents referred to in the report.

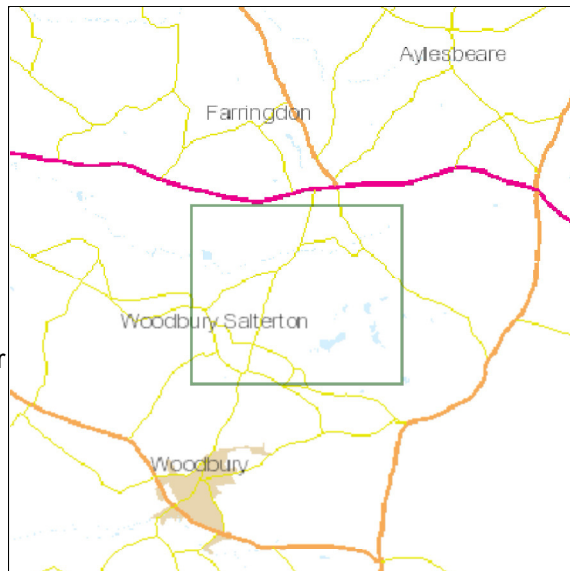
Ward Raleigh

Reference 18/2866/FUL

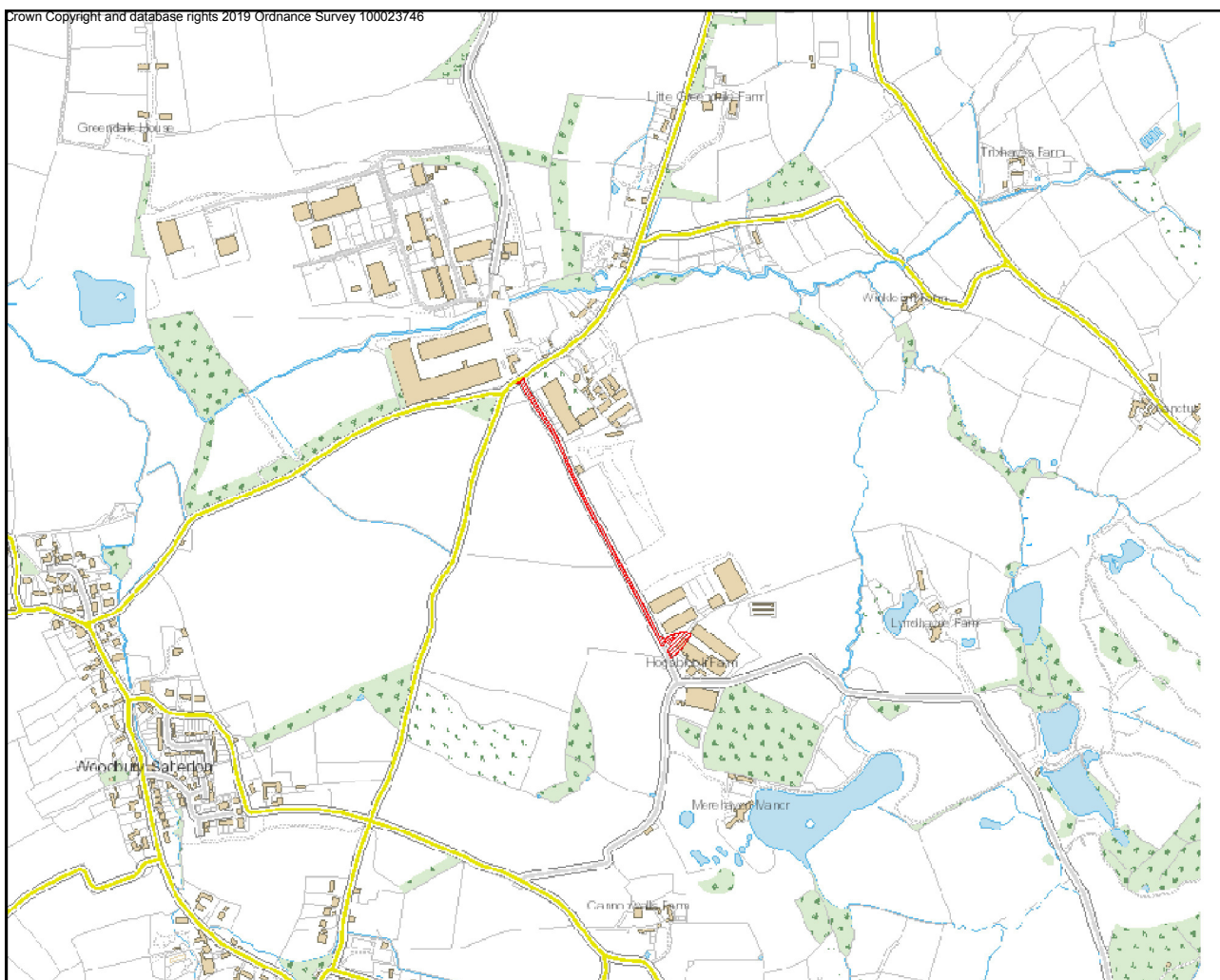
Applicant Mr FWS Carter & Sons Ltd

Location 11 Hogsbrook Units Woodbury Salterton Exeter
EX5 1PY

Proposal Retention of roller shutter door and concrete pad.



RECOMMENDATION: Approval with conditions



		Committee Date: 5 th March 2019
Raleigh (WOODBURY)	18/2866/FUL	Target Date: 11.02.2019
Applicant:	Mr FWS Carter & Sons Ltd	
Location:	11 Hogsbrook Units Woodbury Salterton	
Proposal:	Retention of roller shutter door and concrete pad.	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is brought before Members because the officer recommendation is contrary to the view of the Ward Member.

The proposal is for the retention of a concrete pad which has been constructed outside of Unit 11 Hogsbrook Units, Greendale, Woodbury Salterton. The pad measures 4 x 6m and is used for the purposes of a rolling/road/brake testing unit, accessed through a roller shutter door (also for retention). It is further proposed to return an area of land outside of the building back to an agricultural use and reinstate a hedgerow that has been removed.

The Villages Plan shows that the Hogsbrook Units are surrounded by a boundary that defines the extent of the business uses. The concrete pad lying just outside of the defined boundary that runs along the rear elevation of the building.

Whilst the works have taken place outside of the defined extent for Greendale as identified in the Villages Plan, the works are minimal in extent, do not result in any visual harm and are associated by proposed works to return the surrounding land to grass and hedgerow. Provided that these elements are conditioned there is not considered to be any harm in planning terms by allowing the concrete pad. The application is therefore supported.

CONSULTATIONS

Local Consultations

Raleigh - Cllr G Jung

I have viewed the documents for planning application 18/2866/FUL for the retention of roller shutter door and concrete pad at 11 Hogsbrook Units Woodbury Salterton Exeter EX5 1PY.

The Parish Council supports the application, provided that the concrete pad is not built on designated agricultural land and would look to EDDC to confirm this.

I believe this refers to the Employment and Business park designation in the approved EDDC Villages plan (Approved 26/07/2018) and the employment land designation for Greendale Business Park.

The "Villages Development Plan" and the "East Devon Local Plan" forms part of a series of documents that set out policies and proposals for land use within in East Devon. These Documents are in line with the Government's planning policies, which are set out in the National Planning Policy Framework and taken together the documents comprise the 'development plan', which guides where development will go and how planning applications will be determined.

Village Plan Policy VP04- Greendale Business Park

"Inset maps are included in this plan that show the extent of authorised uses at the Greendale Business Park for information purposes only. Development of Greendale Business Park as indicated on the inset map will be considered in accordance with the relevant policies of the development plan, in particular Strategy 7 of the East Devon Local Plan (Development in the Countryside)."

The inset map shows that the location of 11 Hogsbrook is within the authorised uses for the Greendale Business Park, but the Western boundary wall forms the limit of the Business Park.

Therefore, the use beyond this boundary is in the open countryside and therefore should not be used for industrial or commercial activities.

This application is contrary to VP04 of the Villages Plan and contrary to Strategy 7 of the East Devon Local Plan. Although the Roller Shutter Door provides access to a concrete pad and is a relative small area, I do not believe this application should be approved as it may set a precedent for more extensive applications in the future.

I reserve my final views on this application, until I am in full possession of all the relevant arguments for and against.

Further comments:

Thank you for sending me the draft Committee Report for Planning application **18/2866/FUL**. I would like to highlight several points.

1. The Parish Council supported this application provided that the concrete pad is not built on designated agricultural land and would look to EDDC to confirm this.

Your report states that the concrete pad is in designated agricultural land.

2. Your report does not mention the retrospective issue of the roller shutter door that now accesses the rear of the building.

Previously the rear of the building appeared similar Agricultural Buildings at the farm location with a solid metal wall. The introduction of the door now introduces a substantial industrial element.

3. The summary in paragraph 2 states "It is further proposed to return the area of land outside of the pad to an agricultural use and reinstate a hedgerow that has been removed" The final paragraph states "Provided that these elements are conditioned there is not considered to be any harm....."

If this application is approved I fully support your condition 1, which encompasses this work. However, if this application fails I would like a similar worded enforcement notice.

4. If this application is approved the area permitted for Industrial Commercial use will be required to be added to VP04 of the villages plan for clarity.
5. Your report states that a Planning Inspector considered previously that the industrial development location of "these industrial units and their separation from Greendale Business Park did not detract from the rural landscape character and the appearance....."

The Inspector ruled that the Hogsbrook Units separation from the Greendale Business Park therefore categorised this development as "small-scale economic development" and therefore approved the application.

However, the area now is described as "Greendale Hogsbrook" by the applicant and these units were last year included in the Greendale Employment Area and are now therefore covered by the Villages Plan VP04. The location cannot be described as "small-scale economic development".

6. There are several other retrospective applications awaiting and a number being consulted on right now.

I do agree that this is a very small addition and it will not have much effect on the visual impact of the area. However, if this application is approved it may well provide a precedent for more extensive retrospective applications to be approved soon.

I reserve my final views on this application, until I am in full possession of all the relevant arguments for and against

Parish Council

SUPPORTED. Provided that the concrete pad is not built on designated agricultural land. Would look to EDDC to confirm this.

Technical Consultations

Environmental Health

I have considered the application and do not anticipate any environmental health concerns.

Other Representations

No letters of representation have been received.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

D1 (Design and Local Distinctiveness)

E5 – Small Scale Economic Development in Rural Areas

E7 (Extensions to Existing Employment Sites)

Strategy 7 (Development in the Countryside)

Strategy 27 (Development at the Small Towns and Larger Villages)

East Devon Villages Plan Policy VP04

Site Location and Description

The application site comprises part of two parallel, former agricultural buildings which are situated within a cluster of buildings at Hogsbrook Farm.

The units have the appearance of modern industrial buildings and have been subdivided into a number of individual units. The site is accessed via a private road from White Cross Road which leads to the units.

At the rear of unit 11 an opening has been created which has been finished with a roller shutter door. A concrete pad (6m by 4m) has been installed in the location of the new roller shutter door for equipment to be fitted to for the use of a HGV brake test.

An access has been constructed and an area of agricultural land laid to crushed stone. It is further proposed to return this to agricultural use and close the opening. An area adjacent to the unit has been created to provide storage or plant or vehicles whilst they are being repaired.

ANALYSIS

The main issues relate to principle of development, visual impact and neighbouring impact.

Principle

The applicants have stated that the business within the unit deals with plant and commercial vehicle repair and servicing. In order to satisfy Vehicle and Operator Services agency (VOSA) accreditation requirements, the applicants state it was necessary for a rolling road/brake testing unit to be installed. VOSA accreditation is

required to carry out commercial vehicle MOT tests and six weekly inspections which form a key part of the business activities.

The applicants state that the most cost effective solution for this was to site the rolling road unit externally to the rear of the workshop with a new roller shutter door being installed to provide access for commercial vehicles.

In terms of the principle of development, Greendale is identified within the Villages Plan. Policy VP04 – Greendale Business Park states:

‘Inset maps are included in this plan that show the extent of authorised uses at the Greendale Business Park for information purposes only. Development of Greendale Business Park as indicated on the inset map will be considered in accordance with the relevant policies of the development plan, in particular Strategy 7 of the East Devon Local Plan (Development in the Countryside).’

Whilst the proposed development falls outside of extent of Greendale Business Park as identified in the Villages Plan, and is therefore within the open countryside, there is support for small scale economic development in the local plan and NPPF. In addition, the proposal will have a very limited visual impact, there are economic benefits in supporting the business, and the application is proposing to grass and landscape an adjoining piece of land to which there are visual benefits. It should be noted however that this area should already be in agricultural use (as opposed to employment with crushed stone surface) and as such this part of the proposal should be given limited weight.

It is considered that these material considerations outweigh the location of the small pad in the countryside and that as such a refusal of planning permission would be very difficult to justify.

Character and Appearance

Despite the countryside location of these industrial units and their separation from Greendale Business Park, it has previously been accepted by a Planning Inspector that the industrial development did not detract from the rural landscape character and appearance of the area noting that the units were set well away from the public highway being accessed by a long private road, of a nature, form and design and in close proximity to other large retained farm buildings so as not to appear out of place within the wider landscape.

The concrete pad is considered to be of a small scale, and further, it is considered questionable how much use this piece of land would have as agriculture given its relationship to the industrial units. Nevertheless along with the restoration of the site to create a separation between the road and the units in what is essentially countryside, it is considered that no harm would be caused to the character of the area from the concrete pad or roller shutter door (which is coloured green to match the colour of the wider units).

Residential Amenity

The small scale nature of the industrial use is unlikely to cause levels of noise, disturbance and activity that would cause a nuisance subject to controlling the hours of operation and the nature of vehicle reversing alarms so as to prevent high frequency audible alarms which would have the potential to be heard over a long distance. The building are controlled through working hours conditions (06.00-18.00 Monday and 06.00-13 Saturdays and not at all on Sundays or Bank Holidays) and subject to similar conditions it is not considered an objection is raised in this regard.

CONCLUSION

The application proposes the retention of a small concrete pad to the rear of an existing employment building along with an associated roller-shutter door. In addition it is proposed at an adjoining piece of land be grassed and returned to countryside.

Whilst the proposed development falls outside of extent of Greendale Business Park as identified in the Villages Plan, and is therefore within the open countryside, there is support for small scale economic development in the local plan and NPPF. In addition, the proposal will have a very limited visual impact, there are economic benefits in supporting the business, and the application is proposing to grass and landscape an adjoining piece of land to which there are visual benefits.

It is considered that these material considerations outweigh the location of the small pad in the countryside and that as such a refusal of planning permission would be very difficult to justify.

RECOMMENDATION

Approve subject to conditions:

1. Notwithstanding the submitted information, within 2 months of the date of this permission full details and specification of the works to permanently close the access to reinstate the boundary hedgerow and revert the land back to agriculture as shown on drawing number 7756-01 rev A, shall have been submitted to and approved in writing by the Local Planning Authority. The works shall have been carried out within 3 months of the date of the agreement of details to the satisfaction of the Local Planning Authority.
(Reason - In the interests of the appearance of the site and surrounding area in accordance with policy D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the East Devon Local Plan).
2. No high frequency audible reversing alarms shall be permitted on any site vehicle or vehicle based at the site (white noise alarms are permitted).
(Reason - To protect the amenities of local residents from high frequency alarm noise which is audible over considerable distances in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan 2013-2031)
3. No machinery shall be operated, no processes carried out and no deliveries accepted or dispatched except between the hours of 6am and 6pm Monday to

Friday, or 6am and 1pm on Saturdays, and not at all on Sundays or Bank Holidays.

(Reason - To protect the amenities of local residents from noise in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan 2013-2031)

4. All site lighting shall be turned off between 7pm and 6am and any low level security lighting shall be selected so that there is no upwards or lateral light overspill. Temporary lighting required during the occasional out of hours activity shall be operated by movement sensors.

(Reason - To protect the local environment from light pollution and in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan 2013-2031 and the provisions of the National Planning Policy Framework.)

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

Plans relating to this application:

& FRA	Design and Access Statement	17.12.18
7756-02 Elevations/floor plan	Combined Plans	17.12.18
7756-04	Location Plan	17.12.18

List of Background Papers

Application file, consultations and policy documents referred to in the report.

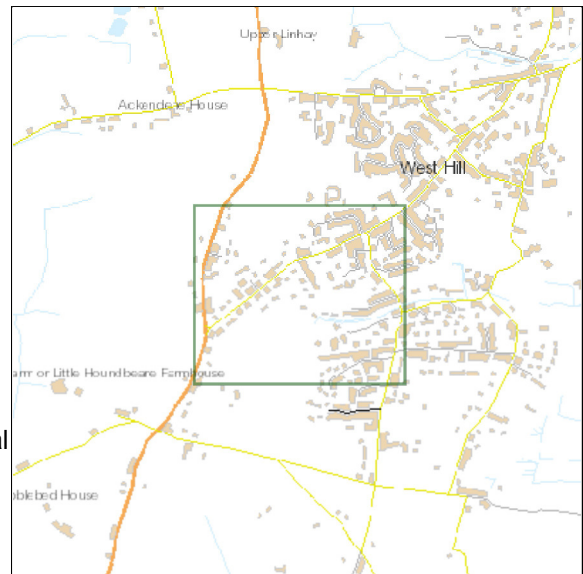
Ward Ottery St Mary Rural

Reference 18/2026/VAR

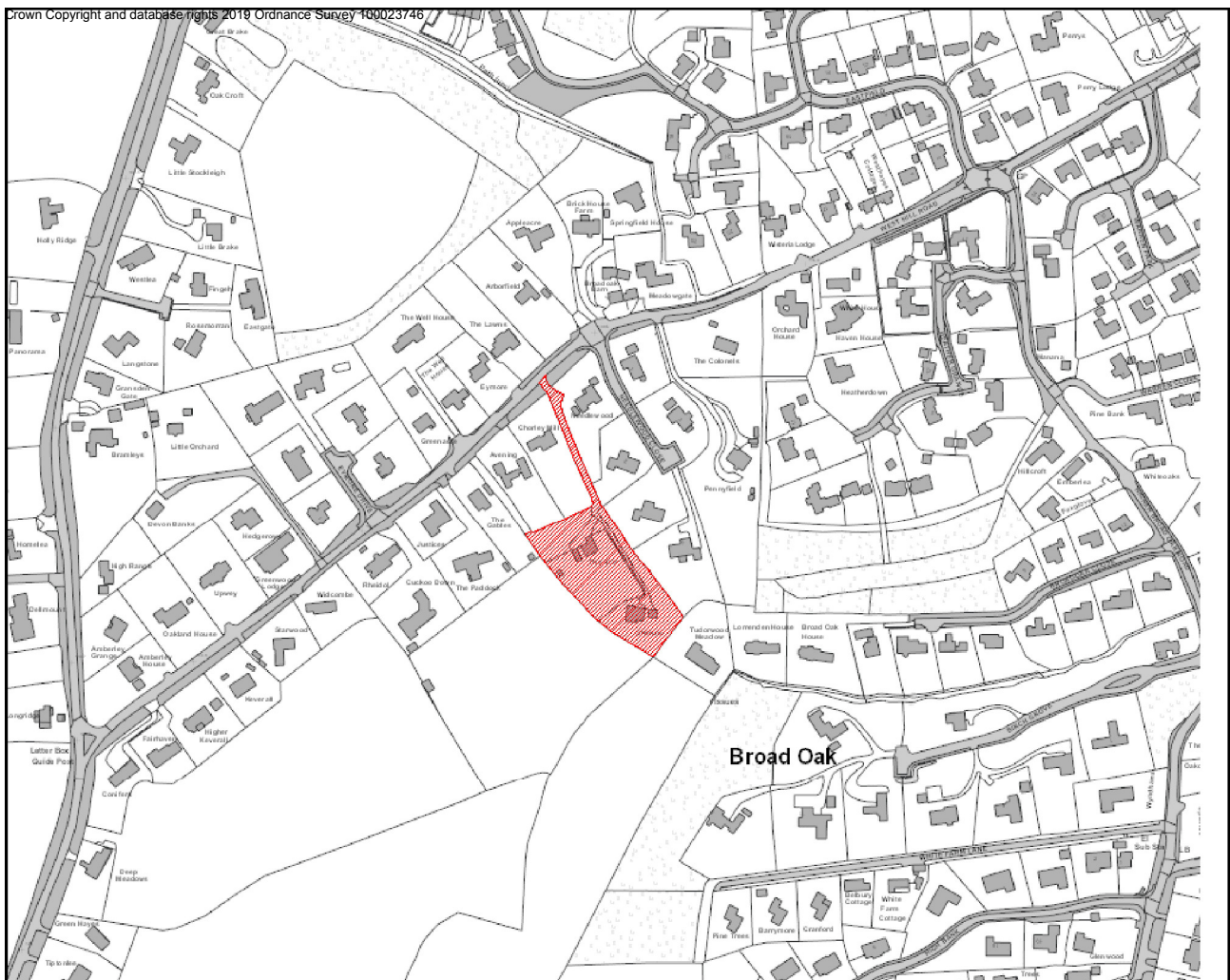
Applicant Mr David Vallender

Location Site Of The Star And Shenne West Hill Road
West Hill EX11 1UZ

Proposal Variation of condition 2 (approved plans) of reserved matters approval 17/3050/RES (demolition of two bungalows and construction of three dwellings) to reposition all three dwellings, enlarge unit 3 and change its internal layout and remove two additional trees on plot 2



RECOMMENDATION: Approval with conditions



		Committee Date: 5th March 2019
Ottery St Mary Rural (WEST HILL)	18/2026/VAR	Target Date: 08.11.2018
Applicant:	Mr David Vallender	
Location:	Site Of The Star And Shenne West Hill Road	
Proposal:	Variation of condition 2 (approved plans) of reserved matters approval 17/3050/RES (demolition of two bungalows and construction of three dwellings) to reposition all three dwellings, enlarge unit 3 and change its internal layout and remove two additional trees on plot 2	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

This application is before Members because the applicant is a close relative of an officer of the Council.

Reserved matters approval is sought for an amended scheme following approval in 2018. The proposal amends the position of all three dwellings by amounts ranging from 1 to 3 metres; rotates unit 3 and enlarges the utility room; and removes two trees from the front of unit 2.

The repositioning of the dwellings would not adversely affect the living conditions of the occupants of any neighbouring dwellings owing to the separation distances, orientation and screening. Adequate parking and turning space would be retained in front of each dwelling and improved garden space would be provided at the rear. The enlargement of the ground floor utility room on the rear of unit 3 would not adversely affect the character and appearance of the area or compromise trees or open space within the plot.

The main issue to consider, therefore, is whether the loss of two trees, a birch and an oak, to facilitate the repositioning of unit 2 is justified.

There is a strong argument for retaining trees of good quality, such as the birch, but the Oak is of lesser quality and there is no objection from the tree officer to its loss. Although the birch is not of the highest quality it has an estimated 20-40 years of life remaining and therefore can make a positive contribution to the area

while new planting establishes around it. Both the Local Plan and the Neighbourhood Plan indicate that such trees should normally be retained.

However there are arguments in favour of removing the trees, which include: the benefits of providing good quality, saleable new dwellings by improving the layout and garden size; and social and economic benefits to the wider community if the new dwellings are occupied quickly. Furthermore, the birch is not an outstanding example of its kind and is unlikely to develop into a tree that would positively enhance and define the development. In comparison to the many mature trees around the immediate locality, it is of moderate to low significance.

To mitigate the proposed loss of the tree, the developer has provided a comprehensive landscaping scheme with four new birch trees and five trees of other species within the site and numerous others on the north west and north east boundaries.

In view of the neighbour support, the limited contribution the trees make to the wider area, the comprehensive landscaping scheme and the benefits of improving the layout, it is considered that the loss of the trees is justified in this instance and approval is recommended.

CONSULTATIONS

Local Consultations

Clerk To West Hill Parish Council

This application was considered at the meeting of West Hill Parish Council on 2nd October 2018. Councillors noted that the effect of not removing the birch tree T909 would be that the house on plot 2 would have to be built towards the back of the plot, closer to mature oaks on the western boundary. So long as the Tree Officers are content that this would not compromise these mature oaks of high amenity, councillors wished to support the Tree Officer's recommendation to retain tree T909. Councillors therefore voted to object to the application.

Other Representations

Four representations have been received raising no objection to the felling of the additional trees and making the following comments:

- Very few people are going to see this poor specimen of a birch in its remaining years whereas the future occupants of the house would enjoy many years with a reasonably sized rear garden.
- The new landscaping would provide better screening than the trees if they were retained.
- The development would provide an improved environment.

Technical Consultations

County Highway Authority
Highways Standing Advice

EDDC Trees

11/10/2018 - Re Dartforest Tree Works (DFTW) Briefing Notes relating to the variation of condition2

Note 1. Proposed Amendments to the plot 2 footprint on land between the Star and Shenne, West hill (approval reference 17/3050/RES).

The note confirms the classification of the two tree trees, a Birch and an Oak to the NE of unit 2 as being "B" and "C" (BS5837:2012) respectively. Accordingly, in the absence of any overriding reason, the Birch should be considered as a constraint on any development. It was in respect of this constraint that the site layout proposed in the application 17/3050/RES was considered appropriate by the Arboricultural Officer. The note goes on to document the discussions held on site between EDDC Tree Officer David Colman and James Bell (DFTW). I can confirm that the note gives an accurate precis of the discussions.

The note goes on to try to justify the removal of the Birch tree on the basis that the tree is not of "such importance and sensitivity" as to justify it remaining a constraint on development. The guidance referred to in the note, BS5837:2012, states that "care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on site can result in excessive pressure on the trees during demolition or construction work, or post completion demands for their removal."

I do not consider that the retention of this tree is misplaced, indeed the previously approved layout demonstrated that it could be retained. Nor have too many trees been retained on the site. The tree is one of only two trees remaining internally on the site. Many other less appropriate trees have been removed from the site as a result of discussions and agreements prior to and during the planning process.

I maintain the opinion that the tree is suitable for retention as identified in all previous reports, and being the better one of only two trees retained within what is a large well-proportioned site cannot be said to be misplaced. The retention of the tree should therefore remain a material consideration in determining the current application.

Note2. Revisions to landscape scheme for this site

As previously mentioned, historically the site had many trees growing on it. The Arboricultural Report accompanying the previous application identified 14 individual trees and 5 groups of trees for removal. All of the trees have subsequently been removed. The application came forward with a planting proposal for a total of 29 trees (7 large canopy trees, 7 medium canopy trees, 9 small trees and 6 ornamental trees) along with a mixed native species hedge along the North Eastern boundary. The majority of the tree planting was shown on the NE and Northern boundary, this was to provide and replace screening between the development and adjoining properties and to mitigate the removal of the previously removed trees.

The tree planting on and in the vicinity of the NW and NE boundaries remains a priority requirement for the site. These boundaries between adjoining properties, need to be robustly planted with an appropriate mix of species that will give year round interest as well as screening. In designing the layout of this planting consideration needs to be given to the relative mature canopy sizes of adjacent trees, along with the integration and coalescence of the canopies as the trees develop and grow. The current tree planting does not fulfil these requirements.

Given the previous removal of trees from the site it is important that the previously agreed planting numbers are maintained. This is to ensure there is not a further diminution of the tree population.

13/12/2018 - Sorry for the delay in responding on your amended plans. The numbers look good. I have a few concerns over the location of some of the proposed planting in relation to proximity buildings as well as other trees. Also, I consider that Birch is over used and some of these should be replaced with Sorbus aucuparia (Rowan) or similar.

The plan does not make any reference to the size of trees to be planted. The original drawings and proposals submitted with the Reserved Matters application have been superseded by the current plan. So whilst the planting spec contained in the Rowse report is still valid and should be referred to, the tree species have changed. Consequently, the sizes also need to be changed and noted on this drawing. I would suggest a minimum of 8-10cm girth should be specified.

18/12/2018 - Thank you for the revised landscaping. The revision has largely addressed my previous comments. Unfortunately some points have been lost in translation:-

I had intended that the 3 Rowan on the northern boundary would simply replace the birch at those planting stations with the other birch remaining. Your drawing shows the intermediary Birch also removed. Please could these be reinstated?

I can find no reference to any revision of the planting stock size, I refer you to my previous comment:-

“The plan does not make any reference to the size of trees to be planted. The original drawings and proposals submitted with the Reserved Matters application have been superseded by the current plan. So whilst the planting spec contained in the Rowse report is still valid and should be referred to, the tree species have changed. Consequently, the sizes also need to be changed and noted on this drawing. I would suggest a minimum of 8-10cm girth should be specified.”

Apart from these two issues the proposal would be acceptable

19/12/2018 - Thank you for making the final adjustments.

I am pleased to be able to recommend to the planning team that this is now acceptable and that there are no other tree related issues to be addressed.

Environmental Health

No further comments to make from the reserve matters

PLANNING HISTORY

Reference	Description	Decision	Date
17/3050/RES	Demolition of 2no existing bungalows (The Star and Shenne) and construction of 3no new dwellings	Approval with conditions	30.05.2018
16/0622/OUT	Demolition of existing bungalows and construction of 3no dwellings (outline application with all matters reserved).	Approval with conditions	07.10.2016

POLICIES

Ottery St Mary and West Hill Neighbourhood (Made)

Policy NP2 (Sensitive, High Quality Design)

Policy NP3 (Infill, Backland and Residential Garden Development)

Policy NP8 (Protection of Local Wildlife Sites and Features of Ecological Value)

Policy NP12 (Appropriate Housing Mix)

Policy NP26 (West Hill Design)

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

Strategy 48 (Local Distinctiveness in the Built Environment)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

EN5 (Wildlife Habitats and Features)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

EN22 (Surface Run-Off Implications of New Development)

TC9 (Parking Provision in New Development)

EN14 (Control of Pollution)

Site Location and Description

The Star and Shenne comprise two detached bungalows with garages/outbuildings located on the southern side of West Hill Road at the rear of detached residential properties fronting both that road and Needlewood Close. Positioned on the edge of but within the built-up area of the village, both occupy plots of generous size and are accessed by way of a lengthy unmade shared private driveway of single vehicle width that also serves Needlewood, a detached property with boundaries with both West Hill Road and Needlewood Close.

The cumulative area of both plots is around 0.49 hectares. The Star was constructed in 1964 with Shenne completed around ten years later. However, both properties are now understood to be currently vacant having previously been within the same ownership since construction.

Difficulties in maintaining the two properties over a period of a number of years have meant that many of the mature and semi mature trees, both deciduous and coniferous, that are both located within and closely border the site have been allowed to get out of control.

The entire site is the subject of a tree preservation order (no. 17/0112/TPO). This was made following the grant of outline planning permission in October 2016 (application 16/0622/OUT refers) for the demolition of the two properties and redevelopment of the site through the construction of three dwellings in their place. All detailed matters, comprising the layout, scale and appearance of the development together with the means of access to and landscaping of the site, were reserved for later approval.

Reserved matters approval was granted in 2018.

Proposal

The current application seeks to vary the approved reserved matters details by amending the layout of the site and changing the design of one of the dwellings. The changes are summarised below:

- Units 1 and 2 have moved to the north east, giving them larger rear gardens.
- Unit 3 has rotated slightly anti-clockwise so that the rear elevation faces due south, the dwelling has moved slightly to the north west, and the utility room is larger.
- A birch and an oak tree are shown to be removed from the front of plot 2 so that the dwelling can be moved forward.

ANALYSIS

As planning permission has been granted for the three dwellings, and there have been no changes in planning policy since, the main issues to consider as part of this application are the three changes to the proposal listed above.

Repositioning

The repositioning of the dwellings would improve the living conditions of the future occupants by improving their rear garden space and aligning the dwellings so that unit 2, in particular, is less dominant of the garden of unit 1. All of the dwellings would still have sufficient turning and parking space in front to allow cars to turn and leave in a forward gear.

Owing to the generous separation distance, the repositioning of unit 1 slightly to the north east would have no material impact on either of the properties adjoining the north west boundary. There would also be adequate separation to ensure privacy between the front elevations of all three houses and those opposite which are accessed off Needlewood Close.

The enlargement of the ground floor utility room on the rear of unit 3 would not adversely affect the character and appearance of the area or compromise trees or open space within the plot.

The only remaining matter to consider is whether the loss of two trees to facilitate the repositioning of unit 2 is justified.

Loss of trees

Care was taken with the original scheme to ensure that the birch on plot 2 could be retained. The applicant has since been advised that unit 2 would be more marketable if it had a larger rear garden and the only way to facilitate this is to remove the trees at the front of the site and bring the house forward.

The tree officer supports the retention of the birch tree and commented:

"I do not consider that the retention of this tree is misplaced, indeed the previously approved layout demonstrated that it could be retained. Nor have too many trees been retained on the site. The tree is one of only two trees remaining internally on the site. Many other less appropriate trees have been removed from the site as a result of discussions and agreements prior to and during the planning process.

I maintain the opinion that the tree is suitable for retention as identified in all previous reports, and being the better one of only two trees retained within what is a large well-proportioned site cannot be said to be misplaced. The retention of the tree should therefore remain a material consideration in determining the current application."

The parish council also support the retention of the birch tree.

Comments have been received from four neighbours to the site, all of whom do not object to the tree being removed. This is largely in light of the perceived benefits associated with new tree planting.

There is a strong argument for retaining trees of good quality such as this birch which has a B2 category. Although not of the highest quality it has an estimated 20-40 years of life remaining and therefore can make a positive contribution to the area while new planting establishes around it. Both the Local Plan and the Neighbourhood Plan indicate that such trees should normally be retained.

The argument in favour of removal is that the resulting development would be improved and unit 2 is likely to sell and be occupied more quickly (bringing economic and social benefits). It is also argued that the tree is not of such high amenity value in the context of the surrounding area that it should be retained.

There is some merit in these arguments and the benefits of providing good quality, saleable new dwellings should not be underestimated. Benefits arise not just to the developer but also to the wider community if new dwellings are occupied quickly. Furthermore, the birch is not an outstanding example of its kind and is unlikely to develop into a tree that would positively enhance and define the development. In comparison to the many mature trees around the immediate locality, it is of moderate to low significance.

To mitigate the proposed loss of the tree, the developer has provided a comprehensive landscaping scheme with four new birch trees and five trees of other species within the site and numerous others on the north west and north east boundaries.

In view of the neighbour support, the limited contribution the tree makes to the wider area, the comprehensive landscaping scheme and the benefits of improving the dwelling layout, is considered that the loss of the tree is justified in this instance.

In conclusion, therefore, the revisions to the proposal are acceptable, subject to landscaping being implemented and other conditions being complied with as before.

Conditions

Landscaping: The details shown in drawing 1.7 Rev R need to be read in conjunction with the Rowse tree report submitted with the original reserved matters application. A condition to this effect is necessary.

Tree protection: Details were provided in the Rowse tree report. A condition to secure compliance with this is necessary, but with protection of the birch tree omitted.

Levels: These are shown on the approved plan so a condition requiring compliance with the indicated levels can be imposed.

CEMP: A CEMP formed part of the Design and Access Statement (as appendix A) of the approved reserved matters application. A condition to secure compliance with this is necessary.

Wildlife: Updated surveys and recommendations have been provided owing to the time elapsed since the original reports were produced. A condition securing compliance with the updated recommendations is necessary.

Surface water drainage: This would be provided by way of soakaways and SUDS as described on the original design and access statement. A condition specifying this is necessary.

CONCLUSION

The repositioning of the dwellings and small rear extension are acceptable.

The main issue relates to the loss of two trees. Whilst the loss of the oak tree can be accepted as it is not a fine tree, the birch tree is of greater value as it has a longer life expectancy.

Whilst it is preferable to retain trees on sites, in this instance in view of the neighbour support, the limited contribution the tree makes to the wider area, the comprehensive landscaping scheme including substantial replacement planting, and the benefits of improving the dwelling layout, is considered that the loss of the tree is justified in this instance and the application can be supported.

RECOMMENDATION

APPROVE subject to the following conditions:

1. East Devon District Council as Local Planning Authority HEREBY APPROVE THE FOLLOWING RESERVED MATTERS of the above described development proposed in the application numbered as shown above and in the plans and drawings attached thereto, copies of which are attached to this notice relating to:-
 - (a) Appearance
 - (b) Landscaping
 - (c) Layout
 - (d) Scale
 - (e) Access

This Reserved Matters application numbered as shown above is made pursuant to the Outline Planning Permission (ref. No. 16/0622/OUT) granted on 7th October 2016.

The following reserved matters have yet to be approved:

None

The following Conditions attached to the Outline Planning Permission (ref. no. 16/0622/OUT) referred to above are hereby discharged, have previously been discharged or remain to be complied with on site but without the need for the submission of details or separate agreement:

1, 2, 3, 4, 5, 6, 7, 8

The following Conditions attached to the Outline Planning Permission (ref. no. 16/0622/OUT) referred to above remain to be complied with where details are required to be submitted prior to the commencement of development:

None

The following additional conditions are attached to this reserved matters approval:

2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:
2045 0A Location Plan 03.01.18
2045 1.0 REV D Proposed Combined Plans 21.12.17
2045 2.0 REV F Proposed Combined Plans 21.12.17
2045 3.0 REV I Proposed Combined Plans 29.08.18
2045 4.0 REV B Proposed Combined Plans 21.12.17
2045 1.7 REV R Layout 18.12.18
(Reason - For the avoidance of doubt.)
3. No external lighting of any of the dwellings hereby permitted or any part of the site shall be installed unless in accordance with a lighting plan that shall previously have been submitted to and approved in writing by the Local Planning Authority prior to the carrying out of any development above foundation level. Thereafter, no additional lighting shall be installed unless in accordance with further details that shall previously have been submitted to and approved in writing by the Local Planning Authority.
(Reason - In the interests of avoiding disturbance of nocturnal species in accordance with Policy EN5 - Wildlife Habitats and Features of the East Devon Local Plan 2013-2031.)
4. The landscaping scheme hereby approved in drawing number 2045 1.7 Rev. R shall be carried out in accordance with the method statement and planting specification detailed in the Arboricultural Report prepared by Rowse Tree Services received on 23 March 2018 and in accordance with condition 3 of outline planning permission 16/0622/OUT.
(Reason - To ensure that the planting is to the appropriate standard in accordance with Policy D2 (Landscape Requirements) of the East Devon Local Plan 2013-2031.)
5. Development shall be carried out in accordance with the Arboricultural Report prepared by Rowse Tree Services received on 23 March 2018 except that trees T0909 and T1588 shall be dismantled and felled and any requirements in the Report in respect of those two trees shall not take effect. In accordance with the requirements of Condition 4 of outline planning permission 16/0622/OUT, on completion of the development the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Local Planning Authority for approval and final discharge of the condition.
(Reason - To ensure the continued well being of retained trees in the interests of the amenity of the locality in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the East Devon Local Plan 2013-2031.)
6. Development shall be carried out in accordance with the final finished floor levels and finished ground levels shown on the drawings hereby approved.

(Reason - In the interest of the character and appearance of the locality in accordance with Policy D1 - Design and Local Distinctiveness of the East Devon Local Plan 2013-2031.)

7. Development shall be carried out in accordance with the Construction and Environment Management Plan in Appendix A of the Design and Access/Planning Statement received on 21 December 2017.

(Reason - To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance with Policies D1 - Design and Local Distinctiveness and EN14 - Control of Pollution of the East Devon Local Plan 2013-2031.)

8. Development shall be carried out in accordance with the 'Remaining ecological issues to be implemented' described in the letter from Andrew Charles of Ecologic Consultant Ecologists LLP dated 12 September 2018 and the further description of these measures contained within the Ecological Scoping Assessment, Great Crested Newt eDNA Analysis & Bat Emergence Surveys report dated January 2018 prepared by EcoLogic Consultant Ecologists LLP.

(Reason - To ensure that appropriate mitigation measures are incorporated into the development in the interests of the conservation of protected species and in accordance with Policy EN5 - Wildlife Habitats and Features of the East Devon Local Plan 2013 - 2031.)

9. Surface water from the development shall be disposed of in accordance with the measures described on page 3 of the Design and Access/Planning Statement received on 21 December 2017.

(Reason - To avoid flooding during and after development in accordance with the requirements of Policy EN14 - Control of Pollution of the Adopted East Devon Local Plan 2013-2031.)

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

1.7 Rev R	Proposed Plans	Combined	18.12.18
	Ecological Assessment		12.09.18
3.0 plans/sections/ elevations	Floor Plans	Proposed Combined	29.08.18

List of Background Papers

Application file, consultations and policy documents referred to in the report.