

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Development Management Committee held at Knowle, Sidmouth on 8 March 2016

Attendance list at end of document

The meeting started at 10.00am and ended at 5.07pm (the Committee adjourned at 12.25 pm and reconvened at 2pm).

***68 Minutes**

The minutes of the Development Management Committee meeting held on 16 February 2016 were confirmed and signed as a true record.

***69 Declarations of interest**

Cllr Steve Gazzard; 15/1490/OUT, 15/2487/MRES, 15/2493/FUL, 15/2648/MFUL, 16/0144/FUL; Personal interest; Exmouth Town Councillor

Cllr Steve Williamson; 15/1490/OUT, 15/2487/MRES, 15/2493/FUL, 15/2648/MFUL, 16/0144/FUL; Personal interest; Exmouth Town Councillor

Cllr Paul Carter; 15/2059/MRES; Ottery St Mary Town Councillor

In the interests of transparency, Cllr Mike Howe declared that he had been in communication with the applicant for application 15/2756/FUL. Cllrs Steve Gazzard, Mark Williamson and David Key declared that they had received a large amount of correspondence in advance of the meeting regarding applications 15/2487/MRES and 15/2493/FUL.

***70 Planning appeal statistics**

The Committee received and noted the Development Manager's report setting out appeals recently lodged and ten appeal decisions notified – eight had been dismissed, one had been allowed and one had been withdrawn.

***71 East Devon Villages Plan**

The Committee considered the Planning Policy Manager's report which outlined the feedback received during the consultation on criteria for defining Built-up Area Boundaries (BUABs) and setting out the scope and the next steps to progress the Plan to publication stage, and a recommended criteria to guide the definition of BUABs. The Plan was currently scheduled to be submitted to the Planning Inspectorate in early 2017.

Work on the Villages Plan had commenced in 2012 and following adoption of the Local Plan, work on the Plan could now be progressed. The Villages Plan would define BUABs around a number of the larger East Devon villages and the town of Colyton. The Plan would also include inset maps for Greendale and Hill Barton Business Parks, however it was noted that they would not have BUABs and in planning policy terms would fall within the open countryside.

Members noted that as the Plan proceeded, careful consideration would need to be given to any overlapping issues with any neighbourhood plans in production.

The first round of consultation would be on proposed options for BUABs for the settlements listed in Strategy 27 of the adopted Local Plan. The Villages Plan boundary around Lympstone, where there is a Made Neighbourhood Plan, would be expected to be the same as that shown in the Neighbourhood Plan unless an alternative was requested by the Parish Council/the Neighbourhood Plan group.

Points raised during discussion included:

- The need to support rural communities;
- Guidance in the NPPF outlined that there should be no blanket polices preventing development, unless it could be avoided. In response, Members were advised that the Local Plan was in accordance with the NPPF having been found sound by the Planning Inspectorate.
- Neighbourhood Plans would allow Parishes to bring forward small-scale appropriate development. Neighbourhood Plans would need to comply with the adopted Local Plan.
- The need for communication and engagement with villages during the Plan Process – this was particularly important for those parishes that were undertaking Neighbourhood Plans. In response, Members were advised that the intention was to work closely with those Parishes establishing Neighbourhood Plans.
- Parishes undertaking Neighbourhood Plans should be supported and encouraged.
- The methodology was considered to be overly complicated and complex and should be reviewed by Overview before work on the Plan progressed further.
- Ward Members should be consulted on proposed BUABs.
- The methodology had already been consulted upon and only very minor changes were proposed as a result, therefore the Plan should be progressed without delay.

RESOLVED: that a decision on the item be deferred to allow the matter to be considered by Overview Committee.

***72 Applications for Planning Permission and matters for determination**

RESOLVED:

that the applications before the Committee be determined as set out in Schedule 12 – 2015/2016.

Attendance list

Present:

Committee Members

Councillors:

David Key (Chairman)

Mike Howe (Vice Chairman)

Mike Allen

David Barratt

Colin Brown (AM only)

Peter Burrows

Paul Carter

Matt Coppel

Steve Gazzard

Simon Grundy

Ben Ingham

Chris Pepper (left before consideration of 15/1490/OUT & 16/0144/FUL)

Mark Williamson

Officers

Richard Cohen, Deputy Chief Executive (PM only)
Matt Dickins, Planning Policy Manager (AM only)
Ed Freeman, Service Lead – Strategic Planning and Development Management
Henry Gordon Lennox, Strategic Lead, Legal, Licensing and Democratic Services (PM only)
Alison Hayward, Senior Manager - Regeneration & Economic Development
Linda Perry, Regeneration Officer (PM only)
Linda Renshaw, Senior Planning Officer (AM only)
Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Hannah Whitfield, Democratic Services Officer

Also present

Councillors:

Megan Armstrong
Peter Bowden
Brian Bailey
Maddy Chapman
Roger Giles
Peter Faithfull
John Humphreys
Jim Knight
Andrew Moulding
Bill Nash
Cherry Nicholas
Pauline Stott
Tom Wright

Apologies:

Committee members:

Councillors

Susie Bond
Peter Burrows
Alan Dent
Alison Greenhalgh

Non-committee members

Councillors:

Steve Hall
Rob Longerhurst
Eileen Wragg

Chairman

Date.....