

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Development Management Committee held at Knowle, Sidmouth on 5 April 2016

Attendance list at end of document

The meeting started at 2pm and ended at 4.07pm.

***73 Minutes**

The minutes of the Development Management Committee meeting held on 8 March 2016 were confirmed and signed as a true record.

***74 Declarations of interest**

Cllr Alison Greenhalgh; 15/1987/FUL Personal interest; Attends Jurassic Coast Communities Forum meetings.

Cllr Paul Carter; 15/2897/FUL Personal interest; Ottery St Mary Town Councillor

***75 Planning appeal statistics**

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recently lodged and ten appeal decisions notified – six had been dismissed, two had been allowed and two had been withdrawn.

The Development Manager drew Members' attention to the appeal dismissed on land south of King Alfred Way, Newton Poppleford. The Inspector had upheld the reason for refusal relating to the 'pepper-potting' of affordable housing.

***76 Response to Call for Evidence on Rural Planning Review**

The Committee considered the Development Manager's report which set out a recommended comprehensive response on behalf of the Council to the call for evidence by the Department for Communities and Local Government and Department for Environment Food and Rural Affairs on a review of rural planning.

Evidence was being sought on:

- How the planning system could better support rural life. Ideas were invited about how the planning system could further support sustainable rural life and businesses.
- The effectiveness of the current planning system for businesses in the rural context and what improvements could be made to the system to support rural businesses.
- Conversions of agricultural buildings to residential dwellings and how these could better support new homes.
- Where the planning system was working well and where it could be improved in the context of rural planning.

The evidence provided would inform further thinking on delivering the Government's commitment to support rural productivity; this could lead to further consultations on any proposed changes.

In response to a question about how the Council engaged with business sectors in rural areas on planning issues, the Development Manager referred to the response given to question 17.

RESOLVED: that the report forms the Council's formal response to the Call for Evidence on the review of rural planning and be submitted to the Department for Communities and Local Government.

***77 Response to technical consultation on implementation of planning changes**

The Committee considered the Development Manager's report which sets out a recommended comprehensive response on behalf of the Council to the technical consultation by the Department for Communities and Local Government on the implementation of planning changes. The consultation sought views on the proposed approach to implementing the planning provisions in the Housing and Planning Bill, as well as some other planning measures. Responses to the consultation would inform the detail of the secondary legislation, which would follow once the Housing and Planning Bill gained Royal Assent. The Development Manager advised that the consultation had raised a number of concerns and this was reflected in the responses to the questions.

Points raised during discussion included:

- The increasing number of consultations and proposed changes to the planning system were resulting in less certainty for the development industry;
- Concern about the impact of increasing number of consultations on valuable officer resource;
- Proposed changes would further complicate the planning system – focus should be on simplifying the system.
- Response in paragraph 14.4 of the report, which referred to the need to simplify the system, should be highlighted in a covering letter/email.
- Response and accompanying cover/letter email to be sent to the 3 MPs covering the district, highlighting the Committee's concerns about the number of consultations and proposed changes to the planning system and the implications of this.

The Committee thanked the Development Manager for his comprehensive response to the technical consultation.

RESOLVED:

- 1. that the report forms the Council's formal response to the consultation on the implementation of planning changes and be submitted to the Department for Communities and Local Government, with a covering letter highlighting the response in paragraph 14.4 and concerns about the implication of so many proposed changes to the system.**
- 2. that the report and covering letter be sent to the 3 MPs covering the district.**

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

RESOLVED:

that the applications before the Committee be determined as set out in Schedule 13 – 2015/2016.

Attendance list

Present:

Committee Members

Councillors:

David Key (Chairman)

Mike Howe (Vice Chairman)

David Barratt
Susie Bond
Colin Brown
Peter Burrows (arrived after consideration of application 15/2897/FUL)
Paul Carter
Alan Dent
Steve Gazzard
Alison Greenhalgh
Simon Grundy
Ben Ingham
Chris Pepper

Officers

Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Hannah Whitfield, Democratic Services Officer

Also present

Councillors:
Peter Faithfull
Roger Giles
Geoff Jung
Andrew Moulding
Geoff Pook
Philip Skinner

Apologies:

Committee members:
Councillors
Mike Allen
Matt Coppell
Mark Williamson

Non-committee members

Councillors:
Douglas Hull
Phil Twiss

Chairman

Date.....