

EAST DEVON DISTRICT COUNCIL

Minutes of a Meeting of the Development Management Committee held at Knowle, Sidmouth on 10 May 2016

Attendance list at end of document

The meeting started at 10am and ended at 4.45pm (the Committee adjourned at 11.55 pm and reconvened at 2pm)

***79 Minutes**

The minutes of the Development Management Committee meeting held on 5 April 2016 were confirmed and signed as a true record.

***80 Declarations of interest**

Committee Member declarations

Cllr Matt Coppel; 15/1187/FUL, 15/2172/MRES, 15/2866/FUL; Personal interest; Newton Poppleford and Harpford Parish Councillor.

Cllr Matt Coppel; 15/1187/FUL; Personal interest; Applicant is a neighbour.

Cllr Alison Greenhalgh; 16/0018/FUL, 16/0507/FUL; Personal interest; Exmouth Town Councillor.

Cllr Mark Williamson; 16/0018/FUL, 16/0507/FUL; Personal interest; Exmouth Town Councillor.

Cllr Mike Howe; 16/0351/FUL; Personal (left the Chamber during debate and vote); Applicant is a close relative.

All Committee Members present advised that they had received a large amount of correspondence in advance of the meeting regarding the applications to be considered.

Ward Member declarations

Cllr Megan Armstrong; 16/0019/FUL; Personal interest; Lives close to the application site and had previously objected to the application as resident before becoming a Councillor.

Cllr Geoff Pook; 14/2621/MOUT; Personal interest; Chairman of Beer Community Land Trust.

***81 Planning appeal statistics**

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recently lodged and ten appeal decisions notified – five had been dismissed, three had been allowed, one had been withdrawn and one was invalid.

The Development Manager drew Members' attention to the appeal allowed on land east of Wadbrook Farm in Wadbrook for the installation of solar panels. The Inspector had overruled reasons for refusal relating to countryside protection and loss of high quality agricultural land.

The Development Manager also wished to place on record his thanks to the residents of Ebford for their help fighting an appeal lodged for the construction of nine dwellings at Branscombe Farm in Ebford. The Inspector had dismissed the appeal.

***82 Planning appeals status report**

The Committee considered the Development Manager's report providing an overview of the results of planning appeals for the year from 1 April 2015 to 31 March 2016.

The Committee noted that of the 55 appeals decided in the last year only 21.8% had been allowed (12), compared with the national average of 34.8% (2011/14/15 figure). This figure exceeded the success rate of the previous year and was a reflection of the consistency and the quality of the Council's decision making process.

The Committee noted that there had been nine decisions following applications for full awards of costs against the Council and all of these had been refused.

It was important that the Inspector's appeal decisions were constantly analysed to ensure that any changes in accordance with the National Planning Policy were implemented and decisions on planning applications were made in accordance with current Government advice.

RESOLVED: that the Development Management Committee notes the annual appeal status report.

***83 Housing monitoring update to 30 September 2015 and latest five year land supply calculations**

The Committee considered the Planning (Policy) Officer's report updating Members on the latest housing monitoring information and five year land supply position.

Members noted that:

- The Council could demonstrate 5.54 years supply of land for housing (which included the 20% buffer required due to under-delivery in previous years).
- Over the six month period from 1 April 2015 – 30 September 2015 there were 500 net new dwellings completed in the District. The Council was on course to deliver more than the 950 per annum requirement in the Local Plan.

The Planning (Policy) Officer advised that as a result of having a five year land supply the Council could give full weight to Local Plan policies when assessing planning applications. However, the Council should not become complacent over the existence of a five year land supply and the projected surplus, as this buffer could quickly be reduced if appropriate windfall sites or allocated sites were not developed. A robust monitoring system was currently being developed and was in the testing phase.

Discussion on the report included:

- Concerns about officer resource and action being taken to resolve this. In response, Members were advised that a Development Enabling & Monitoring Officer had now been appointed and her role was to monitor developments and work with the Planning Policy Team to ensure that the Council continued to have a five year land supply.
- The addendum report outlining all completions being a useful reference document;
- Pleased that progress was being made with the monitoring system;
- Officers were praised and thanked for the quality of the report.

RESOLVED: that the housing monitoring update and five year housing land supply calculations, and the impacts/consequences of these, be noted.

***84 Response to technical consultation on Starter Homes Regulations**

The Committee considered the Development Manager's report, which set out a recommended comprehensive response on behalf of the Council to the technical consultation by the Department for Communities and Local Government on details for the regulations to be made in relation to starter homes.

The Development Manager drew Members' attention to the first question regarding the restriction of the sale and sub-letting of starter homes for a five year period following the initial sale and to the Council's response which was that starter homes should be secured in perpetuity or for a minimum of 15 years. He also highlighted that there was considered to be insufficient evidence relating to thresholds for the starter home requirement and therefore the Council's view was that this should be determined locally, based on local circumstances and determined based upon local evidence.

RESOLVED:

that the report forms the Council's formal response to the technical consultation on starter homes regulations and be submitted to the Department for Communities and Local Government.

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

RESOLVED:

that the applications before the Committee be determined as set out in Schedule 14 – 2015/2016.

Before closing the meeting, the Chairman corrected a statement he had made during consideration of item 15/2866/FUL regarding the confidentiality of information referred to by Councillor Val Ranger and apologised to her for his error.

Attendance list

Present:

Committee Members

Councillors:

David Key (Chairman)

Mike Howe (Vice Chairman)

Mike Allen

David Barratt

Susie Bond

Colin Brown

Paul Carter

Matt Coppell

Alison Greenhalgh

Simon Grundy

Ben Ingham

Mark Williamson

Officers

Henry Gordon Lennon, Strategic Lead – Legal, Licensing and Democratic Services (AM only)
Chris Rose, Development Manager
Shirley Shaw, Planning Barrister
Graeme Thompson, Planning (Policy) Officer (AM only)
Hannah Whitfield, Democratic Services Officer

Also present for all or part of the meeting:

Councillors:

Megan Armstrong
Roger Giles
Douglas Hull
Geoff Jung
Rob Longhurst
Andrew Moulding
Geoff Pook
Val Ranger
Marianne Rixson
Phil Twiss

Apologies:

Committee members:

Councillors

Peter Burrows
Alan Dent
Steve Gazzard
Chris Pepper

Non-committee members

Councillor Jill Elson

Chairman

Date.....