

Senior Officer Decision



Consultative meeting: Planning Committee

Consultative meeting date: 23rd February 2022

Exempt from publication

No

Title:

21/1436/FUL – Broadclyst;

Links to:

- (i) **Officer report to consultative meeting**
[Agenda for Planning Committee on Wednesday, 23rd February, 2022, 11.30 am - East Devon](#)
- (ii) **Recording of consultative meeting**
Not available at the time of this decision
- (iii) **Minutes of consultative meeting**
[160222PlanningMinutes.pdf \(eastdevon.gov.uk\)](#)

Recommendations:

21/1436/FUL – Approved contrary to officer recommendation. Members considered that the application site fell within the curtilage of Park Farm and that given this, and given that the floor area only marginally exceeds 100sqm, the proposal caused no wider harm and complies with Policy Farr5 of the 'Made' Farringdon Neighbourhood Plan. As such, the proposal also complies with Strategy 7 of the Local Plan. Conditions delegated to the Development Manager in consultation with the Chair and Vice-Chair of Planning Committee and the Ward Members.

Authority

Decision of Council on 8th December 2021 to delegate decision making to officers until 23.59 10th May 2022.

Officer Decision

Consultations:

I was present at the consultative meeting which considered this item
Yes No

Detail any other consultations carried out:
N/A

Other considerations:

Do the legal and finance comments and equalities impact, climate change and risk assessments as detailed in the officer report remain the same.

Yes No

If no, provide the updated assessment below;

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Decision:

Confirm the decision for the reasons given by Members.

Reasons for decision:

For the reasons given at the consultative meeting. Members were entitled to conclude that the site accords with Policy Farr5 of the Neighbourhood Plan in relation to the curtilage particularly in light of a statutory declaration from the applicant and that the element of the floor area that exceeds the policy requirements is insignificant.

Signed  Dated 21st March 2022

Senior Officer job title and name: Service Lead – Planning Strategy and Development Management

For Democratic Services use.

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