

## **FULL COUNCIL MEETING 5th December Report by District Cllr Geoff Pratt**

**Planning Matters :** On the 16<sup>th</sup> November I attended an EDDC Chair Delegation meeting relating to 22/2031/RES being an application for the erection of a new dwelling seeking to agree matters including layout , scale and appearance following approval of outline application 21/1692/OUT at 29 Winters lane, Ottery St. Mary. The dwelling would be two storey. The Town Council planning committee had recommended approval.

However there was a damaging statement from the owner of the neighbouring bungalow filed on the planning portal. As the ground level of the site was much higher than the ground level of the bungalow the proposed two storey building would tower over the bungalow and would be overbearing and have a physical dominance causing overshadowing and loss of light together with a loss of privacy both in the bungalow and garden. The Planning officers report stated that despite the support of the Town Council the harm identified to the amenity of the occupant at the bungalow the application was considered unacceptable and recommended refusal.

I carried out a site visit and it became obvious the difference in the ground levels was considerable the height of a two storey building and the close proximity of the bungalow to the boundary of the two properties I had on this occasion have to support the planning officers recommendation and not that of the Councils. **It was decided to refuse** the application by virtue of the dwelling's height and elevated position causing harm to the amenity of the occupants of the bungalow through overbearing effect contrary to the provisions of Policy D1 (design and local distinctiveness) of the Local Plan, and Policy NP2 (Sensitive , High quality design) of the Neighbourhood Plan.

**22/1407/FUL The Hare and Hounds Inn Putts Corner :** This application came before the Eddc Planning committee following support from the Town Council. It involved the construction of a two-storey extension to provide 11 guest rooms. Owing to the sites countryside location within the East Devon AONB the National Planning Policy Framework at Para 84 acknowledge the importance of holiday accommodation to support the district's tourism economy and the need to enable successful businesses to expand and diversify. Planning officers considered development would neither conserve nor enhance the landscape character of the area as required by Strategy 46 of the Local Plan and would provide economic benefits to the local tourism industry whilst generating employment through the day to day management of the guest accommodation. The planning committee members unanimously approved the application with a condition that further details of glazing and lighting should be given prior to commencement of the development.

### **The Local Plan**

A ten- week public consultation seeking residents views inter alia on specific sites for development was launched on the 7th November by EDDC

The Local Plan is the key document used in making planning decisions in East Devon so it is vital that residents have their say on proposals now. The public consultation will last until 15th January 2023. The draft Local Plan and the comments made by the public will finally be subject to an examination by a Government appointed planning inspector.

The Plan outlines how Eddc will need to meet Government housing targets, at present 940 dwellings per annum; the climate change emergency; employment developments; the future of town centres and the protection of heritage sites and the natural environment.

I attended the Local Plan Exhibition at the Institute as it opened at 3.00pm last Wednesday. The number of residents that attended was excellent and pleasing to see the support and an interest in matters concerning landscapes and particularly the characteristics of rural -urban fringes where urbanisation is likely to occur.