



# LYMPSTONE PARISH COUNCIL

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31<sup>st</sup> August 2015

To All Members of the Planning Committee

You are summoned to attend a meeting of the Lympstone Parish Council Planning Committee to be held at **7.00pm** on **Monday 7<sup>th</sup> September 2015** in the Village Hall. The business to be transacted is set out below. Members of the Public are cordially invited to attend and will be invited to speak on planning applications when they are discussed.

A J Le Riche, Clerk to the Parish Council

## AGENDA

<b>1</b>	<b>Apologies</b>	<b>7.00</b>
<b>2</b>	<b>Minutes</b> To confirm the minutes of the meeting held on 20 <sup>th</sup> July 2015 attached.	<b>7.05</b>
<b>3</b>	<b>Declarations of Interest</b>	<b>7.05</b>
<b>4</b>	<b>Planning Applications</b> <b>15/1504/LBC &amp; 15/1503/FUL – Amended plans</b> Single storey kitchen extension, internal alterations, re-opening of existing windows, re-rendering (with lime render), replacement of rooflights and repairs/remedial works to chimneys Hayes Raleigh Burgmanns Hill. <b>15/1795/FUL I&amp; 15/1796/LBC</b> Change of use of lower ground floor to office and construction of visitor hut at A La Ronde Summer Lane. <b>15/1814/FUL</b> <u>Construction of single storey rear extension. - 11 Glebe Close</u> <b>15/1829/FUL</b> Replacement of the existing 17.7m monopole with a new 17.5m monopole; installation of 6 no. antenna, 1 no. 600mm dish and a relocated 300 mm dish (at 14m) and 2 no. additional equipment cabinets; plus minor ancillary work Telcommunications Mast, Wotton Lane. <b>15/1982/TCA</b> T1, Eucalyptus: Fell, Oak Cottage Church Road.	<b>7.10</b>
<b>5</b>	<b>Planning decisions</b> <b>15/1366/FUL.</b> Retention of two bin stores at Churchill Court. Approval with conditions <b>15/0342/FUL</b> and <b>15/0764/LBC</b> Construction of replacement greenhouse –	<b>7.20</b>

	<p>Merrylands, Burgmanns Hill Approval - standard time limit.  <b>15/0929/LBC</b> Conservatory on rear elevation - Little Thornbury, The Strand  Approval with conditions  Prior approval of proposed change of use of agricultural building to form 1 no  dwelling house (use class C3) under class Q(b) - Cattle Building Loxhill  Courtlands Lane PDQ Prior approval refused.  <b>14/2767/FUL</b>, construction of two new dwellings including associated access,  external works, parking and turning areas on land at the rear of Dawlish Park  terrace – Appeal refused</p>	
<b>6</b>	<p><b>Enforcement acknowledgements from the Planning West Team</b>  <b>Land rear of Dawlish Park Terrace</b>, Exmouth (Large Container on site): This  case has been registered as no 15/F0447.  <b>Land North of Potters Farm</b>, Lympstone (Erection of stables): This case has  been registered as 15/F0448.</p>	<b>7.20</b>
<b>7</b>	<p><b>East Devon Villages Plan</b>  EDDC is consulting on proposed criteria for defining built-up area boundaries for  villages and small towns Details are attached</p>	<b>7.25</b>

### What are we being consulted on?

Built-up Area Boundaries are lines drawn on maps that define ‘built-up’ areas, where planning policies provide for development (subject to other considerations). Outside of these ‘built-up’ areas the land is considered to be ‘countryside’ for planning policy purposes, where development is usually only allowed in specified exceptional circumstances.

The new local plan for East Devon only defines Built-up Area Boundaries for the towns of Axminster, Budleigh Salterton, Exmouth, Ottery St Mary, Honiton, Seaton and Sidmouth. If the new local plan progresses as currently drafted, Built-up Area Boundaries will also be drawn around the 17 settlements including Lymestone.

**Table 2 - What are the proposed criteria for defining Built-up Area Boundaries?**

	<b>Criteria</b>	<b>Exceptions</b>	<b>Commentary</b>
A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood planning. If a neighbourhood plan is made that allocates development, that site may be included within the Built-up Area Boundary under criteria B3, although this may be at a future review of the Villages Plan, depending on the timing.	It is important that the Villages Plan is prepared in accordance with the strategy set out in the new local plan, which does not make provision for increased levels of development in rural settlements (rather it provides for infill development within the boundary and potential for affordable housing at the edges justified as an exception).
A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship with the fabric of the settlement. For example, large gardens that ‘stretch out’ from the main built up area may be specifically excluded despite the absence of a physical boundary feature.	It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of settlements mark a change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a ‘buffer’ between the main built form of the settlement and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
<b>Areas to be included</b>			
B1	Built and extant planning permissions for residential and	Where planning permission has been granted as an exception to normal planning policy, including	Where sites with permission will secure development that will fall in line with the criteria detailed

	employment uses which are both physically and functionally related to the settlement.	any market housing built to enable affordable housing under either the interim 'mixed market affordable housing' policy or Strategy 35 of the emerging East Devon Local Plan.	in this methodology it will typically be appropriate to include them in the boundary.
B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be functionally related to the settlement.	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the physical and functional relationship with the settlement	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are clearly beyond the built form of a settlement would suggest that development would be permitted in them when this is not the intention.
B3	Site allocations identified in the development plan for residential, community or employment uses which are physically and functionally related to the settlement.	Significant areas of open space on the edge of site allocations with the countryside will not be included	If site allocations are contained in a neighbourhood plan that is Made, the Built-up Area Boundary defined in the Villages Plan will be amended when the plan is reviewed. In the interim there may be a discrepancy between the neighbourhood and villages plan.
<b>Areas to be excluded</b>			
C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides or predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The definition of Built-up Area Boundaries, is about defining a group of land and buildings that together take the physical form of a settlement. It is not about including outlying land and buildings simply because they share an address or post code or including land with future development potential.
C2	Recreational or amenity space at the edge of settlements which has a predominantly open visual character.		Built structures, such as clubhouses, may be included where they 'read' as being part of the built form of the village.
C3	Isolated development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).		There is no expectation of there being exceptions.
C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.		The only exception would apply where an outlying area also contains a range of services and facilities which might form a core service area in its own right

**Can I put forwards sites for inclusion/exclusion in the Built-up Area Boundaries?**

We recognise that some people may like the opportunity to put forward areas of land that they feel should be either included or excluded from the Built-up Area Boundaries for particular settlements. **We do not want to increase levels of development in our rural settlements and are not seeking additional sites for housing**, but we are happy to consider requests for sites to be either included or excluded from the built-up areas when accompanied by a plan that clearly identifies the location and extent of the land concerned. If you put forward a site for consideration please explain the case for inclusion or exclusion by focussing on either how the site meets with the proposed criteria or why and how the criteria should be amended. **Amending the criteria to specifically accommodate development in the rural settlements will not be considered as an option as this would be contrary to the strategic policies of the emerging local plan.** The current Built-up Area Boundaries (except Lymestone) are defined in the adopted East Devon Local Plan and may be viewed at Proposals and inset maps for the adopted local plan - East Devon. **We are only reviewing the built-up area boundaries for the settlements listed in Table 1** and any sites put forward will need to be very well related to the urban area of these settlements. The current Built-up Area Boundaries, with the exception of Lymestone, are defined in the adopted East Devon Local Plan and may be viewed at Proposals and inset maps for the adopted local plan - East Devon. For Lymestone see the Lymestone Neighbourhood Plan at <http://eastdevon.gov.uk/media/1091870/lnp-final-referendum.pdf>

**We are inviting responses to the following questions.**

1. Are the criteria set out in Table 2 for defining Built-up Area Boundaries the correct ones?
2. Are any additional criteria required to help define Built-up Area Boundaries?
3. Are there any additional areas of land that should be considered for inclusion in the Built-up Area Boundaries for the settlements shown in Table 1? If so please explain either how the site meets with the proposed criteria for inclusion or why and how the criteria should be amended to facilitate the site's inclusion within the Built-up Area Boundary.
4. Are there any additional areas of land that should be excluded from the Built-up Area Boundaries for the settlements shown in Table 1? If so please explain either how the site meets the proposed criteria for exclusion or why and how the criteria should be amended to justify exclusion of the site from the Built-up Area Boundary.
5. Do you have any other comments relevant to the Villages Plan?

**To respond to this consultation**

You will need to get your comments to us by **on or before Monday 21st September** by one of the following means:

- By **emailing** your comments to [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk). It would be very helpful if you could compose your e-mail so that it corresponds to the five questions set above (1. Are the criteria correct; 2. Any additional criteria; 3. Additional sites; 4. Sites to be excluded; and 5. Any other comments). **Please put 'Villages Built-up Area Boundary Consultation' in the subject box.**
- By **letter** to Local Plans, East Devon District Council, The Knowle, Sidmouth, EX10 8HL. Again, it would be very helpful if you compose your letter so that it corresponds to the five questions set above (1. Are the criteria correct; 2. Any additional criteria; 3. Any additional sites; 4. Any sites to be excluded; and 5. Any other comments) and **put 'Villages Built-up Area Boundary Consultation' at the top.**

**If you put forward sites for either inclusion in or exclusion from the Built-up Area Boundary please identify the precise boundary of the land.**