

Proposed development on land off Pynes Close, East Budleigh

APPENDIX A

Pre application Consultation

18 / 0954 /

General Correspondence - 18/0954/FUL



APPENDIX A : PRE APP CONSULTATION - 24/04/2018

EAST DEVON DISTRICT COUNCIL ECONOMY			
24 APR 2018			
ACK	CIRC	SEEN	FILE

Date: 27th February 2017
Email:
Our Reference: 17/0009/PREAPP
Contact Number: 01395 516551



David Watts
By email

East Devon District Council
Knowle, Sidmouth, EX10 8HL
DX 48705 Sidmouth
Tel: 01395 516551
Email: csc@eastdevon.gov.uk

Dear Mr

Address: Land at Pynes Close, East Budleigh
Proposal: Residential Development

I write on behalf of the Central Planning Team in response to your enquiry for development of the site on land at the above address. The site is to the rear of existing properties including East Budleigh High Street, although it is proposed to access any development through Pynes Close ; it comprises of a grassed area. Because this is a pre-application enquiry no encroachment onto the site was undertaken. In assessing the proposal we have considered the information submitted with the letter, our records and aerial photographs. I shall set out what officers within the team consider to be the main issues as follows:

Principle:

The proposed site lies within the built-up area boundary for East Budleigh as defined by the Adopted East Devon Local Plan. East Budleigh is identified as a key village within the Local Plan. The spatial strategy for development in East Devon is that the seven main towns, growth areas and key villages, will form focal points for development. Strategy 2 of the local plan sets out the scale and distribution of residential development and includes an allowance for windfall housing within development boundaries. The Council has a 5 year land supply which demonstrates that it is able to accommodate the proposed level of development within sites which have been approved and have a reasonable prospect of being developed within five years.

The site is located within the East Budleigh Conservation Area and is set to the rear of numerous listed buildings. It is therefore important that any proposals preserve or enhance the character of the area and respect heritage assets.

Development must contain 50% affordable housing for any scheme of more than 5 dwellings.

The principle of development is therefore acceptable, providing any scheme is in keeping with the surrounding area.

East Devon – an outstanding place

Chief Executive: Mark R Williams Deputy Chief Executive: Richard Cohen



Design and Access Statement

Heritage Statement

CIL Form

Please note that all comments are made in good faith at officer level only and should not be seen to prejudice any future decision of the Local Planning Authority.

Yours sincerely

Darren Roberts

**Darren Roberts BSc. (Hons) MRTPI
Principal Planning Officer (Central Team)
For Head of Economy**

From: Planning Central [mailto:PlanningCentral@eastdevon.gov.uk]

Sent: 22 February 2018 17:45

To: Tim Teuber

Malcolm Gigg

Cc: Planning Central <PlanningCentral@eastdevon.gov.uk>

Subject: RE: Our Ref: TT/ 7602: REDEVELOPMENT ON LAND OFF OF PYNES CLOSE EAST BUDLEIGH

Tim, Malcolm

Thank you for meeting me on Monday.

I have looked through the notes of a site visit made by our former conservation officer in 2007 and can confirm that they are reflected in the advice given to by Darren Roberts in 2017. I have not found details of any other enquiries about development so the other main sources of guidance are the comments from Historic England and our current conservation officer.

As I said on Monday, development on the site is acceptable in principle so the main objective of this email is to offer some guidance as to what form the development might take. In line with earlier advice, a suburban layout which references Pynes Close would not be appropriate for this site. For that reason, although the suggested changes to the current scheme would go some way to addressing our concerns, the scale, bulk, massing and layout would remain unacceptable.

With that in mind I would offer the following guidance:

- Avoid an obviously suburban layout which would be seen as an extension of Pynes Close.
- The conservation area is characterised by terraces of two storey dwellings but I do not think a development in that form would be appropriate for this site because of its backland character and lack of street frontage. To my mind, trying to create something in the form of an outbuilding or traditional farm building would be inauthentic.
- This leads me to conclude that the site calls for a bespoke design which references the linear layout and narrow plan form of the conservation area but does not in any way try to mimic or replicate the traditional cottages.
- Sarah Leete-Groves has suggested an 'H' layout, which would reinforce the former vertical subdivision of the site (see attached). Other layouts using the basic element of long, narrow blocks would also be considered.
- Stephen Guy referred to a 'soft contemporary approach to design and detailing' and the use of indigenous materials, such as pebble walls. I think this approach is important because it would help to reinforce the connection to the conservation area. This is not the right site for a 'white box' but contemporary features such as large areas of glazing (subject to privacy considerations) would, I think, be what he had in mind.
- Given that the site was historically more associated with the countryside to the east than the buildings to the west, a palette of materials which includes wood, stone or brick in softer, earth tones, is probably more appropriate than the white render which is used for most of the houses in the conservation area.
- One or two dwellings would be acceptable but I am doubtful that three (or more) could be accommodated.
- The dwelling(s) should be single storey.
Development should follow the slope of the land rather than carry out extensive ground works to accommodate the dwelling(s).
- The overall objective should be to create a high quality design which complements and enhances the conservation area, not one which just has a neutral impact. It should aim to make a positive contribution to the quality of the built environment in the village and one which can be seen as a welcome addition. It should show that it is possible for new architectural styles to sit comfortably alongside the old.

If you need any clarification or further guidance, please contact me, otherwise I hope this is enough to enable you to redesign the scheme.

Kind regards

Andrew Digby
Planning Officer
Central Team
East Devon District Council

Tel: 01395 571596

Email: planningcentral@eastdevon.gov.uk

Web: www.eastdevon.gov.uk

Please note all comments made by the planning team are informal and will not bind the Council in any decision.

From: Tim Teuber
Sent: 09 February 2018 16:12
To: Planning Central <PlanningCentral@eastdevon.gov.uk>
Cc: Malcolm Gigg
Subject: Our Ref: TT/ 7602: REDEVELOPMENT ON LAND OFF OF PYNES CLOSE EAST BUDLEIGH

Our Ref: TT/ 7602

Your Ref: 17/2911/FUL

REDEVELOPMENT ON LAND OFF OF PYNES CLOSE EAST BUDLEIGH

PLANNING REFERENCE 17/2911/FUL

Please find attached the following documents 'Rebuttal to comments and objection - tt - 2018 30 Jan' we ask this be included to the above application as our responses to the comments made the public and consultees.

Should you have any queries regarding this proposal or are minded to refuse the application please contact us in order that we might review our clients position prior to your making a final decision.

Kind Regards

Tim Teuber
BA (Hons) MArch Architecture (Part 2)

on Behalf of

ara
architecture

39 Rolle Street,
Exmouth,
Devon EX8 2SN
Tel: 01395 271619

Web Site: www.ara-architecture.co.uk

Subject:

FW: Pynes Close - 17/2911/FUL

From: Planning Central [<mailto:PlanningCentral@eastdevon.gov.uk>]

Sent: 21 March 2018 14:56

To: Malcolm Gigg

Cc: Planning Central <PlanningCentral@eastdevon.gov.uk>

Subject: RE: Pynes Close - 17/2911/FUL

Malcolm

Thank you for the additional images.

Having discussed the revised scheme with my colleagues in the Central Team and with our conservation officer, I can advise that we are broadly supportive. However, the site coverage and positioning give rise to some concern in relation to character and amenity. In our view, a reduction in the footprint of the dwellings would create a more comfortable relationship with the neighbouring properties and with each other. In particular we are concerned about the upper dwelling appearing overbearing to the occupants of properties on High Street as well as 4A Vicarage Road. A reduction in the footprint of this property may ease our concerns but you should also ensure that section and plan drawings clearly show the relationship.

Regarding the bottom dwelling, based on the drawings I would estimate that it is on the margins of acceptability in terms of the relationship with neighbours. This property would benefit from a smaller footprint and more space around it. We also have reservations about the bathroom windows in the north elevation being right on the boundary with the upper dwelling. Again, allowing the curtilage to extend around the building would create a more comfortable relationship.

Lastly, when we met we did not discuss the option of building one dwelling but it was mentioned by one of the team members. Such a scheme would certainly have potential to address these concerns.

Kind regards

Andrew Digby

Planning Officer

Central Team

East Devon District Council

Tel: 01395 571596

Email: planningcentral@eastdevon.gov.uk

Web: www.eastdevon.gov.uk

Please note all comments made by the planning team are informal and will not bind the Council in any decision.

From: Malcolm Gigg

Sent: 20 March 2018 17:34

To: Andrew Digby

Subject: RE: Pynes Close

MG/7602

Dear Andrew,

Further to our meeting today in your office and your email this afternoon please find attached the additional images and the impacts from no's: 34 – 36 High Street (image 58 and 62) show a comparison of the height of the building adjacent to the two properties that you have identified. As you will see the new build will only be a single storey flat room structure adjacent, from natural ground levels. Windows and opening in the end gable can also be reduced or set high within the elevation if required.

I look forward to your reply once you have had the chance to present the scheme drawings to the team, and look forward to Sarah's comments.

If you require anything more please do not hesitate to contact me.

Kind regards

Malcolm Gigg MCIAT

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Director: Mr. M. Gigg MCIAT (Chartered Architectural Technologist)



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Subject:

FW: Meeting with Planners at East Devon District Council Office

From: Malcolm Gigg

Sent: 27 March 2018 17:07

To: 'Andrew Digby'

Cc:

Subject: FW: Meeting with Planners at East Devon District Council Office

MG/

Andrew,

Thank you for meeting with us today, further to our meeting I sent an email update to my clients of the points discussed and questions answered, I have copied this email below to you as we felt that it would be beneficial to keep you involved in the process.

Please have a look through the below email update, and feel free to comment on this if you disagree with any points raised.

Kind regards

Malcolm Gigg MCIAT

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From: Malcolm Gigg

Sent: 27 March 2018 13:56

To:

Subject: Meeting with Planners at East Devon District Council Office

MG/7602

Dear

Further to our meeting today with the planning office Mr Andrew Digby (present at meeting and Malcolm Gigg) I can give the following update.

We met with Andrew Digby (Planning Officer – Central Planning Team at EDDC) at 12noon on Tuesday 27 March 2018.

The meeting was for further clarification and confirmation that the proposal scheme for two modern stepped dwellings, that were presented to Andrew Digby on the 20 March 2018 at his offices, and further to his reply email of the 21 March 2018 are acceptable to the planning team (and conservation officer) and to obtain reassurance that the application will not be switched to a single dwellings during the application.

We started the meeting by asking a number of pointed questions of Andrew, and during the meeting we revisited the points to ensure that we had support;

Questions asked;

1. Did the planning team support the current design, and did they feel that they would be able to address any comments that they could foresee coming in from the local residents related to the modern design.

Andrew stated, after discussion and once we went back over the points, that the planning team (him included) were happy with the design and that he felt that they would be able to overcome any issues raised by the general public. Andrew stated that he was concerned about the top unit (Unit 1) and the proximity to the adjacent 2 cottages, however by moving the unit away by some 1.2m across the site this overcame the concern.

Andrew raised a point about impact if any on the rear bungalow at higher level adjacent to the site. We stated that the windows of the bungalow would be plotted on to the model and we would be able to confirm if this was an issue then change the design as necessary in this area. We identified that the new design was between 1.0 and 1.2m lower in ridge height than that of the previous house and the team was happy with the previous impact. Andrew was happy with this explanation.

2. Had the conservation officer been consulted on the new scheme.

Andrew advised that Sarah (the conservation officer) had been consulted and was not concerned with the new design, therefore Andrew elaborated that he felt it would be an enhancement to the conservation area, and not detrimental.

3. Will the planning team half way through the application decide to change to one house.

Andrew advised that they would not, and that they are happy to support two dwellings. Andrew did go on to say that he would like the houses to be a little bit smaller. We discussed this point and it came back to the same comment he made in the last meeting that if we stay as we are then it was not a reason to refuse.

We talked about how the application would proceed from this point on, and Andrew advised that he felt that the team would be supportive of the application, though that the town council (parish of East Budleigh) would object as they did before. This would mean that the application would need to go the Chairman's briefing for delegated approval.

The process works that when a parish or town council differ in opinion to that of a planning team (planning recommendation report for approval) then the chairman of the planning committee (who meets once a week) would make the decision if the planning report should be followed, and delegated approval is granted, or if it should go to committee.

The district councillor (Cllr Dent plus 2 others) will also have a say, though they did not object last time to the two houses, and I will be meeting with the cllr this time to ensure that he understands the application, and the reason for the second application as the district cllr is allowed to sit in and vote on the delegated chairman's briefing.

The outcome of the meeting today, in my view, and will be able to state if I have missed anything is as follows:

- The planning team are happy to support the application for the two modern designs, and feel that the design is acceptable in the area.
- The planning team will not change the application to a single dwelling.
- The Conservation Officer is happy with the designs, and feels it is acceptable to the conservation area.
- The planning team feel that they can answer general public points against the design and will remain in support.
- The planner (Andrew Digby) has advised that he has no issues with overlooking or impact from the adjacent properties with the exception of;
 - The bungalow to the top of the site, and we are to advise if any impact exists
 - The two dwellings 34 – 36 High Street East Budleigh as they are set very low
 - We discussed this and I assured him that the property will be moved 1.2m away from the boundary line and that the height is lower than the previous design.

I hope that the above is sufficient at this time, however if you would like to discuss the further please do not hesitate to contact me.

Kind regards

Malcolm Gigg MCIAT

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39 Rolie Street,
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Tel: 01395 271619

Subject:

FW: Pymes Close Development, East Budleigh.

From: Malcolm Gigg

Sent: 17 April 2018 11:16

To:

Cc: 'Andrew Digby'

Subject: Pymes Close Development, East Budleigh.

MG/7602

Dear

I can confirm that I met with Mr Andrew Digby at 1pm on Monday 16 April 2018 at East Devon District Council Offices to run through the planning pack for the above application. (Nick Thomas from my office was also present at the meeting).

Mr Digby took the time to assess each of the images and drawings proposed for the planning submission, we discussed the drawings and images, and Mr Digby confirmed that he was happy for the application to be submitted on Tuesday 17 April 2018.

We discussed the impact of the development on the Church, in particular the view from the entrance of Pynes Close looking towards the Church tower, and that the development would not sit up in the landscape and impact the view in any way. This was an item that was raised within the previous application, and during the pre-consultation during the design work and meetings for this application and design. I have advised Mr Digby that the photo montage that we are providing with the application clearly shows that the site sits well below the sky line of the dwellings to the rear of the development and does not break the sky line.

We looked through the proposal drawings, and I explained that the Design and Access Statement covers the garden sizes, the parking, the flood risk for the site (you are not within a flood risk area, even with the excavations to the site, this has been assessed and checked) the highways access, impact on neighbouring properties and visual material impact on the surrounding area, as well as all other policy and items raised by the planners through the pre-application process. The document also covers the volume and area of the buildings and the surrounding garden sizes. We discussed the neighbourhood plan and that they have a statement within their plan for distance of 21m from facing windows, and we confirmed that we have complied with this on the design. We discussed the levels and overlooking or impact on adjacent properties also.

Mr Digby advised looking at the drawings that the development looked good compared to the original design and felt that as the original application could be used as a direct comparison (especially on the sections) that the new design and sectional details was very compelling to show the revised detail that we had provided. Also that it sat well within the site.

We asked if the planning team (and Mr Digby) after seeing the drawings and proposal images still supported the application as proposed. Mr Digby answer that he and the team still support the application proposals as presented. Mr Digby advised that the locals may / will object though that we appear to have answered all points raised to date with the design and details of the proposal.

Mr Digby further advised that the Parish Council some resignations by the members due to an issue with the playing field fencing (not an item that is related to our site) though due to this was not sure how this would affect the planning process from the Parish point of view. This was a small bit of information simply advised to us.

The application will therefore we submitted today by the online portal and uses the free go of the original submission. No planning fee will be required for this application.

If you have any questions please do not hesitate to contact me. This email has been copied in to Mr Digby to ensure that we have transparency with the information that I am forwarding to you on our meeting. I asked within the meeting if Mr Digby minded being copied in and he advised that he did not. Therefore if he feels that any of the above points are not correct he can advise.

Kind regards

Malcolm Gigg MCIAT



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Director: Mr. M. Gigg MCIAT (Chartered Architectural Technologist)



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