

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 11th January 2017**

Councillors present: - Ian Barlow (Chairman)
Michael Earthey (Vice-Chairman)
Kelvin Dent
Gareth Jones
Marc Kilsbie
Ian McKenzie-Edwards
Simon Pollentine
John Rayson
Jeff Turner

Apologies: - Dawn Manley

The meeting started at 6.30pm and finished at 8.05 pm.

326 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
All Members of the Planning Committee	16/2689/FUL Sidmouth Town Football Club, Manstone Lane, Sidmouth.	Personal Interest	Remained in the Chamber during discussion and voting	Sidmouth Town Council is the Trustee for the site.

327 District Council Members

It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

328 Applications for consideration

Resolved That in respect of the Planning Applications set out below and attached, representations to the manner in which they should be determined, be made known to the East Devon District Council in accordance with schedule 16 of the Local Government Act 1972.

Amended Plans Received

329 16/2286/FUL MR RICHARD HORNE EARLSBROOK,
Sidbury Ward HARCOMBE,
 SIDMOUTH,
 EX10 OPP
 Creation of hard standing, rebuilding of retaining wall and siting of garden shed and oil tank in garden. *Amended plans received relating to addition of details of materials for shed, including substitution of felt roof for cedar shingles, addition of details of proposed fence screening of oil tank, modifications to materials to be used for re-facing of steps and revised Statement of Significance.*

Support

330 16/2287/FUL MR RICHARD HORNE EARLSBROOK,
Sidbury Ward HARCOMBE,
 SIDMOUTH,
 EX10 OPP
 Creation of hard standing, rebuilding of retaining wall, laying a patio and facing of garden steps. *Amended plans received relating to addition of details of materials for shed, including substitution of felt roof for cedar shingles, addition of details of proposed fence screening of oil tank, modifications to materials to be used for re-facing of steps and revised Statement of Significance.*

Support subject to the agreement of the Conservation Officer.

331 16/1946/FUL MR ROBERT PEARSE PLYFIELDS,
Sidbury Ward SIDBURY,
 EX10 0QJ.
 Construction of agricultural building and access track. *Amended plans received relating to modification to extent of red edging on location plan to include land for access track, yard and excavated land to create proposed floor level of building together with additional site layout and land ownership details.*

Support

Applications for consideration

332 16/2683/VAR LITE HOMES LTD WINSLADE CENTRAL CLUB LTD,
West Ward 48 WINSLADE ROAD,
 SIDMOUTH, EX10 9EX.
 Variation of condition 2 of permission 13/0534/FUL (demolition of existing club and construction of 6no. one bedroom dwellings with associated external works), to vary the approved plans to change the internal layouts of units 1-6 and to install first floor balconies to units 1, 3,4 and 6.

Support

333 16/2516/FUL MR PETER WILLIAMS BRAEMEDE,
South Ward COTLANDS,
 SIDMOUTH, EX10 8SP.
 Construction of first floor extension.

Members were unable to support the application for the following reasons:

- The plans submitted were of poor quality and inadequate to explain the proposed works fully.
- The design of the proposal as shown on the plans submitted would be out of keeping with the character of the area.
- The proposed design of the extension was ungainly and unbalanced.

334 16/2890/FUL MS MANDY PEARCE GORSEWAY COTTAGE,
South Ward GORSEWAY,
 CONVENT ROAD,
 SIDMOUTH, EX10 8RJ.
 Demolition and reconstruction of part of front garden wall and gate pier to create widened vehicular access.

Support

335 16/3039/FUL MR & MRS CRAVEN 14 CONNAUGHT ROAD,
South Ward SIDMOUTH, EX10 8TT.
 Construction of first floor front extension with associated revised window arrangement in side elevation.

Support:

Note: Members expressed concern at the loss of the garage especially as no alternative off street parking was being proposed.

336 16/2901/FUL MR MARTIN DALEY LOWER BUCKLEY,
Sidbury Ward BRIDGE STREET,
 SIDBURY, EX10 0RY.
 Single storey side extension.

Members were unable to support the application for the following reasons:

- The design of the proposal would be out of keeping with the character of the area, especially the proposed fenestration.
- Members confirmed that they still supported the design approved under ref 15/1517/FUL.

337 16/2915/FUL MRS J TOVEY HAWTHORNS,
Sidbury Ward COTFORD ROAD,
 SIDBURY, EX10 0SQ.
 Construction of greenhouse and studio.

Support

338 16/2989/FUL MR CHRIS LUXTON REDWOOD GRANGE,
Salcombe Regis REDWOOD ROAD,
Ward SIDMOUTH, EX10 9AB.
 Construction of single storey extension.

Members were unable to support the application for the following reason:

- The windows to the side of the proposed two storey picture window would adversely impact on neighbouring properties due to overlooking.

339 16/3050/FUL MR T GOSLING AND MR HOLMESLEY NURSING HOME,
Salcombe Regis S BARBER FORTESCUE ROAD,
Ward SIDMOUTH, EX10 9QG.
 Provision of single storey staff accommodation unit.

Support

340 16/2689/FUL SHARED ACCESS SIDMOUTH TOWN FOOTBALL CLUB,
Primley Ward LIMITED MANSTONE LANE,
 SIDMOUTH.
 Proposed installation of 6 no. floodlights (5 no. 13.5m and 1 no. 17.5m columns) together with 3no. telecommunications antenna to be integrated into 1 no. floodlight and installation of 2no. dishes and 5no. ground based equipment cabinets will provide 2G, 3G and 4G mobile electronic communication services.

Support (1 letter of objection was received)

Note: The vote was unanimous

341 Prior notification of proposed works to trees in a Conservation Area (Section 211 Notice)

The Town Council has been given the required notification of the following tree works and may comment accordingly.

- a) 16/2807/TCA MR J GREENLEES OLD ORCHARD,
South Ward BICKWELL VALLEY,
SIDMOUTH, EX10 8SG.
T1: Remove 3 branches to facilitate entry and exit
for larger vehicles.
T2, T4 & T5 Lime: Fell.

This application was withdrawn by the Applicant.

- b) 16/2951/TCA MR J GREENLEES OLD ORCHARD,
South Ward BICKWELL VALLEY,
SIDMOUTH, EX10 8SG.
T1 Oak: Crown lift 3.5 metres.
T2 Lime: Fell.
T4 & 5 Reduce height by 25%.

Works Noted

342 Matters of Report

The Planning Clerk reported that Tree Preservation Orders had been made in respect of land at Redwood Grange, Redwood Road, Sidmouth, EX10 9AB, land at or adjacent to 44 and 46 Coulsdon Road, Sidmouth, land at Belvedere Court, Hillside Road, Sidmouth, EX10 8FD and land at 67 Woolbrook Road, Sidmouth.

343 Tree Exemption Reports

No Tree Exemption works were reported.

344 Unsupported Decisions

No Unsupported Decisions were received.

345 Appeals

Planning Application No. 16/1194/FUL St John, Cotlands, Sidmouth, EX10 8SP Construction of hip to gable loft conversion and enlargement of existing front dormer.

The Planning Clerk reported that an appeal had been lodged by the Applicant in respect of the above application.

346 Enforcement Letters

No Enforcement letters were received.