

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at Sidford Social Hall, Byes Lane, Sidford,
Wednesday 16th November 2016**

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

Apologies:- Michael Earthey

The meeting started at 6.30pm and finished at 8.20 pm.

In the absence of the Vice-Chairman, Councillor Simon Pollentine was appointed as Vice-Chairman for the meeting.

262 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
CLlr Kelvin Dent	16/0872/MFUL Council Offices, Knowle, Sidmouth, EX10 8HL	Disclosable Pecuniary	Left the meeting during discussion and voting.	Chairman of the Knowle Residents Association and directly affected by the proposed development.

263 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.

264 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.

Applications for consideration

265	16/0872/MFUL <i>South Ward</i>	PEGASUS LIFE	COUNCIL OFFICES, KNOWLE SIDMOUTH, EX10 8HL. The construction of an assisted living community for older people comprising extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar/café, a well-being suite comprising gym, treatment rooms and pool, a communal lounge and storage facilities; car parking for residents, visitors and staff of the assisted living community; comprehensive landscaping comprising communal and private spaces; and associated groundworks. <i>Amended plans received relating to revised drainage and bat mitigation reports together with amendments to the design and footprint of building E and the associated landscaping.</i>
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Members were unable to support the application for the following reasons:

The amendments to the proposal were not considered sufficient enough to alter the Committee's previous views:

- The development size is contrary to the newly adopted East Devon Local Plan which allows for up to 50 units on the site.
- The development would be intrusive and out of keeping with the character of the area by reason of height, inappropriate design and materials, overwhelming bulk and massing
- The development is considered to be an overdevelopment of the site resulting in an unnecessarily high and overbearing structure
- The development would adversely affect the amenity of the neighbouring properties by reason of loss of light and overlooking of properties from development blocks A and F.
- The proposed drainage is considered to be inadequate for the site and further drainage should be provided by the applicant.
- Members objected to the Class C2 classification which was proposed and continued to be of the view that the application should include either affordable housing on site or a financial contribution towards offsite affordable housing.

Notes:

- Members were not satisfied that adequate or appropriate plans had been put into place to cater for the amount of waste and recycling which would be generated by 113 units.

- Members considered the applicant's claim that there was a need for this type of housing in Sidmouth, and suggested that should permission be granted, a planning condition be added that states that 85% of the development shall be restricted for purchase by existing residents of Sidmouth and its surrounding parishes.

(13 letters of objection had been received by the Town Council)

266	16/2519/LBC <i>East Ward</i>	MR LUKE HILLIER	THE FLAT, THE BLACK HORSE, 30 FORE STREET, SIDMOUTH, EX10 8AQ. Remedial works to 2 nd and 3 rd floors, to include structural and strengthening works to the floor joists.
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Support subject to the agreement of the Conservation Officer.

267	16/2571/FUL <i>Primley Ward</i>	MR & MRS DUCKWORTH	24 PRIMLEY ROAD, SIDMOUTH, EX10 9LD. Construction of single storey rear extension and hip to gable enlargement including side facing window at 2 nd floor level.
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Support

268	16/2627/LBC <i>Sidbury Ward</i>	MRS J MITCHELL	BUCKLEY COTTAGE, 72 CHAPEL STREET, SIDBURY, EX10 0RQ. Conversion of out building to a garden room.
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Support subject to the agreement of the Conservation Officer.

269	16/2518/FUL <i>Sidford Ward</i>	MRS CHRISTINE POHL	49 SIDFORD HIGH STREET, SIDFORD, SIDMOUTH, EX10 9SH. Two storey side extension (re-submission of revised scheme withdrawn under application 16/1948/FUL).
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Support

270	16/2570/FUL <i>Sidford Ward</i>	MR B HALLIDAY	CRANTOCK, WINDSOR MEAD, SIDFORD, EX10 9SJ. Demolition of existing garage, construction of single storey extension and raised patio area.
	Support		
271	16/2622/TEL <i>South Ward</i>	EE LTD	MAST, BACK LANE, SIDMOUTH. Removal of 6no. antennas and installation of 6no. new antennas, 2no. 600mm diameter dish antennas and ancillary works.
	Support		
272	16/1971/FUL <i>West Ward</i>	MRS CAROLINE HARRISON	WORKSHOP AT REAR OF 69 TEMPLE STREET, SIDMOUTH. Conversion of workshop to dwelling. <i>Amended plans received relating to windows on north elevation replaced with a high-level gable window and a similar window introduced to the south elevation.</i>

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

The amendments to the proposal were not considered sufficient enough to alter the Committee's previous views:

- The proposal would adversely affect the neighbouring properties by reason of overlooking.
- The proposal was considered overdevelopment as the site was considered too small to accommodate an additional dwelling.
- Members were concerned about the lack of parking proposed.

273	16/2552/FUL <i>West Ward</i>	MR & MRS JAMES BREWSTER	6 WOOLBROOK PARK, SIDMOUTH, EX10 9DU. Construction of timber garage and log store.
	Support		
274	16/2617/FUL <i>West Ward</i>	MR TIMOTHY MILES	5 DEANS MEAD, SIDMOUTH, EX10 8XP. Replace timber windows with UPVC windows.
	Support		

- 275** 16/2471/FUL MR DAVID KINGS DOWN TAIL CARAVAN AND CAMPING
Adjoining Parish PAGET PARK,
(Southleigh) SALCOMBE REGIS,
SIDMOUTH, EX10 0PD.
Conversion of ancillary building to permanent site warden's two bed residential accommodation; continued use of south east field for storage of touring caravans; and erection of open-sided shelter in south east field.

SPLIT DECISION

Members SUPPORTED the conversion of ancillary building to permanent site warden's two bed residential accommodation and the continued use of the south-east field for storage of touring caravans.

Members were UNABLE TO SUPPORT the erection of the open sided shelter in the south-east field for the following reason:

- The proposed development would create a detrimental visual impact in the countryside within the Area of Outstanding Natural Beauty.

276 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)** 16/2510/TCA MR MIKE ST PETER AND ST MARYS CHURCH
Salcombe Regis Ward NEWMAN SALCOMBE REGIS
Fell Variegated Poplar.

Deferred pending receipt of the Aboricultural Officer's report.

- b)** 16/2463/TCA MRS V BESS ROYAL GLEN HOTEL,
South Ward GLEN ROAD,
SIDMOUTH, EX10 8RW.
T1, Monterey pine: Crown reduction by 3 metres. Clear all dead growth from crown.

Deferred pending receipt of the Aboricultural Officer's report.

- c)** 16/2468/TCA MR SIMON THE HERMITAGE,
South Ward BROWNLEY VICARAGE ROAD,
SIDMOUTH, EX10 8UF.
Magnolia in front garden next to driveway/garage – crown reduction by 2m.

Works Noted

- d) 16/2481/TCA MR PADDY ALL SAINTS VICARAGE,
South Ward FAIRCLOTH ALL SAINTS ROAD,
SIDMOUTH,
EX10 8ES.
T1 One front driveway Bay tree reduced by
3-4 metres and trimmed on sides.
T2 One Bay tree on lawn reduced over entire
crown by approximately 3metres.
T3 One Lawson Cypress on lawn crown lifted
to 5 metres by removing small drooping
limbs whilst retaining large limbs.

Deferred pending receipt of the Arboricultural Officer's report.

277 Matters of Report

The Planning Clerk reported that a Tree Preservation Order had been made in respect of land at Ashley, Salcombe Hill Road and Redwood Grange, Redwood Road, Sidmouth and at land at Amberleigh, Sidmouth.

278 Tree Exemption Reports

No Tree Exemption works were reported.

279 Unsupported Decisions

Planning Application 16/1930/LBC

Barrington Villa, Salcombe Road, Sidmouth, EX10 8PU.

Reopening and alteration of former opening in wall to provide a gate and ramped access to rear garden.

Town Council
Supported

District Council
Refused

280 Appeals

No Appeals were reported.

281 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE