

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 18th October 2017**

Councillors present: - Ian Barlow (Chairman)
Michael Earthey (Vice-Chairman)
Kelvin Dent
Dawn Manley
Ian McKenzie-Edwards
Simon Pollentine
Jeff Turner

Apologies: - Marc Kilsbie
John Rayson

The meeting started at 6.30pm and finished at 7.35 pm.

215 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Clr Dawn Manley	17/2402/FUL 41 Woolbrook Road, Sidmouth, EX10 9UZ.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.

216 Minutes

The Minutes of the Planning Committee meetings held on the 6th September 2017 were signed as a true and accurate record.

217 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.

218 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.

219 Urgent items or Amended Plans

17/2168/FUL MS HILARY NAYLOR
North Ward

16 SALTERS MEADOW,
SIDMOUTH, EX10 9BL.
Construction of two storey rear extension, front parking area, changes to front porch, change of first floor bathroom to bedroom and alterations to windows. *Amended plans received relating to 1. Additional window proposed at first floor level on southern elevation. 2. Amendment to size of proposed vehicle parking area and provision of sections. 3. Additional justification for the proposal. 4. Additional plan showing the extent of work which could be permitted development.*

Support

Applications for consideration

220 17/2252/FUL MR JOY ABRAHAM
West Ward

109 TEMPLE STREET,
SIDMOUTH, EX10 9BH.
Change of use from hair salon (use class A1) to dwelling (use class C3), alterations to shopfront and creation of side access.

Support

221 17/2321/FUL MISS LISA SOUTHWELL
West Ward

1 ELIM CLOSE,
PEASLANDS ROAD,
SIDMOUTH, EX10 9BG.
Single storey extension.

Support

222 17/2402/FUL MR STEVE TURNER
West Ward

41 WOOLBROOK ROAD,
SIDMOUTH,
EX10 9UZ.
Proposed rear extension.

Support

223 17/2330/FUL PETER VERRAN-SMITH
South Ward

FLAT 2, GLENTHORNE,
CONVENT ROAD,
SIDMOUTH, EX10 8RL.
Retrospective application for new roller door for garage and guttering.

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

- The new roller door and guttering were out of keeping with the character of the area.
- The design of the new roller door was too industrial looking.
- The new roller door and guttering had a detrimental impact on the Conservation Area.
- The new roller door and guttering would not preserve or enhance the character and appearance of the Conservation Area.

(1 letter of objection was received)

224 17/2291/LBC MRS P WARD BRAMLEY COTTAGE,
Sidbury Ward 99 FORE STREET,
SIDBURY,
EX10 0SD.
Replacement door on front elevation.

Support.

Note: Members supported the applicant's preferred option A for the replacement door but would also support option B.

225 17/1139/FUL MR IAN WILLIAMS BRIDGEFIELD,
Sidbury Ward COTFORD CLOSE,
SIDBURY,
EX10 0SJ.
Construction of two storey side extension and
addition of pitched roof to existing flat roof at rear.
*Amended plans received relating to revisions to
design.*

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 proposed design would have an overbearing effect on neighbouring properties.
- The proposed design would be detrimental to the street scene and was contrary to the policy of local design and distinctiveness.
- The proposed design was out of keeping with the character of the area due to massing and was incongruous having regard to neighbouring properties.

(1 letter of objection was received)

226 17/2279/FUL MR GEOFFREY STONE 12 COULSDON ROAD,
Primley Ward SIDMOUTH,
EX10 9JJ.
Internal and external alterations and replacement
conservatory.

Support:

Note: Members had concerns regarding the loss of the garage and its impact on parking in the area which was already congested.

Tree Applications for Decision

The Town Council is authorised to make a decision on the following tree applications.

227	17/2054/TRE West Ward	MR & MRS RUSSELL AND EMMA GRAY	WOOLBROOK RESERVOIR, BALFOURS, SIDMOUTH, EX10 9EF. T1: Ash – Prune back to give 3m clearance to building. T2: Ash – Prune back to within 1m of boundary line to improve efficiency of solar panels.
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SPLIT DECISION (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

T1 removal of the lower limb closest to the roof, cut diameter no more than 60mm approx.
T2 removal of the lower limb encroaching onto the solar panels, cut diameter no more than 600mm approx.

1. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work – Recommendations).
(Reason – In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)
2. The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice.
(Reason – To ensure that the works are carried out within a reasonable period of time.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

T1 – Prune back to give 3m clearance of the building.

T2 – Prune back to within 1m of the boundary line to improve efficiency of the solar panels.

1. T1 – All bar the one limb approved to be removed has sufficient clearance of the property, at least 2m, and the works are not necessary
2. T2 – To prune back the whole tree to 1m of the boundary would reduce the woodland edge shape of the tree, promote excessive growth and therefore shading and reduce the amenity value of the tree.

228 17/2124/TRE DR MORRIS
Sidford Ward

TRENOWETH,
COREWAY,
SIDFORD,
EX10 9SE.

T1 Beech: Prune to give 2-3m clearance to garage making pruning cuts up to 50mm in diameter.

T2 Oak: Crown raise to give 2m clearance to garage.

SPLIT DECISION (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

T1 – prune to gain no more than 1.5m clearance of the garage target pruning cuts no more than 50mm

T2 – a prune to gain no more than 2m clearance of the garage target pruning cuts no more than 50mm.

1. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work – Recommendations).

(Reason – In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

2. The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice.

(Reason – To ensure that the works are carried out within a reasonable period of time.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

T1 – prune to give a 2-3m clearance to the garage

T2 – crown raise to give 2m clearance of the garage

1. The applied for pruning would take away a higher proportion of the crown than is acceptable and reduce the amenity of the two trees. The works are not described in an acceptable way and are ambiguous.

229 Tree Exemption Reports

Sid Meadow, Sid Road, Sidmouth, EX10 9AH

The Planning Clerk reported a letter from East Devon District Council advising of works to fell a dead Sycamore.

The works in question are considered to be an exception from the normal requirement to seek the consent of the Council under Regulation 15 of the Town and Country Planning (Tree

Preservation) (England) Regulations 2012. (This regulation of the Act provides for works to be carried out on dead and dangerous trees [or parts of trees] in the interests of safety).

There is a duty under the Act to plant replacement trees when trees are removed under this exception. In this instance, replanting will be required in the first planting season following removal (November to March). The tree species, size and planting location should be agreed in writing with East Devon District Council prior to planting.

230 Unsupported Decisions

Planning Application 16/1659/FUL

87 Sidford High Street, Sidford

Demolition of dwelling and construction of two detached houses, a detached garage and new access to the highway.

Town Council	District Council
Did not support	Granted

231 Appeals

No Appeals were reported.

232 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE