

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 19th October 2016**

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

Apologies:- Matt Booth

The meeting started at 6.30pm and finished at 8.10 pm.

225 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	16/0867/MFUL Green Close, Drakes Avenue, Sidford, EX10 9JU.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Chairman of Knowle Association.
Cllr Simon Pollentine	16/2173/TCA Street Record, Beatlands Road, Sidmouth.	Personal Interest	Remained in the Chamber during discussion and voting.	Arboretum Committee member.

226 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.

227 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.

228 Matters of Report

The Planning Clerk reported that Application 16/1948/FUL 49 Sidford High Street, Sidford, EX10 9SH Two storey side extension, had been withdrawn by the applicant.

Applications for consideration

- 229** 16/1981/FUL RESIDENTIAL TRUST LTD CARINAS NITECLUB,
East Ward FORE STREET,
SIDMOUTH, EX10 8AG.
Replacement of timber windows with double glazed upvc windows to front and side elevations of 1st and 2nd floor flats.

Support subject to the agreement of the Conservation Officer.

It was agreed that the local planning authority Conservation Officer would be invited to a future meeting of the planning committee to brief Members on the issue of UPVC windows in a Conservation area.

- 230** 16/0834/LBC MRS LAMBERT 26 TEMPLE STREET,
North Ward SIDMOUTH, EX10 9AY.
Installation of new opening and door in front elevation and replacement rear entrance door.
Amended plans received relating to details of timber hardwood doors to front and rear.

Support subject to the agreement of the Conservation Officer.

- 231** 16/2290/FUL MR & MRS POWELL LOWER CHELSON FARM,
Salcombe Regis SALCOMBE REGIS,
Ward SIDMOUTH, EX10 0PD.
The erection of a permanent agricultural dwelling and associated infrastructure.

Support subject to an agricultural tie being placed on the dwelling and on the land. Occupation of the dwelling should not take effect until the additional agricultural buildings granted with permissions 12/2347/FUL and 12/2438/FUL are in use.

- 232** 16/0867/MFUL CHURCHILL RETIREMENT GREEN CLOSE,
Sidford Ward LIVING DRAKES AVENUE,
SIDFORD,
SIDMOUTH,
EX10 9JU.
Demolition of former residential care home and construction of 36 sheltered apartments including communal facilities, access, car parking and

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

- Members continued to have reservations regarding the proposed access from South Lawn which is a narrow road and in close proximity to the traffic junction at Sidford Cross.
- Members continued to be of the view that Sidmouth would benefit more from affordable housing on the site rather than additional sheltered accommodation.
- Members considered that any application should include either affordable housing on site or a financial contribution towards offsite affordable housing.
- Members noted that a contribution of £41,208.00 had been offered by the applicant towards affordable housing. Members expressed the view that this was an insult to the community of Sidmouth and urged the local planning authority not to accept the offer.
- Members continued to support the design of the proposed development to include the revisions to the elevations submitted by way of amended plans.

233	16/1659/FUL <i>Sidford Ward</i>	MR & MRS ALDAM	87 SIDFORD HIGH STREET, SIDFORD, SIDMOUTH, EX10 9SA. Demolition of dwelling and construction of two detached houses, a detached garage and new access to the highway.
------------	------------------------------------	----------------	--

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

- Members considered that the proposed houses would have an overbearing effect on neighbouring properties.
- Members considered that the proposal would adversely affect the amenity of neighbouring properties.

(3 letters of objection were received)

234	16/2331/FUL <i>Sidford Ward</i>	MR C FITZHENRY	4 DRAKES AVENUE, SIDFORD, SIDMOUTH, EX10 9QY. Construction of single storey rear extension, dormer window to rear and alterations to windows on west elevation.
------------	------------------------------------	----------------	--

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

- The proposed design would be out of keeping with the character of the area.
- The proposed design would be detrimental to the street scene of the area and was contrary to the policy of local design and distinctiveness.

235 16/2380/AGR MR GARETH SMITH LAND AT WAEVERS WOOD,
Sidford Ward BURSCOMBE LANE,
 SIDFORD,
 Proposed forestry tracks.

Support subject to the track being limited to forestry use only.

236 16/2347/FUL MS MANDY PEARCE GORSEWAY COTTAGE,
South Ward GORSEWAY,
 CONVENT ROAD,
 SIDMOUTH, EX10 8RJ.
 Single storey front and rear extensions, enlarged patio and new garden shed.

Support

237 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) 16/2173/TCA SIDMOUTH STREET RECORD,
Salcombe Regis Ward ARBORETUM BEATLANDS ROAD,
 SIDMOUTH.
 T1, T3, T4, T5, T7 to T9, G1, T9a, G3, T11 and T13 to T16, Sycamore: Fell
 T6, Sycamore: Remove lowest west and east lateral branches.
 G2, Sycamore: Fell four stems retaining 200mm diameter stem adjacent to pole. Crown list to 5.5 metres over road.
 T10, Sycamore: Remove subdominant leading stem.

Works noted

b) 16/2265/TCA MRS BIRMINGHAM BYWAYS,
Salcombe Regis Ward HILLSIDE ROAD,
 SIDMOUTH,
 EX10 8JD.
 T1, Ash: Prune low branches back from telephone cables to give 1 metres clearance.
 R1, Leyland cypress: Reduce height back to 1.8 metres.
 R2, Blackthorn and elm: Reduce to level with fence and remove front trees.

Works noted

c) 16/2244/TCA SIR DAVID FISH LIME PARC,
South Ward BICKWELL VALLEY,
SIDMOUTH,
EX10 8SG.
T1, Pine: Fell.

Works Noted

238 Tree Exemption Reports

No Tree Exemption works were reported.

239 Unsupported Decisions

Planning Application 16/1194/FUL

St John, Cotlands, Sidmouth, EX10 8SP

Construction of hip to gable loft conversion and enlargement of existing front dormer.

Town Council

District Council

Supported

Refused

Planning Application 16/1559/FUL

Trenoweth, Coreway, Sidford, EX10 9SE

Raising of roof of garage to create first floor storage area and construction of attached garden store.

Town Council

District Council

Supported

Refused

240 Appeals

Planning Application 14/2994/FUL 19-20 Fore Street, Sidmouth, EX10 8AL.

Construction of a pair of semi-detached houses to replace studio flat in annexe.

The Planning Clerk reported that the Appeal had been dismissed.

241 Enforcement Letters

No Enforcement letters were received.

.....
CHAIRMAN OF THE PLANNING COMMITTEE