

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 2nd November 2016**

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

Apologies:- Matt Booth
Marc Kilsbie
Dawn Manley
Jeff Turner

The meeting started at 6.30pm and finished at 7.40 pm.

242 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	16/2526/FUL The Council Yard, Manstone Avenue, Sidmouth, EX10 9TN	Personal Interest	Remained in the Chamber during discussion but did not vote.	Chairman of Knowle Association.
Cllr Simon Pollentine	16/2393/TRE Ashton, Manor Road, Sidmouth, EX10 8RR	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant
Cllr Ian Barlow	16/2362/TRE Peak Lodge, Peak House, Cotmaton Road, Sidmouth, EX10 8SY	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant

243 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.

244 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.

245 Matters of Report

The Planning Clerk reported that amended plans had been received in respect of application 16/0872/MFUL Council Offices, Knowle, Sidmouth, EX10 8HL and that the application would be on the Agenda for discussion for the meeting on the 16th November which will be held at the Sidford Social Hall, Byes Lane, Sidford.

Applications for consideration

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|------------|------------------------------------|------------------|--|
| 246 | 16/2400/OUT
<i>West Ward</i> | MR ADRIAN WEAVIN | 37 ALEXANDRIA ROAD,
SIDMOUTH,
EX10 9HG.

Construction of a dwelling (outline application with all matters reserved). |
| | | | Support |
| 247 | 16/2302/FUL
<i>South Ward</i> | MS TINA DAY | PRESTWOOD,
COTMATON ROAD,
SIDMOUTH,
EX10 8SW.

Roof alterations including dormer window to front elevation and 2 nd floor window to North and South elevations. <i>Amended plans received relating to revisions to size and design of dormer window.</i> |
| | | | Support |
| 248 | 16/2286/FUL
<i>Sidbury Ward</i> | MR RICHARD HORNE | EARLSBROOK,
HARCOMBE,
SIDMOUTH,
EX10 0PP.

Creation of hardstanding, rebuilding of retaining wall and siting of garden shed and oil tank in garden. |
| | | | Support |

- 249** 16/2287/LBC MR RICHARD HORNE EARLSBROOK,
Sidbury Ward HARCOMBE,
SIDMOUTH,
EX10 0PP.
Creation of hardstanding, rebuilding of retaining wall, laying a patio and facing of garden steps.

Support subject to the agreement of the Conservation Officer

- 250** 16/2318/FUL MR I WILLIAMS BRIDGEFIELD,
Sidbury Ward COTFORD CLOSE,
SIDBURY,
EX10 0SJ.
Two storey extension and alterations.

It was resolved that delegated authority be given to the Planning Clerk in consultation with Members of the Committee who would attend a site inspection to determine the application.

A site meeting was held on Friday 4th November 2016 attended by Councillor Ian Barlow (Chairman), Councillor Michael Earthey (Vice- Chairman) together with Councillors Ian McKenzie-Edwards, Gareth Jones and Simon Pollentine when it was recommended as follows:

Support

- 251** 16/2507/FUL MR B UPCHURCH PARTRIDGE HILL,
Sidbury Ward SIDBURY.
Erection of agricultural building and formation of new access.

It was resolved that delegated authority be given to the Planning Clerk in consultation with Members of the Committee who would attend a site inspection to determine the application.

A site meeting was held on Friday 4th November 2016 attended by Councillor Ian Barlow (Chairman), Councillor Michael Earthey (Vice- Chairman) together with Councillors Ian McKenzie-Edwards, Gareth Jones and Simon Pollentine when it was recommended as follows:

Support subject to an agricultural tie being placed on the building and a condition that should the building become redundant in relation to agricultural use that it be demolished.

- 252** 16/2554/FUL MR K MATHYS 42 PRIMLEY ROAD,
Primley Ward SIDMOUTH,
EX10 9LF.
Construction of single storey side extension.

Support

253 16/2452/FUL MR MERVYN ANTHONY 4 MANSTONE AVENUE,
North Ward SIDMOUTH,
EX10 9TF.
Creation of parking area in front garden including
construction of retaining walls.

Support

254 16/2526/FUL EAST DEVON DISTRICT THE COUNCIL YARD,
North Ward COUNCIL MANSTONE AVENUE,
SIDMOUTH,
EX10 9TN.
Construction of single storey office building.

Support

Tree Applications for Decision

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

255 16/2362/TRE MR B REYNOLDS PEAK LODGE,
South Ward PEAK HOUSE,
COTMATON ROAD,
SIDMOUTH, EX10 8SY.
T1, Turkey Oak: Remove the two lower limbs
growing towards the property.

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

The removal of these limbs to the main stem would be excessive and detrimental to the overall health and longevity of the tree.

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

T1 Turkey Oak: limb length reduction of 3m, branch diameter no greater than 100mm to a suitable union on the lower limb.

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).

256 16/2393/TRE MR G BESS
South Ward

ASHTON,
MANOR ROAD,
SIDMOUTH, EX10 8RR.

T1, Lime: Reduce the crown/reshape by 3 metres.
T2, Horse Chestnut: Reduce/reshape by 2/3 metres.

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:

Both trees a crown lift to gain a clearance of 2.4m over the footway and 5.2m over the roadway

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, Lime: Reduce the crown/reshape by 3 metres. T2, Horse Chestnut: Reduce/reshape by 2/3 metres

1. The proposed works for both trees of reducing/reshaping by 2-3m would leave two heavily pruned trees. Horse Chestnut does not respond well to heavy pruning whereas Limes grow quicker and denser. This pruning would reduce the overall amenity value of the trees and also reduce their longevity. This works would also be in excess of the recommendations set out within BS 3998-2010 (tree work recommendations) and would not be within good practice.

257 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) 16/2394/TCA MRS M PIERCE
South Ward

GORSEWAY COTTAGE,
GORSEWAY,
CONVENT ROAD,
SIDMOUTH, EX10 8RJ.

T1, Beech: Reduce/reshape crown by 25%, 4-5 metres on the longest branches.

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

The proposed works of a crown reduction of 25% 4-5m on the longest branches for this size and species of tree would be classed as excessive and not within good practice. The percentage of cuts required would be over the recommended percentage within BS3998:2010. Beech as a species does not recover well from heavy pruning and has a long-term detriment to the physiological health of the tree; the works would also reduce its high amenity value in an area known for its mature treescape.

Note: This application was subsequently withdrawn.

258 Tree Exemption Reports

Elmcote, Boughmore Road, Sidmouth.

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to fell a 1 x Turkey Oak which is in heavy decline.

The works in question are considered to be an exception from the normal requirement to seek the consent of the Council under Regulation 14 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).

259 Unsupported Decisions

No Unsupported Decision were received.

260 Appeals

No Appeals were reported.

261 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE