

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 3rd May 2017**

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

Apologies: - Ian Barlow

The meeting started at 6.30pm and finished at 8.30 pm.

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

493 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
CLlr Jeff Turner	17/0968/FUL Little Bourne, Boughmore Road, Sidmouth, EX10 8SH	Personal Interest	Did not take part in discussion and voting.	Acquainted with the applicant.
CLlr Ian McKenzie- Edwards	17/0727/FUL Land adj to Northcombe Farm, Salcombe Regis, Sidmouth, EX10 0JQ	Personal Interest	Did not take part in discussion and voting.	Acquainted with the applicant.
CLlr Ian McKenzie- Edwards	17/0901/FUL Thatch Cottage, Salcombe Regis, Sidmouth, EX10 OPA	Personal Interest	Did not take part in discussion and voting.	Acquainted with the applicant.

<p>CLlr Kelvin Dent</p>	<p>17/0711/TCA Woodlands Hotel, Station Road, Sidmouth, EX10 8HG</p>	<p>Personal Interest</p>	<p>Did not take part in discussion and voting.</p>	<p>Acquainted with the applicant.</p>
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494 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.

495 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.

496 Urgent Items Received

<p>17/0542/FUL <i>Sidbury Ward</i></p>	<p>SULIS ENVIRONMENTAL LTD</p>	<p>MYRTLE FARM, FORE STREET, SIDBURY, EX10 0RS. Conversion of existing barns to 2 no. holiday lets and the conversion/alteration of existing long barn to 1 no holiday let.</p>
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Support subject to the holiday lets being tied to the main house.

<p>17/0638/LBC <i>Sidbury Ward</i></p>	<p>SULIS ENVIRONMENTAL LTD</p>	<p>MYRTLE FARM, FORE STREET, SIDBURY, EX10 0RS. Conversion of existing barns to facilitate use as 2 no. holiday lets and partial demolition, conversion and alteration of outbuilding to form further holiday let unit.</p>
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Support (contrary to Conservation Officer’s comments).

Applications for consideration

497 17/0887/FUL MR ROY ELSBURY WILLOUGHBY HOUSE,
South Ward PEAK HILL ROAD,
 SIDMOUTH, EX10 0NW.
 Replacement garages.

SPLIT DECISION:

Members **supported** the replacement of the existing four garages but **were unable to support** the new build of garages on the current parking and turning area.

(1 letter of objection was received)

498 17/0919/FUL FOURWAYS FOURWAYS,
South Ward RESIDENTIAL HOME GLEN ROAD,
 SIDMOUTH, EX10 8RW.
 Construction of raised decking.

Support subject to the existing screening being retained or replaced after the works have been carried out.

499 17/0968/FUL MR & MRS DAVIS LITTLE BOURNE,
South Ward BOUGHMORE ROAD,
 SIDMOUTH, EX10 8SH.
 Link from house to garage to allow conversion of garage to studio and store; alterations to porch.

Support

500 17/0967/FUL MR & MRS STUART KEY WEST,
South Ward HAMER RADWAY,
 SIDMOUTH,
 EX10 8TW.
 Single storey extension to side of property to contain new shower room.

Support

501 17/0936/FUL MS LOUISE ATKINS THE OAKS,
Sidford Ward BROOK CLOSE,
 TWO BRIDGES ROAD,
 SIDFORD,
 EX10 9PN.
 Proposed new dwelling in the garden.

Support subject to the roof covering being of local vernacular material in keeping with the local area.

- 502** 17/0938/FUL MR AND MRS BELLAIRS 22 SIDFORD HIGH STREET,
Sidford Ward SIDFORD,
EX10 9SL.
Demolition of existing single storey lean-to and conservatory and construction of two storey rear and side extension.
- Support
- 503** 17/0727/FUL MR & MRS ECCLES LAND ADJ TO NORTHCOMBE FARM,
Salcombe Regis Ward SALCOMBE REGIS,
SIDMOUTH,
EX10 0JQ.
Proposed new detached garage and re-built storage shed; new site entrance with existing site entrance to be blocked by new boundary wall.
- Support subject to the Arboricultural Officer's agreement regarding the removal of the tree.
- 504** 17/0901/FUL MR GILES SADLER THATCH COTTAGE,
Salcombe Regis Ward SALCOMBE REGIS,
SIDMOUTH,
EX10 0PA.
Proposed replacement single storey extension, single storey extension and front porch.
- Support
- 505** 17/0932/FUL MS JACKI RODIKIS ELMSDOWN,
Salcombe Regis Ward KESTELL ROAD,
SIDMOUTH,
EX10 8JJ.
Single storey extensions, internal alterations, dormer windows and remodeling.
- The application was deferred to the next meeting to allow Members of the Planning Committee to attend a site inspection.
- 506** 17/0913/FUL MS S PARKYN 2 LOCKYER AVENUE,
Primley Ward SIDMOUTH,
EX10 9NU.
Two storey side extension.
- Support

- 507** 17/0949/FUL MS LISA MASKELL 52 TYRELL MEAD,
Primley Ward SIDMOUTH,
EX10 9TR.
Construction of new dwelling adjacent to existing dwelling.

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

- The proposed development would be out of keeping with the character of the area.
- The proposed development would lead to a loss of amenity space.
- The proposed development would be detrimental to the existing street scene.
- The proposed development was incongruous having regard to the open character of the area.

Tree Applications for Decision

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

- 508** 17/0648/TRE MR GIBBS THE REDLANDS,
South Ward MANOR ROAD,
SIDMOUTH.
Monterey Cypress: Remove 3 lowest primary branches over tennis court making pruning cuts of approx. 300mm in diameter.
Leyland Cypress: Remove one dominant stem from the rear of the tree to improve light levels to newly planted trees. Remove several 5cm diameter branches from lower eastern canopy to improve view.

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 works are acceptable in the circumstances.

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:

T2 although the tree has no long-term retention, it is creating a screen and has amenity value in its present form and the works will reduce this. The work is not justified sufficiently within the application.

- 509 17/0553/TRE MR AND MRS RICHARDS 18 LIVONIA ROAD,
Primley Ward SIDMOUTH, EX10 9JB.
Beech tree in rear garden to be felled, due to risk of damage to property.

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:

A crown reduction of 20% of the folia area, to reduce the sail area and therefore the risk of perceived damage.

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:

Refusal of the felling of the tree

1. Refusal of the felling of the tree as this has not been justified or evidenced within the application, refusal of the reports recommendation to remove the top of the tree to a height of 6 to 7m as this would remove all the present wildlife habitat and leave a decaying pole which is removing the perceived threat of failure. Both options would remove all amenity value and in the first case the biodiversity offered by the tree. The QTRA report gives a high chance of the tree failing at the point of decay 1:30000 however another QTRA assessment carried out by another Council Tree Officer indicates the point of failure as individual upper limbs due to the previous removal of the main stems with a failure of 1:300000. This figure is due to the small size of failure and a lower valuation band of damage. Further investigation is required as a QTRA assessment does not fully evidence the decay throughout the stem.

510 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)** 17/0711/TCA MR DAN COZENS WOODLANDS HOTEL,
South Ward STATION ROAD,
 SIDMOUTH, EX10 8HG.
 T1: Fell and remove spreading bay tree at rear of property – overhanging road and over shading garden – replant with red robin or similar.
 T2: Cherry Tree – in need of light prune – Approx 5ft from extending limbs not more than 50mm in diameter.
 T3: Ash tree- trim to ensure even growth as tree currently listing over and close to perimeter of property.
 T4: Oak- Prune – currently overhanging road- and in danger of falling onto cars in road without work.
 T5: Bay Tree – Remove/fell – not offering and benefit to garden and habitat as is split and dying.

Works noted

- b)** 17/0774/TCA MR M PEIRCE HILLSIDE,
South Ward BICKWELL VALLEY,
 SIDMOUTH, EX10 8SG.
 T1: Wild Cherry – Fell
 T2 & T3: Conifer – Fell

Works noted

- c)** 17/0832/TCA MRS C GUNNELL 1 WATERPARK COURT,
South Ward GORSEWAY,
 CONVENT ROAD,
 SIDMOUTH, EX10 8RJ.
 G1: Dismantle the Cypress trees.

Works noted

- d)** 17/0833/TCA MRS M PIERCE GORSEWAY COTTAGE,
South Ward GORSEWAY,
 CONVENT ROAD,
 SIDMOUTH, EX10 8RJ.
 T1: Beech tree – 20% crown thinning.

Works noted

- e) 17/0770/TCA ROB SCHOLEFIELD POUND CLOSE,
Sidbury Ward 88 CHAPEL STREET,
 SIDBURY, EX10 0RQ.
 T1 Bay tree – coppice – currently the size is excessive for the location, and is blocking adj. footpath and access to neighbouring property; also dominating the adj. property.
 Proposal is to coppice and manage re-growth in the form of a smaller maintained bush.

Works noted

511 Notification of Installation of telecommunications equipment.

Members to note the following works are to be carried out:

- Primley Ward* PEGASUS GROUP SIDMOUTH TOWN FOOTBALL CLUB,
 MANSTONE LANE,
 SIDMOUTH, EX10 9TF.
 Installation of radio equipment housing.

Works noted

512 Tree Exemption Reports

Alexandria Industrial Estate, Station Road, Sidmouth

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to remove the failed branches from two pine trees.

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 County 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.

513 Unsupported Decisions

Planning Application 17/0431/FUL and 17/0432/LBC
 16 Temple Street, Sidmouth, EX10 9AY
 Erection of rear conservatory

Town Council	District Council
Supported	Refused

Planning Application 16/1926/FUL
 Land south of Crowpits Covert, Putts Corner, Sidbury
 Construction of stables, tack room and store room.

Town Council	District Council
Supported	Refused

514 Appeals

Planning application 16/0867/MFUL Green Close, Drakes Avenue, Sidford, EX10 9JU
Demolition of former residential care home and construction of 36 sheltered apartments including communal facilities, access, car parking and landscaping.

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

515 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE