

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 6th September 2017**

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

Apologies: - Jeff Turner

The meeting started at 6.30pm and finished at 7.25 pm.

163 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Clr Ian Barlow	17/2015/FUL 22 Sidford High Street, Sidford, EX10 9SL	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with Applicant.
Clr Kelvin Dent	17/0578/FUL Trow Farm Offices, Trow, Salcombe Regis, Sidmouth, EX10 0PB.	Personal Interest	Remained in the Chamber during discussion and voting.	Applicant is a sponsor of the Hopper Bus.

164 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.

165 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.

Amended Plans Received

166	17/1652/FUL <i>West Ward</i>	MS BEER	84 WINSLADE ROAD, SIDMOUTH, EX10 9EZ. Roof extensions to provide additional accommodation. New vehicle access to highway and garage set within front garden and new pedestrian access to highway. <i>Amended plans received relating to garage being removed and replaced with a parking bay. Rear first floor window removed with the extension becoming half-hipped with roof lights in either side of roof.</i>
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SPLIT DECISION:

- 1) Members **SUPPORTED** the removal of the rear first floor window and the half-hipped extension with roof lights in either side of the roof.
- 2) Members were **UNABLE TO SUPPORT** the replacement of the garage with a parking bay for the following reasons:
 - The proposed parking bay would be detrimental to the street scene and contrary to the policy of local design and distinctiveness.
 - The proposed parking bay would be out of keeping with the character of the area.

Applications for consideration

167	17/1716/LBC <i>East Ward</i>	MR ROGER EVEREST- PHILLIPS	THE OLD CHANCEL, COBURG TERRACE, SIDMOUTH, EX10 8NH. Roof repairs to link passage including the removal and re-instatement of roof lantern.
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Support subject to the agreement of the Conservation Officer.

168	17/1937/LBC <i>East Ward</i>	MR P TOMLINSON	LOCOMOTION, 1 BEDFORD PLACE, STATION ROAD, SIDMOUTH, EX10 8PG. Retention and modification of rear canopy. Modification include: replace existing slate roof with a mix of Georgian wired in a patent glazing format, vent and soil pipe surround to be clad in lead; soffit and fascia boards to be removed and guttering to be attached to rafters; side panels to be render and painted; supporting posts to be rebated with post base plinths.
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Support subject to the agreement of the Conservation Officer.

- 169** 17/0578/FUL DONKEY SANCTUARY TROW FARM OFFICES,
Salcombe Regis TROW, SALCOMBE REGIS,
Ward SIDMOUTH, EX10 0PB.
 Provision of staff car parking. *Amended plans received relating to a reduction in the number of parking spaces proposed and submission of a travel plan.*

Support subject to the parking surface being grasscrete.

Note: Members were still of the view that the Applicant should consider alternative options with regards to bringing staff on site and felt that the Applicant's travel plan could be more robust and strengthened by including either incentives or penalties to address transport issues.

- 170** 17/2015/FUL MR AND MRS R 22 SIDFORD HIGH STREET,
Sidford Ward BELLAIRS SIDFORD, EX10 9SL.
 Retention of boundary wall and fence and associated engineering operations.

Support subject to the Applicant providing the landscaping proposed to screen the wall from the highway.

- 171** 17/1262/FUL ST JOHN'S ST JOHNS SCHOOL,
South Ward INTERNATIONAL BROADWAY,
 SCHOOL SIDMOUTH, EX10 8RG.
 Replacement of portakabins with new two storey building to create four new classrooms, staff room, storage area, wcs and play area. *Amended plans received relating to 1. Tree report and plans provided. 2. Additional block plan and sections provided.*
- Support

- 172** 17/2048/FUL MR & MRS EVANS- FOURWAYS,
South Ward WHITE GLEN ROAD,
 SIDMOUTH, EX10 8RW.
 Construction of lift shaft and entrance improvements.
- Support

- 173** **Tree Exemption Reports**
 2 Bickwell Court, Bickwell Valley, Sidmouth, EX10 8SD

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to fell a Sycamore with *Kretschmaria deusta*.

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).

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). This replacement tree will be covered by the existing Tree Preservation Order. [The tree species, size and planting location should be agreed in writing with East Devon District Council prior to planting.]

174 Matters of Report

The Planning Clerk reported that Tree Preservation Orders had been made in respect of land at and adjacent to Trenoweth, Coreway, Sidmouth, EX10 9SE and land at Alexandria Industrial Estate, Station Road, Sidmouth.

The Planning Clerk reported that Application 17/0221/FUL for the erection of six-metre-high ball stop netting on southern perimeter of cricket field to be in place from April to September and the construction of a shed for storage of netting and stanchions when not in use at Sidmouth Cricket Tennis Croquet and Hockey Club, Fortfield Terrace, Sidmouth, EX10 8NT had been withdrawn by the applicant.

175 Unsupported Decisions

Planning Application 17/1361/FUL
Harcombe Hill Cottage, Harcombe, Sidmouth.
Single storey garden room extension and replacement fence.

Town Council	District Council
Did not support	Granted

176 Appeals

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

The Planning Clerk reported that the appeal lodged by the Applicant in respect of the above application had been dismissed and the planning permission refused.

177 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE