

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
held at the St Peter's Church Hall, Sidford,
Wednesday 7th September 2016**

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

Apologies:- Marc Kilsbie
Simon Pollentine

The meeting started at 6.30pm and finished at 8.50 pm.

170 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
All Members of the Planning Committee	16/1930/LBC Barrington Villa, Salcombe Road, Sidmouth, EX10 8PU.	Personal Interest	Remained in the Chamber during the discussion and voting. (Cllr Barlow did not vote)	Acquainted with the applicant.

171 Minutes

The Minutes of the Planning Committee meetings held on the 10th and 24th August 2016 were signed as a true and accurate record.

172 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.

173 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.

Applications for consideration

174	16/0669/MOUT FORDS AND SONS <i>Sidford Ward</i>	LAND ADJACENT TO TWO BRIDGES, TWO BRIDGES ROAD, SIDFORD. Outline application accompanied by an Environmental Statement (with all matters reserved except access) for the development of up to 22,800sqm of floor space for use classes B1 (Office Light Industry), B2 (General Industry) and B8 (Storage and Distribution) with details of, and associated strategic landscaping for, the access, linking cycleway and footway, and flood improvements/attenuation. <i>Amended plans for consultation. The amendments relate to additional information to accompany previously submitted Environmental Statement. Details in respect of site layout and positioning of footway/cycle route, drainage, landscaping, design codes and ecology.</i>
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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 development did not comply with Strategy 26 of the Local Plan in that the applicant was proposing two highway access points. Were the application to be granted Members were of the view that only one access point at the Southern part of the site should be allowed.
- The proposed development would exacerbate flooding in an already regularly flooded area.
- The proposed development would be detrimental to the amenity of residents with an increase in traffic in the vicinity of the site and through the villages of Sidford and Sidbury resulting in additional air pollution, congestion and adversely impacting on the residents of surrounding properties.
- The proposed development would create a significant and detrimental visual impact in the countryside within the important Area of Outstanding Natural Beauty with an associated detrimental impact on the vital local Tourism industry.
- The proposed development could adversely affect the economic viability of Sidmouth's Town Centre.
- The need for the development had not been proven with the existing employment site at Alexandria Road still having capacity.

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

- Members objected to the loss of wildlife habitat and the detrimental effect this would have on wildlife including the bats identified on the site. Members objected to the removal of the hedgerow in Laundry Lane.
- The proposed development would be detrimental to the amenity of residents with an increase in traffic in the vicinity of the site and through the villages of Sidford and Sidbury resulting in additional noise pollution.
- The proposed development would be detrimental to the amenity of residents with an increase in light pollution. Members were concerned about the effect of light pollution on the nearby Norman Lockyer Observatory.
- Members were of the view that no large scale retail units should be allowed on the site.
- Members were of the view that the Transport Assessment provided by the applicant is inadequate and that a further independent and more detailed Transport Assessment should be carried out.

Notes:

- Were the application to be granted, the ridge height of any building should not exceed 7metres with a maximum eaves height of 5metres. Members would not wish to see any flat roofs on any of the buildings.
- Were the application to be granted, no building should exceed 500 sqm in size.
- Were the application to be granted, the proposed cycleway and footway should be constructed prior to any development of the site.

(12 letters of objection had been received by the Town Council)

(At the time of the meeting 149 letters of objection and 2 letters of support had been received by the District Council)

175	16/1946/FUL <i>Sidbury Ward</i>	MR ROBERT PEARSE	PLYFIELDS, SIDBURY, SIDMOUTH, EX10 0QJ. Construction of agricultural building.
	Support		
176	16/2027/HRN <i>Salcombe Regis Ward</i>	THE DONKEY SANCTUARY	LAND AT TROW FARM, TROW, SALCOMBE REGIS, SIDMOUTH, EX10 0PB. Remove 5m section of hedgerow to create a new field access.
	Support		
177	16/2024/FUL <i>North Ward</i>	MR M SEYMOUR	40 ASHLEY CRESCENT, SIDMOUTH, EX10 9UG. Construction of rear and side extension.
	Support		

- 181** 16/1746/TRE MRS JULIETTE BRAND DYERS MEADOW,
Sidford Ward BYES LANE,
SIDFORD.
T1, Ash: Reduce 2 lowest branches to the east by 2-3m, making 50mm diameter pruning cuts.

APPROVED: Subject to the conditions set out in the Arboricultural Officer's Report.

- 182** 16/1670/TRE MR COOK 3 SIDLEIGH,
Salcombe Regis SID ROAD,
Ward SIDMOUTH,
EX10 9DE.
Ash: Raise outer crown skirt to 4 metres above ground level of No.4 Sidleigh. Raise outer crown skirt to 6 metres above ground level of No.3 Sidleigh. Remove epicormic growth from main stem. Reduce back to main crown emerging branch growing to the north east.

APPROVED: Subject to the conditions set out in the Arboricultural Officer's Report.

- 183** 16/1749/TRE MR SLACK 5 BROWNLANDS ROAD,
Salcombe Regis SIDMOUTH,
Ward EX10 9AR.
T1 Birch: Reduce canopy via thinning to remove approx. 20% leaf area removing 1-2m branch sections to reduce height and spread by approx. 1m making pruning cuts up to 50mm in diameter. Tree currently at 16m with a 6.5m radial spread – reduction to retain tree at 14-15m with a 5-6m radial spread.

Deferred pending receipt of the Arboricultural Officer's report.

- 184** 16/1778/TRE MR C BROWN PRIMLEY LODGE,
Primley Ward SIDFORD ROAD,
SIDMOUTH,
EX10 9LN.
Holm Oak: 20% Crown reduction.

APPROVED: Subject to the conditions set out in the Arboricultural Officer's Report.

185 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) 16/1738/TCA MR T JOHNSON MARYCOURT,
South Ward CONVENT ROAD,
SIDMOUTH,
EX10 8RE.
T1 and T2, Mimosa: Fell

Works Noted

b) 16/1741/TCA CEDAR SHADE LIMITED CEDAR SHADE,
South Ward ALL SAINTS ROAD,
SIDMOUTH,
EX10 8EU.
T1, Sweet Chestnut: Fell
T3, Pittosporum: Fell
T4, Magnolia: Fell

Works Noted

c) 16/1775/TCA MR & MRS COOK NETHERTON,
South Ward CONVENT ROAD,
SIDMOUTH,
EX10 8RE.
T1, Bay: Fell.

Works Noted

d) 16/1765/TCA MRS C FERGUSON OLD SCHOOL HOUSE,
Salcombe Regis SALCOMBE REGIS,
Ward SIDMOUTH,
EX10 0JQ.
T1, Conifer: Fell.

Works Noted

186 Tree Exemption Reports

No Tree Exemption works were reported.

187 Matters of Report

The Planning Clerk reported that a Tree Preservation Order had been made in respect of land at No. 1,3 5 and 7 Brownlands Road, Sidmouth.

188 Unsupported Decisions

No Unsupported Decisions were received.

189 Appeals

Planning Application No. 15/2008/FUL Meadow-Lea, Boughmore Road, Sidmouth, EX10 8SH
Demolition of a garage and greenhouse, construct a dwelling and garage and create new access to Meadow-Lea and replacement garage.

The Planning Clerk reported that the appeal in respect of the above matter had been granted.

190 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE