

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 8th March 2017**

Councillors present: - Ian McKenzie-Edwards (In the Chair)
Simon Pollentine (In the Vice-Chair)
Kelvin Dent
Gareth Jones
Marc Kilsbie
Dawn Manley
John Rayson

Apologies: - Ian Barlow
Michael Earthey
Jeff Turner

The meeting started at 6.30pm and finished at 8.15 pm.

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

405 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
All Members of the Planning Committee	17/0203/RES Sidford Branch Surgery, Church Street, Sidford, EX10 9RL.	Personal Interest	Remained in the Chamber during discussion and voting.	Applicant is a member of Sidmouth Town Council
Cllr Kelvin Dent	17/0203/RES Sidford Branch Surgery, Church Street, Sidford, EX10 9RL.	Personal Interest	Did not take part in discussion and voting.	Applicant is a member of Sidmouth Town Council
Cllr Dawn Manley	17/0431/FUL & 17/0432/LBC 16 Temple Street, Sidmouth, EX10 9AY	Personal Interest	Did not take part in discussion and voting.	Applicant is a close personal friend.

406 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.

407 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

- | | | | |
|------------|----------------------------------|---------------------------|--|
| 408 | 17/0344/FUL
<i>West Ward</i> | MR & MRS W BOYD | 47 WINSLADE ROAD,
SIDMOUTH,
EX10 9EX.

Proposed single storey extension to rear elevation. |
| | Support | | |
| 409 | 16/3055/FUL
<i>South Ward</i> | SIDMOUTH HARBOUR
HOTEL | SIDMOUTH HARBOUR HOTEL,
MANOR ROAD,
SIDMOUTH,
EX10 8RU.

Erection of four storey building to accommodate 8 apartments with associated car parking (revised design to extant approval 11/1521/FUL). <i>Amended plans received relating to revisions to elevation details and external wall finish.</i> |

Support the amended plans.

Note: Councillors were concerned by information received which indicated that the applicant was not the Sidmouth Harbour Hotel but a private developer and that the proposed apartments would be sold for private ownership. Members had previously supported the application on the basis that the development was for the benefit of the hotel and tourism. As such Councillors were of the view that they may have made their previous decision based on inadequate and misleading information and were they to be consulted on the proposal again they would be unlikely to support it.

(3 letters of objection received)

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|------------|------------------------------------|---------------------------|--|
| 410 | 17/0203/RES
<i>Sidford Ward</i> | MR IAN BARLOW | SIDFORD BRANCH SURGERY,
CHURCH STREET,
SIDFORD,
EX10 9RL.
Demolition of former surgery building and construction of 6no affordable terraced dwellings (application for approval of all reserved matters following grant of outline planning permission 16/0382/OUT). |
| | | | Support:
Note: Members continued to be concerned about the lack of parking and were of the view that the proposed houses were too small. Members would have preferred to see 4 bigger houses built on the site with parking. |
| 411 | 17/0335/FUL
<i>Sidford Ward</i> | MR GARETH OLIVER | BYES END,
BYES LANE,
SIDFORD,
EX10 9QX.
Ground floor extension and roof terrace. |
| | | | Support |
| 412 | 16/2730/FUL
<i>Sidbury Ward</i> | MR & MRS VYNER-
BROOKS | KNOWLE HOUSE,
HARCOMBE,
SIDMOUTH,
EX10 0PP.
Construction of replacement garden room extension incorporating boot room and lobby, regrading of bank to create terraces (including provision of steps and retaining wall), provision of levelled area on front lawn, laying of access driveway and retention of metal gates at main entrance and post and rail fencing, and garden steps. <i>Amended plans received with details of garden steps and revised design and access statement/statement of heritage significance.</i> |
| | | | Support |
| 413 | 16/2731/LBC
<i>Sidbury Ward</i> | MR & MRS VYNER-
BROOKS | KNOWLE HOUSE,
HARCOMBE,
SIDMOUTH,
EX10 0PP.
Construction of replacement garden room extension incorporating boot room and lobby, insertion of new window in south elevation and |

internal alterations including retention of works to remove internal stud partition. *Amended plans received with details of garden steps and revised design and access statement/statement of heritage significance.*

Support subject to the agreement of the Conservation Officer.

414 17/0427/FUL MR & MRS MATTHEW THE SHIELING,
Sidbury Ward EVANS BURNT OAK,
SIDBURY, EX10 0RB.
Single storey rear extension.

Support

415 17/0431/FUL MR & MRS BROOKES 16 TEMPLE STREET,
North Ward SIDMOUTH,
EX10 9AY.
Erection of rear conservatory.

Support

416 17/0432/LBC MR & MRS BROOKES 16 TEMPLE STREET,
North Ward SIDMOUTH,
EX10 9AY.
Erection of rear conservatory.

Support subject to the agreement of the Conservation Officer.

417 17/0468/FUL MR N FOWLER 9 BROOKSIDE,
North Ward SIDMOUTH,
EX10 9UN.
Alterations to existing dwelling and erection of detached garage.

Support

418 17/0001/LBC FAT FACE LTD FAT FACE,
East Ward 4 FORE STREET,
SIDMOUTH,
EX10 8AJ.
Display of 1no replacement fascia sign and 2no fascia stencils and internal and external alterations.

Support subject to the agreement of the Conservation Officer.

419 17/0474/COU MR ECCLES CARINAS NIGHT CLUB,
East Ward FORE STREET,

SIDMOUTH,
EX10 8AG.
Proposed change of use of basement and ground floor from Sui Generis (Nightclub) to A3 Restaurants and Cafes.

Support

- 420** 17/0421/FUL MRS SHIRLEY SARGENT UTOPIA,
East Ward 20 FORE STREET,
SIDMOUTH,
EX10 8AL.
Conversion of outbuilding to one bed flat and construction of brick wall and gate.

Support

- 421** 17/0469/LBC MRS SHIRLEY SARGENT UTOPIA,
East Ward 20 FORE STREET,
SIDMOUTH,
EX10 8AL.
Conversion of outbuilding to one bed flat and construction of brick wall and gate.

Support subject to the agreement of the Conservation Officer.

Tree Applications for Decision

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

- 422** 17/0112/TRE MR C MARSHALL BROWNLANDS,
Salcombe Regis SID ROAD,
Ward SIDMOUTH,
EX10 9AG.
T6, Sweet Chestnut: Fell.

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

423 Tree Exemption Reports

Sylvan Grange, Bickwell Valley, Sidmouth, EX10 8SG

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to fell a dangerous Cypress tree.

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.

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). The species of the tree to be agreed in writing by the Local Planning Authority.

424 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, land at Bickwell Gardens, Stadway Meadows, Sidmouth, EX10 8TB, land at Longbridge, Boughmore Road, Sidmouth, EX10 8SH, land at 24 and 25 Arcot Park, Sidmouth, EX10 9HP and land at Alexandria Industrial Estate, Station Road, Sidmouth.

A Tree Preservation Order on land at and adjacent to Trenoweth, Coreway, Sidmouth had been revoked.

425 Unsupported Decisions

Planning Application 16/1981/FUL

Carinas Niteclub, 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.

Town Council

District Council

Supported

Refused

Planning Application 16/2507/FUL

Partridge Hill, Sidbury

Erection of agricultural building and formation of new access

Town Council

District Council

Supported

Refused

426 Appeals

The Planning Clerk reported that an appeal had been lodged in respect of the serving of an Enforcement Notice on the owner of 1 Laburnum Cottages, Church Street, Sidford, EX10 9RA for the unauthorised replacement of a first-floor window with a PVCu window.

Planning Application 16/1194/FUL St John, Cotlands, Sidmouth, EX10 8SP

Enlargement of existing front dormer, together with gable end build-up & side window and insertion of roof lights to the rear and side elevations.

427 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE