

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 13 August 2014**

Councillors present:- John Dyson (Chairman)
David Barratt (Vice-Chairman)
Ian Barlow
Jack Brokenshire
Kelvin Dent
Dawn Manley
Ian McKenzie-Edwards
Jeff Turner
Chris Wale

Apologies David Addis
John Hollick
Stuart Hughes
Mary Jolly
Ann Liverton
Graham Liverton
Simon Pollentine

The meeting started at 6.32pm and finished at 8.05 pm.

104 Declarations of Interest

Declarations of Interest were received as follows:-

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	14/1817/FUL Sidmouth Cricket, Tennis & Croquet Club	Personal Interest	Left the chamber during discussion and voting	Member of the Club and spouse is the Club Secretary
Cllr John Dyson	14/1817/FUL Sidmouth Cricket, Tennis & Croquet Club	Personal Interest	Remained in the Chamber during discussion as Chairman but did not vote	Consulted by the Applicant and advised on what information would be useful to the Committee.

105 Minutes

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on Wednesday 2 and 16 July 2014.

106 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.

107 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.

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Committee is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority.

108 Amended Plans Received

14/1507/FUL MR ANTHONY STOYLE STYRE,
Sidford Ward COREWAY,
 SIDFORD,
 SIDMOUTH, EX10 9SE.
 Alterations and extensions to include raising of the roof and new dormer.
Amendments relate to correction to annotation of elevations and addition of 1no roof light to south elevation (plans received 30 July 2014).

Support

14/1064/FUL MR ADAM CLAYTON THE SHIELING,
Sidbury Ward BURNT OAK,
 SIDBURY,
 SIDMOUTH, EX10 ORB.
 Enlargement of existing dormer window and construction of additional dormer window on rear elevation and construction of raised timber decking to rear incorporating balustrading and staircase.
Amendments relate to installation of timber screen on dividing boundary with neighbour (plan submitted August 1 2014).

Support

14/1428/FUL MR ANDY WHITE NORTH END COTTAGE,
Salcombe Regis KESTELL ROAD,
 SIDMOUTH, EX10 8JJ.
 Construction of two storey extension to dwelling, incorporating provision of covered balcony, and extensions to garage to incorporate additional living accommodation.
Amendments relate to Arboricultural Report submitted (August 4 2014).

Members confirmed that they were still unable to support the planning application as per their decision of 16 July. However Members confirmed their support in respect of the measures detailed in the submitted Arboricultural Report designed to protect the trees on the site should planning permission be granted by EDDC.

Applications for consideration

109	14/1922/FUL <i>West Ward</i>	MR & MRS CHRIS CANTELL	21 BALFOURS, SIDMOUTH, EX10 9EF. Hip to gable roof extension and single storey side extension.
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Support

110	14/1817/FUL <i>South Ward</i>	SIDMOUTH CRICKET, TENNIS & CROQUET CLUB	MR N GAMBLE, THE PAVILION, FORTFIELD TERRACE, SIDMOUTH, EX10 8NT. Erection of players' shelter on edge of Lawn 2 adjacent to pavilion; and erection of storage shed to south west corner of Lawn 4.
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Members were unable to support the application for the following reasons:

- The design and position of the proposed shelter and shed were considered to be totally unacceptable and out of keeping with the neighbouring Grade II* Fortfield Terrace.
- The proposal would have a detrimental impact on the area by reason of visual intrusion, poor and inappropriate design, and proximity to a Listed Building.

Note: Members recommended that the applicant discuss the design of any proposed structures with the Conservation Officer to achieve a more appropriate design. Members asked that it be noted that they were not against any new structures being applied for on the site but felt that the proposed design was not of a sufficiently high standard for it to be approved.

111	14/1884/FUL <i>South Ward</i>	MR & MRS BOWLER	DRIFTWOOD, 10 CONNAUGHT CLOSE, SIDMOUTH, EX10 8TU. Alterations and extensions to dwelling to include raising of the roof 800mm, dormer windows to front and rear and single storey extensions front, rear & side.
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Members were unable to support the application for the following reasons:

- Members considered that the application would be overdevelopment of the site.
- Members considered that the proposal would be totally out of keeping and out of character with the architectural style of adjacent dwellings and inappropriate to

the character of the area by reason of design, particularly the raising of the roof which would dominate the street scene.

- Members considered that the overlooking windows would adversely affect the amenity of neighbouring properties by reason of a loss of privacy.
- Members considered that the proposal could create an unwanted precedent.

(13 letters of objection were received)

112 14/1750/LBC MR MARCUS BENNETT DEEPWAY COTTAGE,
Sidbury Ward DEEPWAY,
SIDBURY, EX10 OSA.
Installation of double glazed timber windows.

Support subject to the approval of the Conservation Officer.

113 14/1578/LBC MR M GOSCOMBE SALCOMBE COTTAGE,
Salcombe Regis HILLSIDE ROAD,
Ward SIDMOUTH, EX10 8JF.
Removal of internal partitions and installation
of new ground floor window on east elevation.

Support subject to the approval of the Conservation Officer

114 14/1847/FUL MR DAVID BARBOUR DONKEY SANCTUARY,
Salcombe Regis MIRE LANE,
Ward SALCOMBE REGIS, EX10 ONU.
Formation of children's play area and
installation of play equipment.

Support

Note: Members supported the natural wood finish of the proposed apparatus but wished it to be known that they would not support applications which may result in a "theme park" style play area.

115 14/1839/FUL MRS LINDA ALLEN 5 RALEIGH CLOSE,
Primley Ward SIDMOUTH, EX10 9TY.
Construction of dormer windows to front and
rear elevations

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

- Members considered that the proposal would be overdevelopment of the site
- Members considered that the proposed design was unsympathetic to the surrounding area.
- Members considered that the proposal would be visually intrusive and out of keeping with the existing street scene.

- 116** 14/1832/LBC MS DIANE PUZEY 1 ALBERT TERRACE,
East Ward SALCOMBE ROAD,
 SIDMOUTH, EX10 8PX.
Removal of 2no upvc first floor windows in
rear elevation, and installation of replacement
timber sliding sash windows.

Support subject to the agreement of the Conservation Officer.

Tree Application for Decision

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

- 117** 14/1720/TRE MR CLARKE 8 DEANS MEAD,
West Ward SIDMOUTH, EX10 8XP.
T1, Ash: Crown reduction to leave tree with a
height of 14 metres and a crown spread of 5
metres.

APPROVE subject to the conditions recommended by the Arboricultural Officer.

- 118** 14/1863/TRE MR J BARNETT LONG ORCHARD,
South Ward ELYSIAN FIELDS,
 VICARAGE ROAD,
 SIDMOUTH, EX10 8UH.
T1, Monterey Cypress – Fell.
T2, Yew – Reduce single crown aspect to
balance crown form (up to 5cm pruning cuts).

This item was withdrawn from the Agenda as the report from the Arboricultural Officer had yet to be received.

- 119** 14/1787/TRE MRS CUNLIFFE WINDMILL HOUSE,
Salcombe Regis
Ward HILLSIDE ROAD,
 SIDMOUTH, EX10 8JF
T1 Cryptomeria, T2 Lawson Cypress and T3
Cherry – Fell.

APPROVE subject to the conditions recommended by the Arboricultural Officer.

Note: Members sought further information from East Devon District Council as regards to the steps taken to ensure that any conditions imposed on applicants are complied with e.g. replacement of felled trees.

120 Prior notification of proposed works to trees in Conservation Area (Section 211 Notice)

The Town Council had been given the required notification of the following tree works.

14/1878/TCA MR B WARR BOURNE COTTAGE,
Sidbury Ward COTFORD ROAD,
 SIDBURY,
 SIDMOUTH, EX10 0SQ.
 T1 and T2 Cypress: Fell

Works noted

14/1644/TCA MR MALTBY 6 MILLFORD AVENUE
Salcombe Regis SIDMOUTH, EX10 8DS.
Ward Dead Elm: Fell (Exempt Works)
 Fell 1 of Elm and 1 of Holly.
 Coppice 1 of Holly.
 Fell group of Holly (G1).

Works noted

14/1758/TCA MR MALTBY 6 MILLFORD AVENUE,
Salcombe Regis SIDMOUTH, EX10 8DS.
Ward T1, Elm T2, Holly and G1 Hollies – Fell
 T3, Holly 2 – Coppice

Works noted

14/1885/TCA SIDMOUTH STREET RECORD,
Salcombe Regis ABORETUM MILLFORD ROAD,
Ward SIDMOUTH.
 T4 Sycamore - fell. T6 Sycamore - through
 prune power cables. G7 Elaeagnus - hard
 prune back to main shrub, remove layered
 stems. T8 London Plane - Through prune
 power cable and crown life to 5.2 metres over
 road. G9 Mix of Elm and Sycamore - fell
 sycamore, treat stumps & coppice elms.

Works noted

121 Tree Exemption Reports

Bickwell House, Stadway Meadow, Sidmouth, EX10 8TB

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to coppice 10 x Oaks and 7 x Hazels at the above address which was considered to be an exception to the usual requirements of the Conservation Area.

The works in question were considered to be an exception from the normal requirements to seek the consent of the Council under Regulation 15 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 was a duty under the Act to plant replacement trees when trees are removed under this exception. In this instance, replanting would be required in the first planting season following removal (November to March). The trees should be 8 x small leaved Lime, 4 x Field Maple and 2 x Wild Cherry with a minimum girth of 8 – 10cms.

122 Unsupported Decisions

No unsupported decisions were received.

123 Appeals

No Appeals were received.

124 Enforcement Letters

No Enforcement Letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE