

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 21 May 2014**

Councillors present:- John Dyson (Chairman)  
David Barratt (Vice-Chairman)  
David Addis  
Ian Barlow  
Jack Brokenshire  
John Hollick  
Mary Jolly  
Ann Liverton  
Graham Liverton  
Simon Pollentine  
Jeff Turner

Apologies:- Kelvin Dent  
Dawn Manley  
Ian McKenzie-Edwards  
Chris Wale

The meeting started at 6.30pm and finished at 8.20pm.

**1 Election of Chairman**

It was proposed by Councillor Barlow and seconded by Councillor Brokenshire that Councillor Dyson be elected as Chairman of the Planning Committee for the forthcoming year.

There being no other nominations, it was agreed that Councillor Dyson be elected Chairman of the Planning Committee for the forthcoming year.

**2 Appointment of Vice-Chairman**

It was proposed by Councillor Barlow and seconded by Councillor Addis that Councillor Barratt be appointed as Vice-Chairman of the Planning Committee for the forthcoming year.

There being no other nominations, it was agreed that Councillor Barratt be appointed Vice-Chairman of the Planning Committee for the forthcoming year.

**3 Declarations of Interest**

Declarations of Interest were received as follows:-

Name	Item Number	Type	Action Taken	Details
Cllr Hollick	14/1043/FUL Synderborough Farm, Sidbury.	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
Cllr Hollick	14/1100/FUL The Retreat, Greenhead, Sidbury.	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.

Cllr Pollentine	14/1043/FUL Synderborough Farm, Sidbury.	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
Cllr Turner	14/1115/FUL 3 Primley Mead, Sidmouth.	Personal Interest	Remained in the Chamber during discussion and voting.	Member of Sidmouth College Resources Committee. (Application is adjacent to College.)

**4 Minutes**

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on 9 and 23 April 2014.

**5 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.

**6 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.

**7 Amended Plans**

14/0808/FUL      MR M BURGESS      5 SIDLANDS,  
*South Ward*                SIDMOUTH. EX10 8UE.  
                                    Construction of two storey side extension.  
                                    *The amendments related to additional detail -*  
                                    *including neighbouring property for comparison*  
                                    *(proximity).*

Support

**8 Urgent items or Amended Plans Received After Formulation of the Agenda.**

Planning Application No. 14/0274/FUL. Mincombe Barn, Sidbury. EX10 0QN.  
Replacement of existing stables with minor non-domestic bed and breakfast extension to dwelling.

The above application was discussed at a meeting of Sidmouth Town Council's Planning Committee which was held on Wednesday 26 February 2014 when it was recommended as follows:

Support.

Note : Members commented that the application was exactly the type of rural sustainable tourism required in a tourist led economy such as Sidmouth. Such development and diversification of buildings must be encouraged within the Area of Outstanding Natural Beauty and small holiday units are an ideal way to boost the local economy.

At that meeting it was recommended that the District Council's Ward Member for the area, Councillor Wale, request that this application be called in to the Development Management Committee as it was considered that the resolution on this application was contrary to the previous views of the District Council.

The Chairman reported that he had attended a Development Management Committee meeting held at The Knowle on Thursday 8<sup>th</sup> May 2014 when this application was granted planning permission by the District Council.

Members commented on how important it was that contentious matters be brought to Development Management Committee.

**Applications for consideration**

- |           |                                    |                   |  |
|-----------|------------------------------------|-------------------|--|
| <b>9</b>  | 14/1022/RES<br><i>West Ward</i>    | MR & MRS GRAY     | WOOLBROOK RESERVOIR,<br>BALFOURS,<br>SIDMOUTH. EX10 9EF.<br>Reserved matters application for conversion of existing underground water tank and filtration chamber and construction of single dwelling. (Pursuant to outline approval 13/1642/FUL). |
|           |                                    |                   | Support.   |
| <b>10</b> | 14/1185/FUL<br><i>South Ward</i>   | MR & MRS LAURENTI | UPLANDS,<br>BOUGHMORE ROAD,<br>SIDMOUTH. EX10 8SJ.<br>Re-positioning of garage block approved under reference 12/2072/FUL and addition of larger dormer on rear elevation.   |
|           |                                    |                   | Support subject to a tie to the main property to ensure that the garage remains an integral part of the main dwelling.   |
| <b>11</b> | 14/1200/FUL<br><i>South Ward</i>   | MR PETER GIBNEY   | FLAT 2, BEC EN HENT,<br>BICKWELL VALLEY,<br>SIDMOUTH. EX10 8SG.<br>Removal of door and replacement with window with built up sill to front elevation.  |
|           |                                    |                   | Support  |
| <b>12</b> | 14/1043/FUL<br><i>Sidbury Ward</i> | MRS MONIQUE PIKE  | SYNDERBOROUGH FARM,<br>SIDBURY. EX10 0QJ.<br>Construction of single storey extension.  |
|           |                                    |                   | Support  |

- 13** 14/1100/FUL MRS D COOPER THE RETREAT,  
*Sidbury Ward* GREENHEAD,  
SIDBURY. EX10 0RH.  
Conversion and extension to garage to form annexe accommodation.

Support subject to a tie to the main property to ensure that the annexe remains an integral part of the main dwelling.

- 14** 14/1150/FUL MR & MRS A GUEST ROSENEATH,  
*Salcombe Regis Ward* REDWOOD ROAD,  
SIDMOUTH. EX10 9AB.  
Single and two storey rear extensions, single storey side extension and alteration to existing garage and creation of additional garage on the front elevation (revisions to planning permission 13/2243/FUL incorporating retention of flat roof on existing garage with false pitched roof to front and raised eaves).
- Support

- 15** 14/1061/FUL CHRISTINE HARDY 16 LIVONIA ROAD,  
*Primley Ward* SIDMOUTH. EX10 9JB.  
Removal of existing garage and construction of single storey extension incorporating enlarged replacement garage and art room.
- Support

- 16** 14/1115/FUL MR CHRISTOPHER 3 PRIMLEY MEAD,  
*Primley Ward* MOORES SIDMOUTH. EX10 9LQ.  
Construction of single storey rear extension to form granny annexe.
- Support

- 17** 14/1045/COU MR MARTIN BANKS 36 LADYMEAD,  
*North Ward* SIDMOUTH. EX10 9XN.  
Change of use of land to domestic garden.
- Support

- 18** 14/0980/LBC MR OLIVER POOLE 10 NEWTOWN,  
*East Ward* SIDMOUTH. EX10 8QF.  
External and internal alterations to include blocking of existing external doorway and installation of window and new internal door.

Support subject to the agreement of the Conservation Officer.

### **Tree Applications for Decision**

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

- 19** 14/0838/TRE MRS MENDUS 1 CAMDEN,  
*South Ward* EDWARDS ELYSIAN FIELDS,  
VICARAGE ROAD,  
SIDMOUTH. EX10 8UH.

T1 - Maple - Remove 2 fused limbs arising near the base of the tree. Maximum 30cm diameter cuts. Thin crown by 30% and reduce the crown by approximately 1 metre. Maximum 5cm diameter cuts. T2 - Maple - Thin crown by 30% and reduce crown by 1 metre. Maximum 5cm diameter cuts.

APPROVE subject to the conditions recommended by the Arboricultural Officer.

**20** 14/0950/TRE MR M V KELLETT SIDMOUTH HOUSE,  
*South Ward* COTMATON ROAD,  
SIDMOUTH. EX10 8ST.  
Fell two Monterey Cypress.

APPROVE subject to the conditions recommended by the Arboricultural Officer.

Members agreed that the trees to be replanted must be 3-4 m tall specimens as per the condition made in the Arboricultural Officers Report. However, Members resolved that the condition "The replacement trees shall be a minimum of 8-10 cm in girth" be amended to read "15cm girth".

(4 letters of observation were received)

**21** 14/0863/TRE MR PADDY FAIRCLOTH 12 MEADOW VIEW CLOSE,  
*Salcombe Regis* SIDMOUTH. EX10 9AP.  
*Ward* T1 Lawson Cypress – Fell.

APPROVE subject to the conditions recommended by the Arboricultural Officer.

**22** 14/0901/TRE MRS D BENNETT 3 ST KILDA,  
*Salcombe Regis* ALMA LANE,  
*Ward* SIDMOUTH. EX10 8JP.  
T1 Yew- Crown lift to 2m height, crown clean and reduce height by 2m.

SPLIT DECISION (a part of the application has been refused and a part approved).  
Subject to the conditions recommended by the Arboricultural Officer.

- 1) The Council APPROVED permission to carry out work described below subject to the following conditions:  
The crown lifting to a height of 2m.
  
- 2) The Council REFUSED permission to carry out work described below for the following reasons:  
  
The reduction of the crown by 2m height.

The application provided no justification for the crown reduction. The proposed works had the potential to cause stress to the tree which would compromise its longevity and visual amenity.

**23 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.

14/1109/TCA <i>South Ward</i>	MR BRUCE SMITH (SID VALLEY TREE SURGERY)	SOUTHERN BOUNDARY SIDMOUTH CROQUET AND TENNIS LAWNS, STATION ROAD, SIDMOUTH. T1 – T4, Tamarisk : Coppice.
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Works noted.

**24 Tree Exemption Reports**

No Tree Exemptions works were reported.

**25 Unsupported Decisions**

No unsupported decisions were reported.

**26 Appeals**

No Appeals were reported.

**27 Enforcement Letters**

No enforcement letters were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**