

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 27 August 2014**

Councillors present:- John Dyson (Chairman)  
David Barratt (Vice-Chairman)  
David Addis  
Ian Barlow  
Jack Brokenshire  
Kelvin Dent  
Ann Liverton  
Graham Liverton  
Dawn Manley  
Simon Pollentine  
Jeff Turner

Apologies John Hollick  
Stuart Hughes  
Mary Jolly  
Ian McKenzie-Edwards  
Chris Wale

The meeting started at 6.30pm and finished at 8.07pm.

**125 Declarations of Interest**

Declarations of Interest were received as follows:-

Name	Item Number	Type	Action Taken	Details
Cllr John Dyson	14/1838/FUL Oakdown Touring Park, Weston.	Personal Interest	Remained in the Chamber during discussion and voting.	Applicant is a sponsor of the Hopper Bus.

**126 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.

**127 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.

**128 Amended Plans Received**

14/1884/FUL      MR & MRS BOWLER  
*South Ward*

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.

*Amendments relate to Windows in rear dormers obscure glazed and fixed shut and additional roof lights on rear elevation.*

The amendments to the proposal were not considered to be sufficient enough to alter the Committee's previous view:

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.

(6 letters of objection were received)

Members wished it to be recorded that the vote was unanimous.

14/1922/FUL      MR & MRS CHRIS  
*West Ward*      CANTELL

21 BALFOURS,  
SIDMOUTH,  
EX10 9EF.

Hip to gable roof extension, single storey side extension *and raised decking to side and rear.*

Members were unable to support the amended plans for the following reasons:

Members considered that the raised decking would effectively constitute a viewing platform which would adversely affect the amenity of the neighbouring property by reason of a loss of privacy.

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

14/0825/FUL	BADGER HOMES (MR MICHAEL ORAM)	<p>LAND AT 68 SIDFORD HIGH STREET, SIDFORD, SIDMOUTH, EX10 9SQ</p> <p><i>Amendments relate to a revised site location plan to include access. Amended design and re-positioning of dwelling within the plot to include reduction in roof height and changes to windows.</i></p>
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*Support*

**Applications for consideration**

<b>130</b>	14/1838/FUL <i>Branscombe Parish (Adjoining Parish)</i>	MRS DOREEN FRANKS (OAKDOWN TOURING PARK)	<p>OAKDOWN TOURING PARK, WESTON, SIDMOUTH, EX10 0PT.</p> <p>Construction of extension to amenities block to provide family bathroom and washing up area room and installation of solar panels.</p>
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*Support*

<b>131</b>	14/1923/FUL <i>Primley Ward</i>	REV DAVID LEWIS	<p>48 COULSON ROAD, SIDMOUTH, EX10 9JP.</p> <p>Construction of replacement garage.</p>
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*Support*

<b>132</b>	14/1747/FUL <i>Sidbury Ward</i>	MR REDFERN	<p>BUCKLEY HILL COTTAGE, BRIDGE STREET, SIDBURY, EX10 0RZ.</p> <p>Extension to existing chimney stack and installation of freestanding boiler and flue.</p>
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*Support.*

<b>133</b>	14/1749/LBC <i>Sidbury Ward</i>	MR REDFERN	<p>BUCKLEY HILL COTTAGE, BRIDGE STREET, SIDBURY, EX10 0RZ.</p> <p>Extension to existing chimney stack and repointing &amp; sealing second chimney.</p>
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Support subject to the agreement of the Conservation Officer.

<b>134</b>	14/1840/FUL <i>Sidbury Ward</i>	MR DAVID MATHEWS	RONCOMBE GATE FARM, SIDBURY, EX10 0QN. Construction of general purpose agricultural store.
	<i>Support</i>		
<b>135</b>	14/1962/FUL <i>Sidbury Ward</i>	MR NIGEL CHURCHILL	BEECHWOOD FARM, SIDBURY, EX10 0QG. Construction of agricultural building for storage of hay, straw and machinery.
	<i>Support</i>		
<b>136</b>	14/2010/AGR <i>Sidbury Ward</i>	MR EDWARD SMITH	(LAND AT) NORTH MINCOMBE FARM, SIDBURY, EX10 0QN. Construction of agricultural storage building.
	<i>Support</i>		
<b>137</b>	14/1873/FUL <i>South Ward</i>	MR RICHARD FLEET	WESTCOMBE, MOORCOURT CLOSE, SIDMOUTH, EX10 8SU. Construction of dormer window and installation of roof lights to form loft conversion; rear balcony and garage extension.
	<i>Support</i>		
<b>138</b>	14/1927/FUL <i>South Ward</i>	MR & MRS A SOBCZAK	SILVER HOWE, BOUGHMORE ROAD, SIDMOUTH, EX10 8SH. Demolition and relocation of garage and enlargement of parking area.
	<i>Support</i>		
<b>139</b>	14/2034/FUL <i>South Ward</i>	MR FLINT	CULVER HOUSE, VICARAGE ROAD, SIDMOUTH, EX10 8UF. Retrospective application for removal of timber shutters and retention of obscure fixed glazing to four first floor windows on south elevation.
	<i>Support</i>		

### Tree Application for Decision

The Town Council was authorised to make a decision on the following tree application/s.

<b>140</b>	14/1863/TRE <i>South Ward</i>	MR J BARNETT	LONG ORCHARD, 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).
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SPLIT DECISION (a part of the application has been refused and a part approved).

The Council hereby GRANTS permission to carry out work described below subject to the following conditions:

T1, Monterey Cypress: Crown reduction – Selectively reduce back most extended horizontal and vertical branch structure by removing up to 2.5 metres of growth from branch tips back to side growths seeking to archive an overall reduction of approximately 1 metre. Crown reduction works to retain a tree height of 23 metres, a crown radius to the north of 7.5 metres, to the west of 7.5 metres, to the south of 8.5 metres and to the east 5.5 metres.

The removal of dead branches and the removal of storm damaged branches back to healthy side growth is considered as exempt works and do not require permission under the TPO.

T2, Yew: Reduce single crown aspect to balance crown form (up to 5cm pruning cuts).

1. The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice.  
(Reason – To ensure that the works are carried out within a reasonable period of time.)
2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work- Recommendations).  
(Reason – In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

The Council hereby REFUSES permission to carry out work described below for the following reason:

T1 Monterey Cypress: Fell

1. T1, Monterey Cypress: The tree makes a significant contribution to the amenity of the area and lesser more appropriate crown management works have been approved which do not require the removal of the tree.

Advisory Note: Members advised that the applicant be encouraged to consider the early planting of suitable replacements prior to a future application for the felling of any tree covered by a TPO.

**141 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.

14/1858/TCA	MR CUDMORE	SHARPSMEAD, BICKWELL VALLEY, SIDMOUTH, EX10 8RF. T1, Lawson Cypress – Fell R1, Pittosporum and Lawson Cypress- Reduce height by six feet to follow ground contour.
<i>South Ward</i>		

Works noted

14/2051/TCA	MRS P D HERBERT	SOUTHFIELD, BICKWELL VALLEY, SIDMOUTH, EX10 8SG. T1, Eucalyptus – Fell.
<i>South Ward</i>		

Works noted.

**142 Tree Exemption Reports**

No tree exemption letters were received.

**143 Unsupported Decisions**

No unsupported decisions were received.

**144 Appeals**

No Appeals were received.

**145 Enforcement Letters**

Cheriton, Vicarage Road, Sidmouth, EX10 8UQ  
Sign advertising guesthouse in rear garden.

The Planning Clerk reported a letter from East Devon District Council regarding the sign advertising the guesthouse, rear boundary at Cheriton, Vicarage Road, Sidmouth, EX10 8UQ.

This type of advertisement requires advertisement consent under the terms of the Town and Country Planning (Control of Advertisements) Regulation 2007 because any advert displayed at the premises must not exceed 1.2 square metres.(Control of Advertising 2007 Class 2C).

In the circumstances there were two options available:

1. Remove the sign.
2. Apply for advertisement consent to retain the sign.

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**CHAIRMAN OF THE PLANNING COMMITTEE**