

**Matters considered by
Sidmouth Town Council's Planning Committee
Original Planning Committee Date: 2 September 2020
(adjourned from 26 August)**

(Due to the current COVID-19 situation, the Planning Committee met virtually as authorised by the Regulations set out in Clause 78 of the Coronavirus Act 2020.)

Councillors present: Kelvin Dent (Chair)
Jeff Turner (Vice-Chair)
Ian Barlow
Deidre Hounsom
Jenny Ware

Apologies: John Loudoun

The meeting started at 10 am and finished at 11.15 am.

366 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr Barlow	20/1608/FUL 2 Brooklyn, Stowford, Sidmouth, EX10 ONA.	Personal Interest	Left the meeting during this item	Acquainted with the applicants.
Cllr Barlow	20/1458/FUL Flat 1, Peak House, Cotmaton Road, Sidmouth, EX10 8SY	Personal interest	Left the meeting during this item	Related to the applicant

367 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.

368 Minutes

Agreed and delegate to the Chair of the Planning Committee to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 12 August 2020.

369 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

370 20/1608/FUL Mr P Coletti 2 Brooklyn, Stowford, Sidmouth, EX10 0NA. Change of use to allow the siting of 4 no. Shepherd Huts for holiday accommodation, and associated uses.

NOT SUPPORT

- Members considered this to be an encroachment into the ANOB.
- The proposed access onto the A3052 was considered to be dangerous
- The location would not be a suitable area with no amenities to be contrary to Policy H6 of the East Devon Local Plan and Policy 7 of the Sid Valley Neighbourhood Plan for the following reason: The application would not enhance or complement the local setting and would appear intrusive in the countryside.
- The location was wholly inappropriate for holiday accommodation being sited on/next to a busy road with no footways or local amenities and is therefore contrary to Strategy 33 of the East Devon Local Plan - Promotion of Tourism in East Devon.

371 20/1539/FUL Dave Pring Diddlecombe House, Salcombe Hill Road, Sidmouth, EX10 8JS. Erection of new stable block and associated storage building in existing paddock (revision to 19/2399/FUL).
Salcombe
Regis Ward

SUPPORT

372 19/2410/COU Mr Barry Land West of Middle Knapp Farm, Sidbury, Sidmouth. Change of use of agricultural land to a secure dog walking field/exercising arena.
Sidbury Ward Fowler

NOT SUPPORT

Members did not see the need to remove trees to create more area for dogs to which would be contrary to Policy 6 of the Neighbourhood Plan

373 20/1616/FUL Mrs Jayne M San Remo, 55 Peaslands Road, Sidmouth, EX10 9BE. Construction of dwelling within garden and provision of 2 no. parking spaces.
South Ward Ough

SUPPORT

374 20/1458/FUL Mrs Barlow Flat 1, Peak House, Cotmaton Road, Sidmouth, EX10 8SY. Siting of shepherd's hut in garden for private use as a garden room.
South Ward

NOT SUPPORT

Members felt that the design was inappropriate for the area and for use as a garden room. The application would not enhance or compliment the local setting and would appear incongruous in the countryside.

375 20/1632/FUL Mr Robert Woolbrook Reservoir, Balfours, Sidmouth, EX10 9EF.
West Ward Lester Construction of single storey dwelling.

NOT SUPPORT

Members were unable to support for the following reasons and wish to draw attention to the following statements drawn from Pages 33 & 34 of the Sid Valley Place Analysis

- Character; Views to the South over the town mainly suburban streets and culs de sac distinctive buildings acting as landmarks
- Connectivity; Mainly connecting streets and culs de sacs-Links east towards the Byes Walking connections to Core Hill
- Street Pattern: Green connecting streets older rural green lanes embedded into the street layout. Green interfaces to Woolbrook Road, Bulverton Road and Sidford Road
- Landscape; Partly in the AONB and on the AONB Boundary long views of valley side to West Views of Core Hill to the North.

And also, from the Sid Valley Neighbourhood Plan

Policy 6 Infill development and Trees. Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.

Policy 9 Residential Development. The proposed development at the Reservoir must be compatible with the characteristics of the character area as described in the Place Analysis which the members do not think.

Woolbrook Reservoir was an important area, included in the Local Plan as Land of Local Amenity Importance. Members would like to see a comprehensive plan for the area rather than respond to piecemeal applications.

376 Tree Applications for Decision

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

a) 20/1416/TRE Mrs Maureen 113 Cotmaton Road, Sidmouth, EX10 8XN. Beech - Reduce
South Ward Lamb the lower branches back leaving 3.5m clearance from the side of the house. See attached photograph. To prevent the branches from touching the building.

THIS IS A **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:

Beech - Reduce the crown to gain 2m clearance from the dwelling.

1. 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.)

2. 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.)

The Council hereby **refuses** permission to carry out work described below for the following reasons:

Beech - Reduce the lower branches back leaving 3.5m clearance from the side of the house.

1. Reasoning - it is agreed that the canopy requires a clearance from the building however the proposed 3.5m is excessive and would reduce the amenity value of the tree. Although the 2m clearance will have a minor impact on the amenity of the tree.

b)	20/1061/TRE South Ward	Beattie	Ventonlace, Cottington Mead, Sidmouth, EX10 8HB. Oak (T1) -Reduce crown by a maximum of 1.5m. Reduction works via thinning with max diameter cuts of 30mm to achieve this. To contain the size of the tree due to proximity to the house.
-----------	---------------------------	---------	---

THIS IS A **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 Oak - a crown thinning by reduction of the folia area by no more than 20% removing second and third order branches cuts no greater than 50mm to retain the overall size of the tree.

1. 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.)

2. 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.)

The Council hereby **refuses** permission to carry out work described below for the following reasons:

Oak (T1) -Reduce crown by a maximum of 1.5m. Reduction works via thinning with max diameter cuts of 30mm to achieve this.

1. Reasoning - T1 is a healthy mature Oak growing in a substantial garden, the present crown clearance of the dwelling is over 3m which is adequate. An overall reduction will be in excess of the recommendations of BS3998 and will cause the tree to grow faster and with a denser crown. The works will reduce the overall amenity value of the tree.

377 Unsupported Decisions

The following unsupported decisions had been received.

20/0010/FUL Beachwood Farm, Sidbury, Sidmouth.

Sidmouth Town Council	EDDC
Unsupported	Approved

20/0716/FUL Little Pyramid, Sidmouth

Sidmouth Town Council	EDDC
Unsupported	Approved

20/1107/FUL 10 Hawthorn Drive, Sidmouth

Sidmouth Town Council	EDDC
Unsupported	Approved

378 Appeals

The following Appeals decision had been received.

Ref APP/U1105/D/20/3252358 Greystones, Road Past Northcombe Farm, Salcombe Regis EX10 0JQ.

The **APPEAL IS DISMISSED**

379 Enforcement Letters

No Enforcement letters were received.