

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 1st May 2019**

Councillors present: - Kelvin Dent (Chairman)
Jeff Turner (Vice-Chairman)
Ian Barlow
Marc Kilsbie
Ian McKenzie-Edwards
Simon Pollentine
John Rayson

Also Present: - David Barratt

Apologies: - Dawn Manley

The meeting started at 6.30pm and finished at 7.50 pm.

455 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
CLlr Kelvin Dent	19/0551/TRE Garth, Knowle Drive, Sidmouth, EX10 8HN.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Lives opposite the applicant.

456 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.

457 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.

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

To receive a report from the Clerk of any urgent planning items or amendments to planning applications received after formulation of the agenda:

458 18/2888/FUL Mr B. Glanville Single- and two-story side extension; extension to North Ward existing dormer; roof shape remodelling; cladding and re-roofing

SUPPORT

Applications for consideration

459 19/0391/FUL Mrs B Parkyn 22 Fore Street, Sidmouth, EX10 8AL. Demolition of East Ward the rear part of shop and reconstruction with 7 no. two storey dwellings above.

SUPPORT

Note;

- Members considered that the economic benefit and advantages to the town would outweigh any disruption to the conservation area.
- Members drew the Principal Planning Authority's attention to the emerging Sid Valley Neighbourhood Plan Policy 14 Principal Residency which states: Any new open market housing, excluding replacement dwellings, will only be supported when it is restricted to being used as a Principal Residence and not as a 'second home', in that the occupier uses it as their main residence, regardless of who owns the Freehold.

460 19/0693/FUL Mrs Julie Mitchell 4 Lower Wheathill, Sidmouth, EX10 9UA. Primley Ward Construction of single storey rear extension and detached car port.

SUPPORT

461 19/0674/FUL Mr Tom & Mrs Emma Mead, Fortescue Road, Sidmouth, EX10 9QG. Salcombe Regis Bambridge-Sutton Construction of dwelling in garden including demolition of existing garage and provision of parking spaces and replacement of fence with extension to stone boundary wall.

UNABLE TO SUPPORT

Members considered that the application was contrary to Policy 7 and 8 of the emerging Sid Valley Neighbourhood plan:

- Policy 7 Infill Development, Extensions 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 8 Local Distinctiveness Development: proposals will be expected to have regard to character of the immediate area as set out in the Place Analysis. All new development, including innovative designs, should be designed to complement and enhance the local distinctiveness of the character of its immediate locality, reflecting the height, scale, massing, fenestration, materials, landscaping and density of buildings as described in the Place Analysis.

- Members also drew attention to Policy 14 of the emerging Sid Valley Neighbourhood Plan Principal Residency: Any new open market housing, excluding replacement dwellings, will only be supported when it is restricted to being used as a Principal Residence and not as a 'second home', in that the occupier uses it as their main residence, regardless of who owns the Freehold.
- Members also felt that there was insufficient parking provision for ether property.
- Over development of the area and the development would suffer due to the 3 big trees to the left of the development.

462	19/0675/LBC Salcombe Regis	Mr Tom & Mrs Emma Bambridge-Sutton	Mead, Fortescue Road, Sidmouth, EX10 9QG. Construction of dwelling in garden including demolition of existing garage and provision of parking spaces and replacement of fence with extension to stone boundary wall.
------------	-------------------------------	---------------------------------------	---

UNABLE TO SUPPORT

Members considered that the application was contrary to Policy 7 and 8 of the emerging Sid Valley Neighbourhood plan:

- Policy 7 Infill Development, Extensions 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 8 Local Distinctiveness Development: proposals will be expected to have regard to character of the immediate area as set out in the Place Analysis. All new development, including innovative designs, should be designed to complement and enhance the local distinctiveness of the character of its immediate locality, reflecting the height, scale, massing, fenestration, materials, landscaping and density of buildings as described in the Place Analysis.
- Members also drew attention to Policy 14 of the emerging Sid Valley Neighbourhood Plan Principal Residency: Any new open market housing, excluding replacement dwellings, will only be supported when it is restricted to being used as a Principal Residence and not as a 'second home', in that the occupier uses it as their main residence, regardless of who owns the Freehold.
- Members also felt that there was insufficient parking provision for ether property.
- Over development of the area and the development would suffer due to the 3 big trees to the left of the development.

463	19/0788/FUL Sidbury Ward	Ms K Lilburn	Halfway House, Sidbury, Sidmouth, EX10 0QN. Construction of two storey side extension including balcony.
------------	-----------------------------	--------------	---

SUPPORT

- 464** 19/0553/FUL Mr And Mrs A 30 Sidford High Street, Sidford, Sidmouth, EX10 9SL.
Sidford Ward Russell Construction of single storey front and rear extensions.

SPLIT DECISION

Members SUPPORTED the front/south side of the application and the privacy screen. Members were UNABLE TO SUPPORT the rear/north side of the application for the following reason:

- The proposed changes would be out of keeping with the design of the existing building.

- 465** 19/0726/OUT Mr & Mrs Church Foxgrove, Coreway, Sidford, Sidmouth, EX10 9SD.
Sidford Ward Erection of new dwelling.

SUPPORT

466 Tree Applications for Decision

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

- a)** 19/0791/TRE Mr Rob Scholefield Street Record, Baker Close, Sidmouth. Dismantle
North Ward multi stemmed Ash tree.

DEFERRED

- b)** 19/0551/TRE Mr A Aheonidov Garth, Knowle Drive, Sidmouth, EX10 8HN. T1 Bay -
South Ward Fell; T2 Portuguese Laurel - Fell; T3 Portuguese Laurel – Fell At applicant's request, due to lack of light and the trees being overgrown.

REFUSED

NOTE: Members supported the arboricultural officer report.

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

The Town Council has been given the required notification of the following tree works and may comment accordingly.

- a)** 19/0722/TCA Mr Andrew Cresswell Applelands, Bickwell Valley, Sidmouth EX10 8RF.
South Ward T1 Willow: overhanging a neighbours property and also crowding and affecting the growth of a nearby larch. T2 Laurel: growing from the old stump of a long dead tree and lacking stability.

NOTED

- b) 19/0725/TCA Mr Tim Johnson Marycourt, Convent Road, Sidmouth, EX10 8RE.
South Ward Large conifer - overgrown and irregular in shape -
reduce mass by 30-40% to thin out, clear dead
wood and shape.

WITHDRAWN

468 Unsupported Decisions

Planning Application 19/0210/FUL

120 Alexandria Road, Sidmouth.

Construction of a single storey rear/side extension (removal of garage).

Town Council

Did not support

District Council

Granted

469 Appeals

No appeal had been lodged.

470 Enforcement Letters

No Enforcement letters were received.

.....
CHAIRMAN OF THE PLANNING COMMITTEE