

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 2 May 2018**

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

The meeting started at 6.30pm and finished at 8.35pm.

434 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
ClIr Kelvin Dent	18/0830/FUL South Ward. 8 Sidlands Sidmouth EX10 8UE.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.
ClIr Kelvin Dent	18/0282/TRE South Ward Highfield House, Bickwell Lane Sidmouth EX10 8TQ	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.

435 Minutes

The Minutes of the Planning Committee meetings held on the 4 and 18 April 2018 were signed as a true and accurate record.

436 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.

437 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.

438 Urgent item or Amended Plans

439	18/0460/ADV East Ward	Mr Stephen Robbins	Santander Fore Street Sidmouth EX10 8HU Installation of a floor standing 46" tv to inside of glass frontage.
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On the request of the Local Planning Authority, and with Members now provided with copies of the Conservation Officer's resolved that the application be REFUSED for the following reasons:

The East Devon Local Plan 2013 – 2031 and Sidmouth Town Council Design Statement and Policies document states:

- The advertisement should not create a hazard to traffic safety, whether vehicular or pedestrian.
- Advertisements are kept to the minimum, and amalgamated wherever possible, to avoid clutter which would detract from the character of the building and the street scene.
- Where a sign is lit the type and level of illumination is appropriate given the general level of lighting in the area.
- The construction materials and the colours of the advertisement are sympathetic to the building and area.

The committee considered that the application contravened all the above points and also 4.7 of the Sidmouth Town Council Design Statement:

- The advertisement must not contain any intermittent light source, flashing lights, moving parts or features, exposed cold cathode tubing, animation or reflective material.

The proposal was therefore contrary to The East Devon Local Plan policy D4 criteria 2, 3, 4 and 5

Applications for consideration

440	18/0822/FUL West Ward	Mrs Sarah Mounoury	43 Alexandria Road Sidmouth EX10 9HG. Two storey rear extension.
	Support		
441	18/0830/FUL South Ward	Mr B Eastell	8 Sidlands Sidmouth EX10 8UE. Construction of first floor extension; alterations to existing dormer and addition of dormer window.
	Support		
442	18/0952/FUL Sidford Ward	Mrs Weaver	9 School Street Sidford Sidmouth EX10 9PF. Retrospective application for replacement door and windows, improvements to outbuilding and alterations to rear garden

Support

443	18/0766/LBC Sidford Ward	Mrs Weaver	9 School Street Sidford Sidmouth EX10 9PF. Retention of various works to include: boundary wall and retaining walls; 3no. windows on rear (west) elevation; 1no. window and 1no. door on side (south) elevation; removal of partition walls which created entrance lobby; block up existing door into bathroom and create new bathroom entrance; removal of partition walls in kitchen and alterations to outbuilding.
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Support subject to the agreement of the Conservation Office.

444	18/0823/FUL Sidford Ward	Mr & Mrs G Oliver	Byes End Byes Lane Sidford Sidmouth EX10 9QX. Construction of two storey extension.
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UNABLE TO SUPPORT

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

- The proposed design of the building would not be in keeping with the character of the area.
- The proposed materials were not suitable for the local surroundings.

445	18/0585/FUL Salcombe Regis Ward	Mrs Susan Rignall	Old Farmhouse Hillside Road Sidmouth EX10 8JG. Amendments to approval 17/2122/COU (Change of use to self-contained holiday unit) to incorporate the installation of a fire escape door.
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Support

446	18/0586/LBC Salcombe Regis Ward	Mrs Susan Rignall	Old Farmhouse Hillside Road Sidmouth EX10 8JG. Installation of fire escape door.
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Support subject to the agreement of the Conservation Office.

447	18/0717/LBC Salcombe Regis Ward	Ms Julia Rochester	Salcombe Regis House Salcombe Regis Sidmouth EX10 0JH. Repairs of southern boundary wall; alteration of southern gate.
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Support subject to the agreement of the Conservation Office.

448	18/0716/FUL Salcombe Regis Ward	Ms Julia Rochester	Salcombe Regis House Salcombe Regis Sidmouth EX10 0JH. Alterations to driveway, re-building of terrace, construction of pergola, repair of southern boundary wall and alterations of southern gate.
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Support

449	18/0922/FUL Salcombe Regis Ward	Mr And Mrs Harper	Amelance Sidcliffe Sidmouth EX10 9QA. Retention of detached garage (amended design to planning permission 17/0559/FUL).
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The amendments to the proposal were not considered to be sufficient enough to alter the Committee's previous view that the application could not be supported for the following reasons:

- The proposed design would be out of keeping with the character of the area.
- The proposed design would be detrimental to the street scene of the area and contrary to the policy of local design and distinctiveness.
- The proposed design should not be higher than the standard 2.5m or in front of the house line.
- The proposed design would be overbearing to neighbouring properties and should be at the same height of the lower end of the building.

Further Resolution: Members felt that the whole design was unsatisfactory and did not bear any resemblance to the original plans. Members considered that if the design was permitted it could be setting a precedent for amended plans and poor design.. Members therefore requested that enforcement action should be taken.

450	18/0767/FUL Primley Ward	Mr J Ensall	22 Livonia Road Sidmouth EX10 9JB. Construction of side extension.
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Support

451	18/0771/FUL North Ward	Mr Anthony Moss	10 Ashley Crescent Sidmouth EX10 9UE. Construction of side extension and porch to front elevation.
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Support

452	18/0790/FUL East Ward	Mr C Eccles	Carinas Night Club Fore Street Sidmouth EX10 8AG. Change of use of part of ground floor and basement from former nightclub to restaurant/cafe use (A3) and/or drinking establishment (A4), new shopfront and doors and new roof with glazed panels.
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Support

453	18/0907/LBC East Ward	Mr Christopher Jackson	2 Albert Terrace Salcombe Road Sidmouth EX10 8PX. Bicycle storage building in front garden.
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UNABLE TO SUPPORT

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

- The proposed design of the building would not be in keeping with the character of the area and would detract from the street view.
- The proposed design would also prejudice the re-planting of the trees that have been removed.
- Members requested that the Arboricultural Officer ensure that the replanting of the trees be undertaken

454 18/0906/FUL Mr 2 Albert Terrace Salcombe Road Sidmouth EX10
 East Ward Christopher Jackson 8PX. Bicycle storage building in front garden.

UNABLE TO SUPPORT

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

- The proposed design of the building would not be in keeping with the character of the area and would detract from the street view.
- The proposed design would also prejudice the re-planting of the trees that have been removed.
- Members requested that the Arboricultural Officer ensure that the replanting of the trees be undertaken

18/0763/LBC Matthews Properties Ltd & 49 High Street Sidmouth
 East Ward Dawnhaze Ltd EX10 8LN. Replacement
 shopfront, ground floor rear extension, first floor rear porch, alterations to rear windows and doors, repair of rear render and alterations to internal layout.

Deferred pending the receipt of the full planning application.

455 Tree Applications for Decision

456 18/0282/TRE Mr Wharton Highfield House Bickwell Lane Sidmouth EX10
 South Ward 8TQ. T1 Turkey Oak – Fell.

UNABLE TO SUPPORT

The committee see no reason why this healthy tree should be removed. So are in full support of the Arboricultural Officer's report.

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

No notification has been received.

458 Tree Exemption Reports

No Tree Exemption Reports were received.

459 Unsupported Decisions

No unsupported decisions were reported

460 Appeals

Planning application APP/U1105/F/16/3164406. 1 Laburnum Cottages, Church Street, Sidford EX10 9RA. Permanently remove the PVCu window and frame to the rear elevation of 1 Laburnum Cottage Church Street Sidford, Devon.

The Planning Clerk reported that the decision has been made in respect of the above application.

461 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE