

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 6 November 2019**

Councillors present: - Kelvin Dent (Chair)
Jeff Turner (Vice-Chair)
Ian Barlow
Dawn Manley
Deidre Hounsom
John Loudoun

Apologies: - Jenny Ware, Louise Thompson and John Rayson

The meeting started at 6.30pm and finished at 7.20 pm.

217 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	19/2313/FUL Salcombe Regis. 3 Hillside, Salcombe Regis, Sidmouth, EX10 0JQ.	Personal Interest	Remained in the Chamber during discussion and did vote.	Acquainted with Applicant.
Cllr Kelvin Dent	19/2297/OUT Sidford Ward. The Orchard, Windsor Mead, Sidford, Sidmouth, EX10 9SJ.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.
Cllr Jeff Turner	19/2297/OUT Sidford Ward. The Orchard, Windsor Mead, Sidford, Sidmouth, EX10 9SJ.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.
Cllr John Loudoun	19/2310/LBC Sidbury Ward. Quietways, Harcombe, Sidmouth, EX10 OPR.	Personal Interest	Remained in the Chamber during discussion and did vote.	Acquainted with Applicant.
Cllr Ian Barlow	19/2286/COU Salcombe Regis Ward. Unit 7, Kingsdown Business Park, Salcombe Regis, Sidmouth, EX10 OPD.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.

218 District Council Members

It was formally noted that the participation of those Councillors who were also members of the East Devon District Council in both the debate and subsequent vote was on the basis that the views expressed were preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserved their final views on the application until they were in full possession of all the relevant arguments for and against.

219 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.

220 19/2121/ADV Mr Stephen Shell 49 High Street, Sidmouth, EX10 8LN. Display of 1no illuminated fascia sign and 1no non illuminated projecting sign on front elevation.

APPROVED

221 Members were asked to consider the Newton Poppleford and Harpford Parish Council Neighbourhood Plan and report any observations or comments to the Chair of the Planning Committee.

Applications for consideration

222 19/2301/FUL Mr J Dunn 34 Newlands Road, Sidmouth, EX10 9NL. Construction of single storey extension to front.

SUPPORT

223 19/2313/FUL Mr Julian Hawkins 3 Hillside, Salcombe Regis, Sidmouth, EX10 0JQ. Construction of single storey rear extension.

Regis
SUPPORT

224 19/2286/COU South Western Unit 7, Kingsdown Business Park, Salcombe Regis, Sidmouth, EX10 0PD. Change of use of existing building to ambulance dispatch point (sui generis).

Salcombe Ambulance
Regis Ward Service NHS
Foundation

SUPPORT

225 19/2310/LBC Mr & Mrs Bob and Quietways, Harcombe, Sidmouth, EX10 0PR. Replace 6no. windows on front (south) elevation which includes changes to the position of glazing bars on 3no. windows; replace 4no. windows on side (east) elevation which includes the changes to the position of glazing bars on 1no. window. Windows to be timber heritage slimline double-glazed units.

SUPPORT

226 At this point in the meeting Cllr Kelvin Dent and Cllr Jeff Turner declared an interest in the next item and Cllr Ian Barlow was elected as Chair for the application.

19/2297/OUT	Mr & Mrs Gamble	The Orchard, Windsor Mead, Sidford, Sidmouth, EX10 9SJ. Outline permission for the construction of a single dwelling (all matters reserved).
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UNABLE TO SUPPORT

Members considered that the application was contrary to Policy 6, 7 and 9 of the Sid Valley Neighbourhood plan:

- Policy 6 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 7 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.
- Policy 9 Residential Development there is a presumption in favour of development on land within the BUAB subject to the scale and design of the development being compatible with the characteristics of the character area described in the Place Analysis and subject to compliance with other policies in the Neighbourhood Plan. Outside of the BUAB there will be a general presumption against new residential development apart from replacement dwellings, new houses required for employed persons in rural businesses, or through the conversion of redundant farm buildings or as allowed under Policy 10.

2 Objection Letters

227	19/2271/ADV	Phil Cranch	All Saints Church, All Saints Road, Sidmouth, EX10 8ES. Replacement notice board.
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APPROVED

228	19/2285/FUL	Mr & Mrs Armstrong	81 Alexandria Road, Sidmouth, EX10 9HG. Construction of two storey extension to front, single and two storey extension to rear, and single storey extension to side.
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SUPPORT

NOTE; Members would like the trees to be protected during the building work.

Tree Applications for Decision

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

229	19/2115/TRE	Mrs Cunliffe	Windmill House, Hillside Road, Sidmouth, EX10 8JF. T1, copper beech - dismantle and fell. Reason to allow more light into house and garden and to allow space to plant a better specimen and species.
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SPLIT DECISION (a part of the application was refused, and a part approved).

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

A crown reduction by thinning of no more than 10% of the total folia area, evenly throughout the canopy, removing second and third order branches with cuts no more than 60mm

- 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 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:

Fell

- Reasoning: The tree is in good health and there is no arboricultural justification to remove the tree, the tree has good life expectancy and amenity value. The approved works will allow to create a more open canopy, allow light through it and retain the tree for the future

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.

230	19/1912/TCA	Mr Michael Throup	Stadway Manor, Stadway Meadow, Sidmouth EX10 8TB. Fell 2 (Cherry and Ash) trees on the righthand side of the drive (refer to application 10/1699/TCA).
	South Ward		
			NOTED
231	19/2104/TCA	Mr Barber	Brooklands, Convent Road, Sidmouth, EX10 8RE. T1 - birch – fell T2 - golden western red cedar - fell.
	South Ward		
			NOTED
232	19/2228/TCA	Mr Douglas Jones	The White Cottage, Cotmaton Road, Sidmouth, EX10 8QX. 1: Tulip Tree - Raise crown to 3m due to overhanging pavement (public) and road (Bickwell Valley) 2: Mimosa - Remove tree completely due to decline of growth with 2/3rds dead and age of tree being high and excessive sloping.
	South Ward		

NOTED

233 Unsupported Decisions

Planning Application 19/1978/FUL

Bridgefield, Cotford Close, Sidbury.

Construction of two storey side extension and addition of pitched roof to existing flat roof at rear.

Town Council

Did not support

District Council

Granted

234 Enforcement Letters

No Enforcement letters were received.

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CHAIR OF THE PLANNING COMMITTEE