

**Matters considered by  
Sidmouth Town Council's Planning Committee  
Original Planning Committee Date: September 2020**  
(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  
John Loudoun  
Dawn Manley

Apologies; Jenny Ware

The meeting started at 10am and finished at 10.45 am.

**380 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	20/1475/TRE Hartsholme, Cotlands, Sidmouth, EX10 8SP.	Personal Interest	Left the meeting.	Cllr is joint owner of adjacent property.

**381 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.

**382 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 2 September 2020.

**383 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 Planning Clerk of any urgent planning items or amendments to planning applications received after formulation of the agenda.

**Applications for consideration**

<b>384</b>	20/1777/FUL Salcombe Regis SUPPORT	Mr David Miles	14 Cliff Road, Sidmouth, EX10 8JN. Construction of single storey extension, terrace and steps.
<b>385</b>	20/1745/FUL Sidbury Ward  SUPPORT	Mrs Velda Woodruff	Sand Farm Cottage, Sidbury, Sidmouth, EX10 0QN. Replacement stable block and levelling of existing lawn.
<b>386</b>	20/1798/FUL South Ward  SUPPORT	Mr Bryan Schofield	Candleford, 14 Connaught Close, Sidmouth, EX10 8TU. Construction of single storey side extension and single storey front extension. Insertion of side rooflight.
<b>387</b>	20/1746/FUL West Ward  NOT SUPPORT	Mr Mark Laurenti	Woolbrook Reservoir, Balfours, Sidmouth, EX10 9EF. Felling of trees and excavation of an earth bank to facilitate enlargement of the existing parking area to form three additional parking spaces and construction of a retaining wall and car port.

Members were unable to support for the reasons given below and wish to draw attention to the statements below 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.

Also, detailed in 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.

Additionally, there were 2 garages that have been changed to storage and a gym back in February 2020, the Council were led to believe the car parking was not needed.

**Note:** 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.

### 388 Tree Applications for Decision

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

- |    |                           |                |   |
|----|---------------------------|----------------|---|
| a) | 20/1549/TRE<br>South Ward | Dr Liz Elliott | 8 Moorcourt Close, Sidmouth, EX10 8SU. Beech (T1) - 1.5 m lateral reduction to retain tree height of 15m and lateral spread of 7m, to prevent encroaching into neighbouring properties. Maximum diameter cuts 50mm. |
|----|---------------------------|----------------|---|

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:

A minor crown reduction to gain a 2m clearance of neighbouring garden buildings to prevent damage, and deadwood 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:

1.5 m lateral reduction to retain tree height of 15m and lateral spread of 7m, to prevent encroaching into neighbouring properties. Maximum diameter cuts 50mm.

1. Reasoning - the Beech is of good natural form and of an age that it is growing slowly, the tree is in good health and vigour with excellent amenity value both localised and within the larger landscape. The works will remove the natural shape of a healthy tree with the reaction of quicker thicker growth which will cause further a further regular pruning

**Councillor Turner chaired the meeting for the following item**

- b)** 20/1475/TRE Mr Richard Hartsholme, Cotlands, Sidmouth, EX10 8SP. G1 is a group of semi mature sycamore (*Acer pseudoplatanus*) a reduction of South Ward Moore between 3 and 4m and to thin the canopy by 10% to remove deadwood and allow a more open canopy structure reducing wind throw.
- T1 Ash (*Fraxinus excelsior*) showing early onset signs of ADB. - Fell
- T2 Ash (*Fraxinus Excelsior*) showing early onset signs of ADB. - fell.
- G2 group of 6 Sycamore (*Acer pseudoplatanus*) reduction by 3 to 4m and a thin of 10%.
- G3 a group of bay and holly reduction in height to achieve a uniform height and separation between G3 and G1+ G2 and a thin by 15% to increase light levels in the garden.
- T3 +T4 T5Beech (*Fagus sylvatica*) Fell
- G4 + G5 Group of Beech reduction to gain 5m clearance of the dwelling

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:

The works to G3 - Bay and Holly reduce the height of the bay and holly to approximately 3m above ground level and the felling of T1 + T2 Ash

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.)
3. A replacement trees shall be planted within the curtilage and as close as practicable to the same location in the first planting season following the felling of the trees hereby permitted to be removed. The replacement trees shall be a minimum of 8 -10cm in girth and shall be maintained for a period of five years; such maintenance to include the replacement of the trees should they die. The species of the trees may be selected by the applicant and be agreed in writing by the Local Planning Authority prior to planting.  
(Reason - To maintain continuity of tree cover and compensate for the loss of amenity.)

The Council hereby **refuses** permission to carry out work described below:

All works to G1, G2, T3, T4, T5, G4, G5, G6, G7 for the reasons recommended by the Arboricultural officer.

- c) 20/1803/TRE Mr Mark Woolbrook Reservoir, Balfours, Sidmouth, EX10 9EF. Fell and  
West Ward Laurent replace a total of 15 number trees as identified within the  
arboricultural report. The works are part of the arboricultural  
management of the site.

DEFERRED to await the Arboriculturist's report

**389 Unsupported Decisions.**

No Unsupported decisions.

**390 Tree Exemption Reports**

No Tree Exemption Reports were received.

**391 Enforcement Letters**

No Enforcement letters were received.

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**CHAIR OF THE PLANNING COMMITTEE**