

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 12 June 2019**

Councillors present: - Kelvin Dent (Chair)
Jeff Turner (Vice-Chair)
John Rayson
David Barratt
Ian Barlow
Deirdre Hounsom
Louise Thompson
Jenny Ware
John Loudoun

Apologies: - Dawn Manley

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

38 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
All Councillors	19/1069/FUL Thorn House, Salcombe Regis, Sidmouth, EX10 0JH.	Personal Interest	Remained in the Chamber during discussion and did vote.	The Applicant is a Freeman of Sidmouth.
Cllr Kelvin Dent	19/1157/FUL 8 Sidlands Sidmouth EX10 8UE. 19/0940/TCA Woodlands Hotel, Station Road, Sidmouth, EX10 8HG.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicants.
Cllr John Loudoun	19/1129/FUL Milliways (Welwyn), Greenhead, Sidbury, Sidmouth, EX10 0RH.	Personal Interest	Remained in the Chamber during discussion and did vote.	Acquainted with Applicant.

39 Minutes

The Minutes of the Planning Committee meetings held on the 22 May and 24 May 2019 were signed as a true and accurate record.

40 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.

41 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.

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| 42 | 19/0627/LBC | Mr & Mrs
Chivers | Western Farm, Harcombe, Sidmouth, EX10 0PR. Various works including: Retention of replacement door on front (south) elevation with new door with fixed glazed panel above, lowering of door threshold in conjunction with lowering floor level in hallway and the construction of new steps leading up to reception and boot room; removal of steps leading from kitchen to hallway and blocking up of existing doorway and new door opening from hallway into kitchen. |
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SUPPORT

Applications for consideration

- | | | | |
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| 43 | 19/1063/FUL
West Ward | Mr Adam
Howitt | 15 Higher Woolbrook Park, Sidmouth, EX10 9ED. Construction of single storey rear extension. |
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SUPPORT

- | | | | |
|-----------|---------------------------|-----------------------------------|--|
| 44 | 19/1029/LBC
South Ward | Mr & Mrs
Guyatt &
Midwinter | Flat 3 Top Floor Flat, 2 Fortfield Terrace, Sidmouth, EX10 8NT. External works to include replace 1no. bedroom window frame and refurbish top and bottom sash on rear elevation; re-roof and replace fascia boards on flat roof on rear elevation and refurbish 8no. windows. Internal works to include removal of internal walls and doors, construct partition walls; create cupboard at top of staircase; replace door with fire door; replace door with arched doors; walls lined in utility room; install timber balusters on staircase; create shower cubicle in bathroom. |
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SUPPORT subject to the agreement of the Conservation Officer.

45	<i>19/1054/FUL South Ward</i>	Nicholas James Group Ltd	Sidmouth Harbour Hotel, Manor Road, Sidmouth EX10 8RU. Erection of fire escape on west elevation to serve hotel.
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SUPPORT

46	<i>19/1157/FUL South Ward</i>	Mr Brian Eastell	8 Sidlands Sidmouth EX10 8UE. Construction of single storey extension.
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SUPPORT

47	<i>19/0996/RES Sidford Ward</i>	Churchill Retirement Living	Green Close, Drakes Avenue, Sidford, Sidmouth, EX10 9JU. Variation of Condition 2 (plans condition) of planning consent 18/1779/MFUL (demolition of former care home and construction of 40 retirement apartments) to facilitate design changes.
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Members were UNABLE TO SUPPORT 2 out of the 4 changes to the application for the following reasons:

- Members praised the original inclusion of the brick coins around the windows, building corners and doors as they enhanced the building, giving it interest and helping the new building fit in with the older buildings around the area.
- Members felt that the removal of the bay on the Drakes Avenue elevation would make the design look very square and felt that the bay enhanced the building.
- Members felt that the building is to be part of the gateway to Sidmouth and needed to be interesting.

Members SUPPORTED the changes to the refuse doors and the kitchen windows.

48	<i>19/0637/LBC Sidford Ward</i>	Mr Clive Madge	2 Rivulet Cottages, Church Street, Sidford Sidmouth, EX10 9RD. Remove chimney, replace 2no. windows and porch canopy on front (south). elevation. Remove wall finish in ground floor and inject damp course. Internal alterations to include: removal of partition wall and chimney breast on ground floor and first floor and roof space and remove ground floor ceilings and replace.
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SUPPORT subject to the agreement of the Conservation Officers.

49	<i>19/1129/FUL Sidbury Ward</i>	Mr O'Connor	Milliways (Welwyn), Greenhead, Sidbury, Sidmouth, EX10 0RH. Construction of single storey extensions.
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SUPPORT

50	<i>19/1060/FUL Sidbury Ward</i>	Mr & Mrs Leonard	Roncombe Farm, Sidbury, Sidmouth, EX10 0QN. Construction of two storey rear extension.
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SUPPORT

51 *19/1069/FUL* King Thorn House, Salcombe Regis, Sidmouth, EX10 0JH.
Salcombe Regis Equestrian Replacement roof structure and finishes to existing stable block
Ward Centre and tack room.
 SUPPORT

52 *19/1042/FUL* Mr & Mrs 42 Newlands Close, Sidmouth, EX10 9NP. Single storey
Primley Ward Burge extension above existing garage.
 UNABLE TO SUPPORT

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

- Members felt that the proposal would be over development of the site.
- Members felt that the development would be detrimental to the amenity of the neighbours by reason of loss of light and overlooking.

53 *19/0952/LBC* Mr Ronald 32 Woolbrook Road, Sidmouth, EX10 9UZ. Remove internal
North Ward Loynd partition wall at ground floor and install structural beam.
 SUPPORT subject to the agreement of the Conservation Officers.

54 *19/0806/LBC* Mrs Sue 45 - 47 High Street, Sidmouth, EX10 8LN. Removal of 2no.
East Ward Gwillim lobby doors currently forming the joint centered entrance;
 removal and construction of partition walls and the addition of
 doors to create separate WCs for unit one and two.
 SUPPORT subject to the agreement of the Conservation Officer.

55 *19/0947/FUL* Mr Graham Flat 1, Norton Garth Court, Station Road, Sidmouth,
East Ward Gill EX10 8NY. Construction of garden room to replace
 summerhouse.

UNABLE TO SUPPORT

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

- Members felt that the application was not in keeping with the character of the area due to the large size of the summerhouse.
- Members felt that it was over development of the site and detrimental to the listed buildings in the vicinity.
- Members felt that there would be an impact on the trees in the garden.

56 Tree Exemption Reports

No Tree Exemption Reports were received.

57 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) *19/0940/TCA* Mr Dan Cozens Woodlands Hotel, Station Road, Sidmouth, EX10 8HG.
 South Ward Monterey pine T1. Reduce lateral branches to east on southern stem by; removing 20% foliage

area from limbs, targeting ends of branches, removing two or three 50mm - 75mm x 3m branches. Reduce northern stem by; reducing lowest northerly branch on stem to first side branch to north making a 350mm pruning cut. Reduce upper canopy of northern stem by 20% foliage area, removing five or six 75mm x 3m branches. Remove all dead wood greater than 50m in diameter.

NOTED

58 Unsupported Decisions

Planning Application 19/0788/FUL.

Halfway House, Sidbury, Sidmouth, EX10 0QN.

Construction of two storey side extension including balcony.

Town Council
Support

District Council
Refused

Planning Application 19/0932/FUL

29 Furzehill, Sidbury, Sidmouth, EX10 0SQ.

Construction of dormer window to rear.

Town Council
Did not support

District Council
Granted

59 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE