

**Matters considered by
Sidmouth Town Council's Planning Committee
Original Planning Committee Date: 12 August 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
Jenny Ware

Apologies:

The meeting started at 10 am and finished at 10.55 am.

344 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
All Cllrs	20/1639/TCA Bickwell Gardens, Stadway Meadow, Sidmouth, EX10 8TB.	Personal Interest	Remained in the meeting during discussion and did vote.	Acquainted with the applicant as fellow Councillor.

345 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.

346 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 22 July 2020.

347 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.

One urgent item was considered: 20/1639/TCA and is listed on minute 362(c).

348 20/1453/FUL Mr & Mrs David & Jackie Denney Flat 2, Old Mill House, Mill Street, Sidmouth, EX10 8DW. Single storey extensions on south and west elevations (resubmission of 19/2609/FUL)

SUPPORT

- 349** 20/1454/LBC Mr & Mrs David & Jackie Denney Flats 1 And 2, Old Mill House, Mill Street, Sidmouth, EX10 8DW. Single storey extensions on south and west elevations, blocking up of openings, removal of partitions and insertion of new partitions.
SUPPORT subject to the observations of the Conservation Officer
- 350** 20/1498/FUL Mrs Jane Rose East Ward 40 - 42 High Street, Sidmouth, EX10 8EB. Conversion of ground floor of front section of former bank to residential unit and associated external alterations.
SUPPORT
- 351** 20/1301/FUL Taina Wells East Ward 22 York Street, Sidmouth, EX10 8BN. Construction of replacement of existing slope roof with pitch roof, 2 no side roof lights and provision of cladding.
SUPPORT
- 352** 20/1429/FUL Mr S Newman Primley Ward 7 Summerfield, Sidmouth, EX10 9RY. Construction of single storey rear extensions, terrace and steps.
SUPPORT
- 353** 20/1607/FUL Mr and Mrs Primley Thompson Ward 14 Darnell Close, Sidmouth, EX10 9JW. Construction of rear dormer window.
SUPPORT
- 354** 20/1134/FUL Craig Morgan Salcombe Regis Ward Dunscombe Manor Caravan Park, Salcombe Regis, Sidmouth, EX10 0PN. Siting of 14 no. additional static caravans for holiday accommodation purposes and construction of associated hardstanding areas.
SUPPORT
Note: Members commented that though they would continue to view any future planning applications on merit, it was difficult to envisage how further expansion could occur without detriment to the AONB.
- 355** 20/1509/FUL Mr M Thomas Salcombe Regis Ward Shelsley House, Millford Road, Sidmouth, EX10 8DP. Construction of extension to existing balcony.
SUPPORT

356 20/1516/VAR Churchill Retirement Green Close, Drakes Avenue, Sidford, Sidmouth, EX10 Sidford Ward Living 9JU. Variation of Condition 1 (plans condition) and condition 8 (tree protection) of planning consent 19/0996/VAR to include additional plan which proposes the felling of a horse chestnut tree and replacement with American sweetgum (liquidamber) tree.

Members were UNABLE TO SUPPORT the application for variation of Conditions 1 and 8 for the following reasons:

- 1) The loss of a maturing tree would result in a smaller young tree being planted detrimentally affecting the amenity of neighbouring residents.
- 2) The loss of a maturing tree would be contrary to Policy 6 of the Sid Valley Neighbourhood Plan (Infill Development , Extensions and Trees) which states that “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”
- 3) The existence of the tree had significant impact on support for the original planning application by the Town Council (suitable softening and landscaping of the streetscene) as subsequently approved by the Local Planning Authority.

Members further commented that as the authority delegated to decide on TRE applications that the LPA Arboricultural Officers be asked to consider placing a TPO on the tree in question.

357 20/1425/FUL South Mrs Susan Chadwick 15 Victoria Road, Sidmouth, EX10 8TZ. Construction of Ward single storey rear extension and replacement garage. SUPPORT

358 20/1428/LBC South Guyatt 2 Fortfield Terrace, Sidmouth, EX10 8NT. Structural Ward repairs to existing roof trusses.

SUPPORT subject to the observations of the Conservation Officer

359 20/1569/FUL South Mrs Ruth Ray Cedar Shade Cottage, 75 All Saints Road, Sidmouth, EX10 Ward 8EX. Extensions and alterations including raising of ridge to create suitable first floor accommodation.

Members considered that the new application did little to overcome issues associated with an earlier scheme. They were therefor UNABLE TO SUPPORT the application for the following reasons:

- 1) Members considered the application to be contrary to Policy 6 of the Sid Valley Neighbourhood, 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.
- 2) The proposed changes would be out of keeping with the design of the existing building.
- 3) The proposed design would be over development for the size of the area.
- 4) The proposed design would be detrimental to the street scene of the area and contrary to the policy of local design and distinctiveness.
- 5) The proposed design would be overbearing to neighbouring properties.
- 6) Members also felt that there would be insufficient parking provision for the property.
- 7) The proposal would not enhance or preserve the conservation area.

360 20/1395/FUL South Mr Tim Drake Flat 1, Fernbrook, Convent Road, Sidmouth, EX10 8RB.
Ward Alterations to front conservatory extension including
increase in height (retrospective application)

SUPPORT

361 20/1525/FUL South Mrs Wilcox Sanditon, Station Road, Sidmouth. Replacement of
Ward selected doors involving raising of cill heights by 150mm
(partially retrospective) (revised scheme to planning
permission 19/0220/FUL).

SUPPORT

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

a) 20/1396/TCA South Mr Rob Skinner Cotmaton Field, Cotmaton Road, Sidmouth. Tree 1 - Ash
Ward with dieback in the crown (up to c.40% crown loss).
Suspected Ash dieback (*Chalara fraxinea*). Pose risks to
road users of Cotmaton road at SY 11939 87507: fell Tree
2 - Sycamore showing extensive dieback - reasons are
not entirely sure. 30% canopy loss with exposed
deadwood over Cotmaton road at SY 1193987507: fell
Tree 3 - Ash with dieback in the crown (upto c.40%
crown loss). Suspected Ash dieback (*Chalara fraxinea*).
Pose risks to road users of Cotmaton road at SY 11939
87507: fell.

NOTED

b) 20/1332/TCA South Mr Gibbs Windrush, Broadway, Sidmouth, EX10 8RQ. T1, Lawson
Ward cypress - fell. Reason dead T2, Western red cedar - fell.
Reason tree has grown with T1 and will be left with no
growth on garden side and asymmetric form. T3, mimosa
- fell. Reason windblown and leaning on adjacent
building.

NOTED

c) 20/1639/TCA Mr C Lockyear Felling 3 trees.
South Ward 2 Ash trees suffering greater than 50% dieback
1 Eucryphia suffering greater than 80% dieback

NOTED subject to the views of the Arboricultural officer.

(This item was dealt with as urgent due to the nature of the works and condition of the trees.)

363 Unsupported Decisions

No notification of contrary unsupported decisions had been received.

364 Appeals

No notification of Appeals had been received.

365 Enforcement Letters

No Enforcement letters had been received.

.....
CHAIR OF THE PLANNING COMMITTEE