

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 12th July 2017**

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

Apologies: - Ian McKenzie-Edwards
Simon Pollentine

The meeting started at 6.30pm and finished at 7.35 pm.

91 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	17/1476/FUL Duncombe Manor, Salcombe Regis, EX10 OPN	Personal Interest	Remained in the Chamber during discussion and voting.	Applicant is a sponsor of the Hopper Bus.
Cllr Ian Barlow	17/1314/LBC Rolle Cottage, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
Cllr John Rayson	17/1314/LBC Rolle Cottage, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
Cllr Kelvin Dent	17/1334/TRE Hilbre, Connaught Close, Sidmouth, EX10 8TU	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
Cllr John Rayson	17/1228/TCA 8 Fairlawn Court, Sidmouth, EX10 8UR	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.

92 Minutes

The Minutes of the Planning Committee meetings held on the 31st May and 14th June 2017 were signed as a true and accurate record.

93 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.

94 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.

Applications for consideration

95	17/1237/ADV <i>East Ward</i>	FIELDS OF SIDMOUTH LTD	FIELDS OF SIDMOUTH LTD, MARKET PLACE, SIDMOUTH, EX10 8AR. 2no. double sided fabric banners to project from building.
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It was resolved that the application be REFUSED for the following reasons:
Members considered that the additional signage was unnecessary, adding further clutter to the elevation and as such would have an impact on the overall character and appearance of the listed building.

96	17/1476/FUL <i>Salcombe Regis Ward</i>	MR CRAIG MORGAN	DUNSCOMBE MANOR, SALCOMBE REGIS, SIDMOUTH, EX10 0PN. Siting of additional static caravans.
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Members SUPPORTED this final phase of development subject to appropriate landscaping and screening to minimise the impact of the development on the landscape in this Area of Outstanding Natural Beauty.

97	17/1241/FUL <i>Sidbury Ward</i>	MRS TOVEY	HAWTHORNS, COTFORD ROAD, SIDBURY, EX10 0SQ. Construction of new workshop (garage extension), new greenhouse, landscape works.
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Support

98 17/1314/LBC MR MARK SEWARD ROLLE COTTAGE,
Sidbury Ward BUCKLEY ROAD,
 SIDBURY, EX10 0SL.
 External alterations to include re-roofing of two
 storey rear extension, blocking up an external door
 in North elevation and 2 no proposed terminal
 vents on South elevation, increase door width in
 single storey extension (East elevation), replace
 glass door with timber door (East elevation).
 Internal alterations to include: timber vaulted
 ceiling in rear single storey extension (kitchen), new
 ceiling to dining room, re-build floor bedroom 2
 (above dining room), uncovering of basement
 staircase, lower floor level of basement, re-wiring,
 remove floorboards sand and reinstate in reception
 room 1, hallway and landing, bedroom 1, bedroom
 2, and bathroom, create en-suite for bedroom 1,
 increase size of existing en-suite in bedroom 2,
 including new stud wall, raise ceiling in bedroom 4
 to expose A frame.

Support subject to the agreement of the Conservation Officer.

99 17/1433/FUL VENTRUS MULTI SIDBURY C OF E PRIMARY SCHOOL,
Sidbury Ward ACADEMY TRUST CHURCH STREET,
 SIDBURY, EX10 0SB.
 New classroom for the early years pupils and an
 external play area with raised decking, new ramp
 and translucent covered canopy; new hall store
 extension.

Support

100 17/1436/FUL SIDBURY MANOR VILLAGE INN,
Sidbury Ward ESTATE FORE STREET,
 SIDBURY, EX10 0SD.
 Change of use from previous sui generis (Social
 Club) use to an Antiques Emporium with an A1
 classification.

Support

101 16/1659/FUL MR & MRS ALDAM 87 SIDFORD HIGH STREET,
Sidford Ward SIDFORD, EX10 9SA.
 Demolition of dwelling and construction of two
 detached houses, a detached garage and new

access to the highway. *Amended plans received consisting of updated tree report and planting plan and revised site layout.*

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

The amendments to the proposal were not considered sufficient enough to alter the Committee's previous views:

- The proposed design would have an overbearing effect on neighbouring properties.
- The proposed design would be detrimental to the street scene and was contrary to the policy of local design and distinctiveness.
- The proposed design was out of keeping with the character of the area due to massing and was incongruous having regard to neighbouring properties.

102 17/1339/FUL MR G HOWE SIDFORD METHODIST CHURCH,
Sidford Ward CHURCH STREET,
SIDFORD, EX10 9RL.
Single storey kitchen extension.

Support

Tree Applications for Decision

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

103 17/1225/TRE MR MARK RODEN 68 SIDFORD HIGH STREET,
Sidford Ward SIDFORD, EX10 9SQ.
TPO reference 81/0019/TPO – Group of beech trees to rear of 68 Sidford High Street.
To repeat trimming back of overhanging branches to enable emergency and regular access for deliveries and residential access. The trees are currently impeding access and causing damage to paintwork on cars. The deeds require a clear unrestricted access of 10 feet for any form of access. These trees have been regularly and previously cut back, after discussion with the Tree Officer and we wish to repeat this process. This application is supported by the residents using the access lane, and specifically the landowner of Upper Heights.

APPROVED: Subject to the conditions set out in the Arboricultural Officer's Report.

104 17/1334/TRE MR COLEMAN HILBRE,
South Ward CONNAUGHT CLOSE,
SIDMOUTH, EX10 8TU.

T1 Magnolia: Reduce to first major unions at approximately 3m above ground level.

Reason: Rejuvenation pruning. Overgrowing area and not flowering.

APPROVED: Subject to the conditions set out in the Arboricultural Officer's Report.

105 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) 17/1205/TCA MR PORTMAN RIVER CLOSE,
Salcombe Regis 8 SID LANE,
Ward SIDMOUTH, EX10 9AW.
T1: Cutting back the side of the Beech/bay hedge.
T2: Cotoneaster, reducing to 5ft in height to form a more compact shrub.
T3: Camellia, reduce the crown by 2/3ft.
T4: Magnolia, crown reduce by a small amount.
T5: Buddleia, reduce to approximately 5ft in height.
T6: Pittisporum, reduce the height by 3/4ft.
T7: Group of tree/shrubs in the front garden, cut back the Rhus overhanging the drive and reduce the tree/shrubs as per photo.

Works Noted

- b) 17/1228/TCA MR P INGHAM 8 FAIRLAWN COURT,
South Ward SIDMOUTH, EX10 8UR.
Acer Platanoides "Drummundi": Remove dead or damaged wood, remove reversions, reduction in height and span by up to 1m to leave a natural shape and crown thin by approx. 10%.

Works Noted

- c) 17/1255/TCA MR WHARTON HIGHFIELD HOUSE,
South Ward BICKWELL LANE,
SIDMOUTH, EX10 8TQ.
T1, Turkey oak – dismantle and fell to as near ground level as possible.
T2, Oak – prune back long branch by 3m.
T3, Chamaecyparis pisifera "Boulevard" – fell and grind stump to below ground level.
T3A, Cherry – dismantle and fell and grind stump to below ground level.

T4, Oak- lift lower branches over surrounding shrubs.

T5, Cherry – lift lower branches over lawn.

T6, White Mulberry – dismantle and grind stump to below ground level.

Works Noted

- d) 17/1284/TCA MRS C HESLOP FLAT 1, BEC EN HENT,
South Ward BICKWELL VALLEY,
SIDMOUTH, EX10 8SG.
Eucalyptus & Spruce: Fell

Works Noted

106 Tree Exemption Reports

No Tree Exemption works were reported.

107 Matters of Report

The Planning Clerk reported that Tree Preservation Orders had been made in respect of land in front of number 8 Fairlawn Court, Sidmouth, EX10 8UR, land between Woodmead and Pickhorse Close, Sidford and land at Highfield House, Bickwell Lane, Sidmouth, EX10 8TQ.

108 Unsupported Decisions

Planning Application 17/0887/FUL
Willoughby House, Peak Hill Road, Sidmouth, EX10 0NW
Replacement garages

Town Council	District Council
Split Decision – Did not	Granted
Support additional garages	

Planning Application 17/0475/LBC
Barrington Villa, Salcombe Road, Sidmouth, EX10 8PU
Re-opening and alterations to former opening in wall to provide a gate and ramped access to rear garden.

Town Council	District Council
Supported	Refused

109 Appeals

Planning Application 17/0553/TRE 18 Livonia Road, Sidmouth. Fell one Beech Tree.

The Planning Clerk reported that an appeal had been lodged by the Applicant in respect of the above application.

110 Enforcement Letters

No Enforcement letters were received.