

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 14<sup>th</sup> December 2016**

Councillors present: - Ian Barlow (Chairman)  
Michael Earthey (Vice-Chairman)  
Kelvin Dent  
Gareth Jones  
Ian McKenzie-Edwards  
Simon Pollentine  
John Rayson

Apologies: - Dawn Manley  
Marc Kilsbie  
Jeff Turner

The meeting started at 6.30pm and finished at 8.00 pm.

**303 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
Cllr Ian Barlow	16/2758/FUL Thorn Farm Buildings, Salcombe Regis, Sidmouth, EX10 OJH	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the Applicant
Cllr Ian McKenzie- Edwards	16/2758/FUL Thorn Farm Buildings, Salcombe Regis, Sidmouth, EX10 OJH	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the Applicant
Cllr John Rayson	16/2758/FUL Thorn Farm Buildings, Salcombe Regis, Sidmouth, EX10 OJH	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the Applicant

CLlr Gareth Jones	16/2573/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the Applicant
CLlr Ian Barlow	16/2573/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the Applicant
CLlr John Rayson	16/2573/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the Applicant

**304 Minutes**

The Minutes of the Planning Committee meetings held on the 2<sup>nd</sup> and 16<sup>th</sup> November 2016 were signed as a true and accurate record.

**305 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.

**306 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**

- 307** 16/2117/FUL MR AND MRS CHASE 22 YARDE HILL ORCHARD,  
*Primley Ward* SIDMOUTH,  
EX10 9JZ.  
Proposed single storey extension for master bedroom, ensuite and revised garage.

Support

**308** 16/2779/FUL MR & MRS MURDOCH 9 PRIMLEY GARDENS,  
*Primley Ward* SIDMOUTH,  
EX10 9LE.  
Single storey extension to principal elevation.  
Support

**309** 16/2758/FUL MRS MARY KING THORN FARM BUILDINGS,  
*Salcombe Regis* SALCOMBE REGIS,  
SIDMOUTH,  
EX10 0JH.  
Retention of tennis court lighting and pedestrian  
access lighting.

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

- The proposal would adversely affect the rural and undeveloped character and appearance, as well as the tranquility of the Area of Outstanding Natural Beauty within which it is located.
- The proposal would adversely affect the neighbouring property by reason of light pollution and intrusion on privacy.
- The proposal would not provide any social or economic benefit contrary to Strategy 46 of the Local Plan.

**310** 16/2573/FUL MR EDWARD WILLIS- HARTS MEAD,  
*Sidbury Ward* FLEMING BUCKLEY ROAD,  
SIDBURY,  
EX10 0SL.  
Change of use and construction of extension to  
garage/outbuilding to create holiday let  
accommodation.

Support subject to a tie to the main dwelling.

Note: Members were of the view that if the Local Planning Authority continues to have concerns with the prospect of the proposal becoming an independent dwelling in the open countryside, that it should explore other means of controlling this and suggested that a condition could be made limiting the rental time to a specific number of weeks per occupant.

**311** 16/2770/RES MR D. KERLEY & MS K. BICKWELL HOUSE,  
*South Ward* PAYNE STADWAY MEADOW,  
SIDMOUTH, EX10 8TB.  
Reserved matters application for the construction of  
one dwelling pursuant to outline permission  
13/1746/OUT.

Support

Note: Members continued to be of the view that East Devon District Council's Tree Officer must be consulted on all aspects of tree works on this site.

- 312** 16/2820/FUL REVEREND J A & MRS A J CRANFORD,  
*South Ward* FISHER 2 CONNAUGHT CLOSE,  
SIDMOUTH, EX10 8TU.  
Extensions and alterations including replacement of existing garage and provision of annexe.

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

- The proposed design would be out of keeping with the character of the area.
- The proposed design would be detrimental to the street scene of the area and was contrary to the policy of local design and distinctiveness.
- The proposal was overdevelopment of the site.
- The proposal would dominate the neighbouring properties in bulk and mass.

- 313** 16/2835/FUL MR M & MRS A PEAKABOO,  
*South Ward* KINGDON PEAK HILL ROAD,  
SIDMOUTH, EX10 0NW.  
Construction of two storey side extension and detached guest cabin.

**314** SPLIT DECISION

- 1) Members **SUPPORTED** the construction of the two storey side extension.
- 2) Members were **UNABLE TO SUPPORT** the proposal for a detached guest cabin for the following reason:
  - The proposed development would create a detrimental visual impact in the Area of Outstanding Natural Beauty within which it is located also being in close proximity to the public footpath.

- 315** 16/2838/FUL MR V GOODWIN COLEBROOK,  
*West Ward* ICE HOUSE LANE,  
SIDMOUTH, EX10 9DS.  
Garage conversion and new garage  
Support

**Tree Applications for Decision**

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

- 316** 16/2660/TRE BLUE CEDAR HOMES 17 COOMBE HAYES,  
*Primley Ward* MGT CPY LTD SIDMOUTH,  
EX10 9XX.  
Eucalyptus: remove lower limbs.

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

- 317** 16/2712/TRE MRS J MOSS TERRA NOVA,  
*Sidford Ward* HIGHER BROOK MEADOW,  
SIDFORD, EX10 9SS.  
T1, Oak: Remove lowest lateral branch over main  
driveway and a crown reduction by up to 2.5m.  
Pruning cuts no more than 100mm.

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 removal of the lower limb over driveway back to the first union not to the main stem.

1. 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)
2. 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 Council hereby **REFUSES** permission to carry out work described below for the following reasons:

Removal of the lowest lateral limb over the driveway and reduce height and width of tree by up to 2.5m to suitable pruning points no more than 100mm cuts. These works are excessive to a previously untouched tree and not within good arboricultural practice.

- 318** 16/2200/TRE MR M LAIRD LITTLE COURT COTTAGES,  
*South Ward* SEAFIELD ROAD,  
SIDMOUTH,  
EX10 8HF.  
T1, Beech: Crown reduction or new growth.  
Reducing tree height by up to 3 metres and side  
growth by up to 2 metres.

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 reduction to gain 2m clearance from the neighbouring property.

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:

An overall crown reduction by 3m on the top and 2m around the sides on the grounds that there is no reason for the works, it is excessive and it is not in best arboricultural practice.

<b>319</b>	16/2584/TRE <i>South Ward</i>	THE LAURELS MANAGEMENT COMPANY	STREET RECORD, THE LAURELS, SIDMOUTH. T50, T54: Cut back from lights 2m. T56, Monterey Cypress: Reduce spread of lower crown at roof level by 1m, building side.
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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:

T50, T54 a reduction to gain 1.2m clearance of the light with pruning cuts of no more than 50mm.  
T56 target pruning to suitable union length of no more than 1m and cuts no greater than 20mm.

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:

T50, T54 cut back from lights 2m, this work detail is very vague and excessive, not in line with good arboricultural practices.

**320 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)** 16/2778/TCA MR LEWIS COOMBE CROFT,  
*Salcombe Regis* BEATLANDS ROAD,  
*Ward* SIDMOUTH, EX10 8JH.  
 T1 Tulip Tree: Reduce lowest branch to north to epicormic growth 2m from stem. Prune to give 3m clearance to garage, reduce canopy to north by 2m making pruning cuts up to 75mm in diameter. Reduce spread to east by 2m pruning back to upright growth 1m from the fence line making pruning cuts up to 75mm in diameter.  
 G1 Trees by drive: Prune back to boundary to include felling Sweet Chestnut.

Members noted the withdrawal of the T1 Tulip Tree from the application and the decision to make a Tree Preservation Order on the 3 Maples and the 1 Sweet Chestnut.

- b)** 16/2645/TCA MR PADDY FAIRCLOTH ALL SAINTS VICARAGE,  
*South Ward* ALL SAINTS ROAD,  
 SIDMOUTH, EX10 8ES.  
 G1- Bay/Hazel reduce height to 2.4m above ground level.  
 G2 – 2 multi-stemmed Bays – side prune by no more than 1m removing branches of no more than 20mm and a height reduction to 3m above ground level.  
 T3 – Lawson Cypress – crown lift to 3m above ground level, removing branches of no more than 50mm to a suitable pruning point.

Works noted

- c)** 16/2665/TCA MR MITCHELL WEST HAYES,  
*South Ward* CONVENT ROAD,  
 SIDMOUTH, EX10 8RL.  
 Cotoneaster: Fell  
 2 x Cherry: Fell  
 2 x Lawson Cypress: Fell  
 Scots Pine: Fell  
 G1 Leyland Cypress: Fell

Works noted

- d) 16/2723/TCA MRS V BESS ROYAL GLEN HOTEL,  
*South Ward* GLEN ROAD,  
SIDMOUTH,  
EX10 8RW.  
Monterey Pine: Inspect and crown clean, remove  
deadwood and reduce by 1 metre.

Works noted

- e) 16/2807/TCA MR J GREENLEES OLD ORCHARD,  
*South Ward* BICKWELL VALLEY,  
SIDMOUTH,  
EX10 8SG.  
T1: Remove 3 branches to facilitate entry and exit  
for larger vehicles.  
T2, T4 & T5 Lime: Fell.

Deferred pending receipt of the Arboricultural Officer's report.

**321 Matters of Report**

The Planning Clerk reported that Tree Preservation Orders had been made in respect of land at 1, 3, 5 and 7 Brownlands Road, Sidmouth, 1 Gilchrist Way, Sidmouth, 1 to 3 Regency Gate, Sidmouth, and 14 Regency Gate, Sidmouth.

**322 Tree Exemption Reports**

No Tree Exemption works were reported.

**323 Unsupported Decisions**

No Unsupported Decisions were received.

**324 Appeals**

Planning Application No. 16/1740/TRE Cedar Shade, All Saints Road, Sidmouth. Fell T2, Holm Oak.

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

**325 Enforcement Letters**

No Enforcement letters were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**