

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 15th November 2017**

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

The meeting started at 6.30pm and finished at 7.55 pm.

248 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
ClIr Kelvin Dent	17/2385/ADV 17/2448/LBC Seasalt, 44 Fore Street, Sidmouth, EX10 8AQ	Personal Interest	Remained in the Chamber during discussion but did not vote.	Applicant is a sponsor of the Hopper Bus.

249 Minutes

The Minutes of the Planning Committee meetings held on the 20th September, 4th October and 18th October 2017 were signed as a true and accurate record.

250 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.

251 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

252 17/2321/FUL MISS LISA SOUTHWELL 1 ELIM CLOSE,
West Ward PEASLANDS ROAD,
SIDMOUTH, EX10 9BG.
Single storey extension. *Amended plans received relating to design of the proposed extension to replace the lean-to roof with a flat roof and lantern roof light.*

Support

253 17/1262/FUL ST JOHNS ST JOHNS SCHOOL,
South Ward INTERNATIONAL BROADWAY,
SCHOOL SIDMOUTH, EX10 8RG.
Replacement of portakabins with new two storey building to create four new classrooms, staff room, storage area, wcs and play area. *Amended plans received relating to the design of the proposed extension and amendments to the tree protection plan.*

Support

Applications for consideration

254 17/2534/FUL BRADFORDS BUILDING BRADFORD BUILDING SUPPLIES LTD
West Ward SUPPLIES STATION YARD,
SIDMOUTH, EX10 9HE.
Demolition of existing storage unit and erection of replacement storage unit. Minor external alterations to tool hire workshop.

Support

255 17/2521/VAR MR & MRS D KERLEY & K BICKWELL HOUSE,
South Ward PAYNE STADWAY MEADOW,
SIDMOUTH, EX10 8TB.
Variation of condition 2 (plans condition) of planning permission 16/2770/RES (reserved matters application for the construction of one dwelling) to allow changes to the garage roof and addition of dormer windows.

Support

256 17/2635/FUL MS EMMA PAGE WOODPECKER COTTAGE,
South Ward 2 BROADWAY,

SIDMOUTH,
EX10 8XH.

Garage, utility and sunroom extension plus garage conversion to annex and first floor extension.

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

- The proposed development would constitute overdevelopment of the site.
- The proposed development would be out of keeping with the character of the area.
- The proposed development would project forward of the existing building line and would therefore be detrimental to the existing street scene.
- The proposed development would urbanise the rural aspect of the area.

257 17/2301/LBC VALE COURT FLAT 1 AND 3 VALE COURT,
Sidford Ward MANAGEMENT LTD CHURCH STREET,
SIDFORD, EX10 9RE.
Flat 1: replace 1no. window on ground floor East elevation. Flat 3; replace 1no. window on front first floor South elevation, 2 no. windows on rear North elevation and 1no. on West facing side elevation.

Support

258 17/2514/FUL MR JOHN RICHARDS 4 COREWAY CLOSE,
Sidford Ward SIDFORD, EX10 9SX.
Construction of single storey rear extension.

Support

259 17/2138/FUL MR JOHN MOORE SIDCLIFFE FARMHOUSE,
Salcombe Regis SID ROAD,
Ward SIDMOUTH, EX10 9AL.
Replacement of clay tile roof on outbuilding to natural slate.

Support

260 17/2139/LBC MR JOHN MOORE SIDCLIFFE FARMHOUSE,
Salcombe Regis SID ROAD,
Ward SIDMOUTH, EX10 9AL.
Replacement of clay tile roof on outbuilding to natural slate.

Support subject to the agreement of the Conservation Officer.

261 17/2591/FUL MR & MRS LAYLAND NANT,
Salcombe Regis HILLSIDE ROAD,
Ward SIDMOUTH, EX10 8JF.

Removal of conservatory and replacement with single storey rear extension.

Support

262 17/2559/FUL MR AND MRS JOHN 6 YARDE CLOSE,
Primley Ward HOWARD SIDMOUTH,
EX10 9JN.
Construction of garden room extension.

Support

263 17/2311/ADV MR DAVE EDWARDS TESCO, 132 HIGH STREET,
East Ward SIDMOUTH,
EX10 8EE.
Replacement signage and illuminated hanging sign.

RESOLVED:

- 1) That the replacement signage and illuminated hanging sign be **APPROVED**
- 2) That the internal illumination of the central "Tesco Express" sign be **REFUSED** for the following reasons:

Members considered that the internally illuminated fascia sign were unnecessary and intrusive and caused light pollution in the town's conservation area contrary to the Town Council's Design Statement and Policies for Fascia Boards and Hanging Signs.

Note: Members suggested that the applicant submit an application for an externally trough illuminated fascia sign.

264 17/2385/ADV MR MORGAN SEASALT, 44 FORE STREET,
East Ward SIDMOUTH, EX10 8AQ.
2 no non-illuminated fascia signs, 1no. high level painted sign on the southern gable wall and 1 no hanging sign.

RESOLVED:

- 1) That the 2 non-illuminated fascia signs and the 1no high level painted sign on the southern gable wall be **APPROVED**.
- 2) That the 1no hanging sign be **REFUSED** for the following reasons:

Members considered that the proposed hanging sign would be out of keeping with the conservation area contrary to the Town Council's Design Statement and Policies for Fascia Boards and Hanging Signs.

265 17/2448/LBC MR MORGAN SEASALT, 44 FORE STREET,
East Ward SIDMOUTH, EX10 8AQ.
Re-decorating shop frontage to include: 2no. non-illuminated fascia signs on front East elevation and side South elevation; 1 no. high level painted sign

SPLIT DECISION:

- 1) Members supported the re-decorating of the shop frontage to include 2 no. non-illuminated fascia signs on front East elevation and side South elevation and 1 no. high level painted sign on South gable elevation wall.
- 2) Members were unable to support the 1 no. non-illuminated hanging sign on front East elevation for the following reasons:
 - The proposed hanging sign would be out of keeping with the character of the conservation area.

Tree Applications for Decision

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

267	17/2329/TRE <i>West Ward</i>	MRS ELIZABETH COTTON	5 BENNETTS HILL, SIDMOUTH, EX10 9XH. Crown raise 3 no. beech trees.
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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:

Crown raise to 2.4m reducing secondary and tertiary branches target pruning cut diameter no more than 60mm.

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:

Crown Raise

1. The Tree works description was vague and unspecified.

268 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) 17/2405/TCA MRS HARDING BROADWAY COTTAGE,
South Ward BROADWAY,
SIDMOUTH, EX10 8RQ.
T1, holm oak – reduce height by 1.5m and side
growth by 1m to leave a height of approximately
6m and a radial spread of approximately 5m.

Works noted

b) 17/2406/TCA MR EVEREST-PHILLIPS THE OLD CHANCEL,
East Ward COBURG TERRACE,
SIDMOUTH, EX10 8NH.
R1, beech – reduce height by approximately 2m to
leave a height of approximately 4m.

Works noted

269 Matters of Report

The Planning Clerk reported that a Tree Preservation Order had been made in respect of land at Sidmount Gardens, Sidmouth.

270 Tree Exemption Reports

No Tree Exemption Reports were received.

271 Unsupported Decisions

Planning Applications 17/0542/FUL and 17/0638/LBC

Myrtle Farm, Fore Street, Sidbury, EX10 0RS

Conversion of existing barns to facilitate use as 2 no. holiday lets and partial demolition, conversion and alteration of outbuilding to form further holiday let unit.

Town Council
Supported

District Council
Refused

Planning Application 17/2168/FUL

16 Salters Meadow, Sidmouth

Construction of two storey rear extension, front parking area, changes to front porch, change of first floor bathroom to bedroom and alterations to windows.

Town Council
Supported

District Council
Refused

272 Appeals

No Appeals were reported.

273 Enforcement Letters

No Enforcement letters were received.