

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 17 December 2014**

Councillors present:- John Dyson (Chairman)
David Barratt (Vice-Chairman)
David Addis
Kelvin Dent
John Hollick
Simon Pollentine

Apologies Ian Barlow
Jack Brokenshire
Mary Jolly
Ann Liverton
Graham Liverton
Dawn Manley
Ian McKenzie-Edwards
Jeff Turner

The meeting started at 6.30pm and finished at 7.30 pm.

275 Declarations of Interest

Declarations of Interest were received as follows:-

| Name | Item Number | Type | Action Taken | Details |
|---|---|----------------------|---|---|
| Cllr Simon Pollentine | 14/2789/LBC Rose Cottage, Coburg Road, Sidmouth, EX10 8NF | Personal Interest | Remained in the Chamber during discussion and voting. | Acquainted with applicant and agent. |
| Cllr David Barratt | 14/2769/FUL Joules, Old Fore Street, Sidmouth, EX10 8LS | Personal Interest | Remained in the Chamber during discussion and voting. | Daughter is the Manager of Joules. |
| All Members of the Planning Committee | 14/1865/ADV Stowford Rise Community Centre, Chambers Close, Sidmouth, EX10 9YL | Personal Interest | Remained in the Chamber during discussion and voting. | The Council is the Applicant's landlord. |

276 Minutes

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on Wednesday 5th November and 19th November 2014.

277 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.

278 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.

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Committee is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority.

279 Amended Plans Received

14/1485/FUL
North Ward

MR SIMON WHELAN

81 BETJEMAN CLOSE (Land Adj to)
SIDMOUTH,
EX10 9FG.

Construction of a single residential dwelling and all associated works. *Amendments related to revised red line boundary on location plan and additional plan indicating parking arrangements.*

The amendments to the proposal did not address the issues raised by Members and as such did not alter the Committee's previous view. Whilst Members acknowledged that the parking arrangements proposed were satisfactory, Members remained of the view that the new dwelling would be overdevelopment of the site by reason of the cramped layout and would have an adverse effect on the amenity of neighbouring properties by reason of its close proximity to the neighbours' boundary. Members noted that the Environment Agency had advised that there was a low risk of flooding.

280 Matters of Report

The Planning Clerk reported that Application 14/2619/OUT Construction of 2no business units (outline application detailing access, appearance layout and scale; matters reserved –landscaping) at Land Adjacent to Sidmouth Garden Centre, Stowford, Sidmouth had been withdrawn by the Applicant

Applications for consideration

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|------------|---------------------------------|---------------|--|
| 281 | 14/2789/LBC <i>East Ward</i> | DR J & K KENT | ROSE COTTAGE, COBURG ROAD, SIDMOUTH, EX10 8NF. Replacement kitchen bay window with bi-fold doors, alterations to steps and guttering, amended bathroom layout, replace floor boards, replace door and architraves on first floor, removal of chimney stub on south-west elevation, strengthening and installation of steel beams and installation of partition wall. |
|------------|---------------------------------|---------------|--|

Support subject to the agreement of the Conservation Officer.

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|------------|---------------------------------|------------|---|
| 282 | 14/2769/FUL <i>East Ward</i> | JOULES LTD | JOULES, OLD FORE STREET, SIDMOUTH, EX10 8LS. Installation of air conditioning unit and acoustic screen (retrospective application). |
|------------|---------------------------------|------------|---|

Support

Note: Members requested that if the application were to be granted, prior to this a consultation process should be undertaken with the site neighbours to obtain if possible an agreement on the colour of the unit. Members also requested that if the application were to be granted, there be a condition imposed that the unit should only be operated during shop opening hours to limit noise emissions.

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|------------|---------------------------------|-------------|---|
| 283 | 14/2838/FUL <i>East Ward</i> | LOADACE LTD | MONDAYS CHILD (FLATS ABOVE JOULES), OLD FORE STREET, SIDMOUTH, EX10 8LS. Construction of three balconies (retrospective application). |
|------------|---------------------------------|-------------|---|

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

- The balconies were so substantial so as to have an overbearing effect on neighbouring properties.
- The balconies were a new intrusion into the conservation area which would adversely affect the amenity of neighbours.
- There was insufficient justification provided with regards to a need for balconies on the site.

284 14/1865/ADV MRS JEANNETTE JONES STOWFORD RISE COMMUNITY CENTRE,
North Ward CHAMBERS CLOSE,
 SIDMOUTH,
 EX10 9YL.
 Resiting of entrance sign.

Approved

285 14/2579/FUL MR STUART PLUNKETT STARCOMBE FARM,
Sidbury Ward SIDBURY,
 SIDMOUTH,
 EX10 0QN.
 Construction of garden shed.

Support

286 14/2893/FUL MS H STOKES SHANDON,
Sidford Ward COREWAY,
 SIDFORD,
 SIDMOUTH,
 EX10 9SD.
 Single storey extension.

Support

287 14/2701/FUL MR & MRS A WAYSIDE,
South Ward TORJUSSEN BICKWELL VALLEY,
 SIDMOUTH,
 EX10 8SG.
 Garage conversion to include dormer and balcony
 to form ancillary accommodation.

Support

288 14/2818/FUL MR IAN WHITE ST DAVIDS,
South Ward FORTFIELD TERRACE,
SIDMOUTH,
EX10 8NT.
Construction of shed.

Support

Note: Members noted that the applicant already had permission for the erection of a shed under planning application number 12/1456/FUL and recommended that if the application were to be granted, there be a condition imposed which would only allow one of the sheds to be built.

289 14/2802/FUL MR K JONES 26 WOOLBROOK PARK,
West Ward SIDMOUTH,
EX10 9DX.
Construction of single storey rear extension.

Support

290 14/2786/FUL MR J MCLAUGHLIN 1 BENNETTS HILL,
West Ward SIDMOUTH,
EX10 9XH.
Construction of single storey side extension.

Support

291 **Tree Application for Decision**
14/2663/TRE MRS A CHARNOCK 1 SIDLEIGH,
Salcombe Regis SID ROAD,
SIDMOUTH,
EX10 9DE.
T3 & T4, Sycamore – Fell
T5, Monterey Cypress – Reduce and tidy storm
damaged branches.

APPROVED Subject to the conditions recommended in the Arboricultural Officers Report.

292 **Tree Exemption Reports**
No Tree Exemption letters were received.

293 **Unsupported Decisions**
No unsupported decisions were received.

294 Appeals

No Appeals were received.

295 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE