

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 18th February 2015**

Councillors present: David Barratt (Vice-Chairman in the Chair)
David Addis
Ian Barlow
Kelvin Dent
John Hollick
Ann Liverton
Graham Liverton
Dawn Manley
Ian McKenzie-Edwards
Simon Pollentine
Jeff Turner

Apologies Jack Brokenshire
John Dyson
Stuart Hughes
Mary Jolly
Chris Wale

The meeting started at 6.30pm and finished at 8.20 pm.

In the absence of the Chairman, Councillor Ian Barlow was elected as Vice-Chairman for the meeting.

337 Declarations of Interest

Declarations of Interest were received as follows:-

Name	Item Number	Type	Action Taken	Details
Cllr Ian Barlow	15/0243/FUL 17 Connaught Road, Sidmouth, EX10 8TT	Personal Interest	Remained in the Chamber during discussion but did not vote.	Related to the applicant
Cllr Mrs Ann Liverton	14/3028/TCA The Hill, Muttersmoor Road, Sidmouth, EX10 8RH.	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
Cllr John Hollick	14/3028/TCA The Hill, Muttersmoor Road, Sidmouth, EX10 8RH.	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.

338 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.

339 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.

340 Matters of Report

The Planning Clerk reported that Application 14/2783/FUL, Sidbury Chapel, Greenhead, Sidbury – Proposed parking, layby, pedestrian access and regrading of bank had been granted by the Development and Management Committee on the 10th February. Members requested that their thanks expressed to Councillor Barratt and the District Councillors for their attendance at the meeting be recorded.

Applications for consideration

341	14/2838/FUL <i>East Ward</i>	LOADACE LTD	FLAT 1 (Flats Above Joules), MARKET HOUSE, OLD FORE STREET, SIDMOUTH, EX10 8LS. Construction of three balconies (retrospective application). <i>Amended plans for consultation. Amendments relate to the addition of a screen on the side of the second floor balcony.</i>
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Unable to support

Reason: The amendments to the proposal were not considered to be sufficient enough to alter the Committee's previous view that the balconies would have an overbearing effect on neighbouring properties and adversely affect the amenity of neighbours.

342	14/2997/LBC <i>East Ward</i>	MR MITCHELL	2A COBURG TERRACE, SIDMOUTH, EX10 8NH. Internal alterations.
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Support subject to the agreement of the Conservation Officer.

343 15/0194/FUL MRS J MURRELL 22 BARN HAYES,
North Ward SIDMOUTH,
EX10 9EE.
Construction of single garage.

Support

344 15/0258/FUL MR AND MRS I CAMELLIAS,
Primley Ward GREGORY YARDELANDS CLOSE,
SIDMOUTH,
EX10 9LL.
Construction of side extension.

Support

345 15/0316/FUL MR AND MRS JOHN 7 COULSDON ROAD,
Primley Ward HANSFORD SIDMOUTH,
EX10 9JJ.
Construction of front porch.

Support

346 14/2423/MFUL CROWPITS SOLAR PARK LAND AT CROWPITS,
Sidbury Ward LTD COOMBE ESTATE,
SIDBURY.
Installation of a 9.9MW photovoltaic park with associated infrastructure including inverter stations, transformers, substations, security fence and pole mounted and fixed security cameras (EIA Development with accompanying statement).
Amended plans received. The amendments relate to an amended site location plan – the red line showing revised location for exit to the road of the cable route from the site.

Unable to support

Reason: The amendments to the proposal were not considered sufficient enough to alter the Committee's previous view that that the proposed development would create a significant and detrimental visual impact in the countryside within this important Area of Outstanding Natural Beauty.

347 14/3005/FUL MRS SAMANTHA FOX HATWAY COTTAGE,
Sidbury Ward SIDBURY,
SIDMOUTH,
EX10 0QR.
Replacement two storey extension to dwelling and terracing of adjacent garden; extension to existing detached annexe; and change of use of barn to holiday let including external alterations and extension to decking.

SPLIT DECISION:-

- 1) Members supported the replacement two storey extension to the dwelling and the terracing of the adjacent garden.
Note: Members would prefer the applicant to retain the existing door to the thatched porch and expressed reservations with regards to the amount of glazing proposed to the north west elevation.

- 2) Members were unable to support the proposed extension to the existing detached annexe for the following reasons:
 - Members considered that the proposed development would be out of character within the Area of Outstanding Natural Beauty.
 - Members considered that the proposed development would be over development within the Area of Outstanding Natural Beauty.
 - Members considered that the proposed development would detract from the rural character and setting of the property.

- 3) Members supported the change of use of the barn to holiday let including external alterations and extension to decking subject to a tie to the main property.

348 15/0165/FUL MR M GROVER EAST DEVON CARRIAGE DRIVING SCHOOL,
Sidbury Ward PUTTS CORNER,
SIDBURY,
SIDMOUTH,
EX10 0QQ.
Extension to operations/accommodation building to create a dwelling for a rural worker.

Support subject to the agreement of the Local Planning Authority's Agricultural Assessor.

349 15/0294/FUL MR JOHN HOWARD RONCOMBE MEAD,
Sidbury Ward SIDBURY,
SIDMOUTH,
EX10 0QN.
Construction of detached guest/family annex in the
garden.

Support subject to a tie to the main dwelling.

350 14/2196/FUL MRS SHARON CLAPP BROOKSIDE (Bakers Flat, W G Meats),
Sidford Ward SCHOOL STREET,
SIDFORD,
SIDMOUTH,
EX10 9PF.
Change of use of shop to flat and conversion of
former bakery into two storey dwelling.

Support subject to the agreement of the Conservation Officer.

351 15/0186/FUL MR JOHN CLARKE THE WESSITERS,
South Ward VICARAGE ROAD,
SIDMOUTH,
EX10 8UG.
Construction of first floor side extension.

Support

Note: Some Members expressed concerns regarding the proximity of the neighbours' dwelling to the proposed development and wished this to be recorded but did not feel that this was sufficient to warrant non support for the application.

352 15/0243/FUL MR & MRS R TAYLOR 17 CONNAUGHT ROAD,
South Ward SIDMOUTH,
EX10 8TT.
Construction of single storey side and rear
extension, replacement balustrade to front balcony
and provision of 2no skylights to flat roof at rear.

Support

353 15/0172/FUL MS J MOY HALWELL,
West Ward WEST PARK ROAD,
SIDMOUTH,
EX10 9DH.
Reinstatement of porch to front elevation.

Support

- c) 14/3028/TCA MRS J HORWOOD THE HILL,
South Ward MUTTERS MOOR ROAD,
SIDMOUTH,
EX10 8RH.
T1, Cherry: Fell
T2, Ash: Fell
T3, Conifer: Height reduction and branch removal as
shown in application photograph.

Works noted

356 Tree Exemption Reports

No Tree exemption Reports were received.

357 Unsupported Decisions

Planning Application No. 14/1485/FUL

Land adjacent to 81 Betjeman Close, Sidmouth.

Construction of a single residential dwelling and all associated works.

Town Council District Council

Unable to support Granted

Planning Application No. 14/2604/FUL

The Annexe, 12 Brook Lane, Sidford.

Change of use of annexe to allow flexible use as holiday accommodation and residential annexe (retrospective) and proposed relocation of door and window.

Town Council District Council

Unable to support Granted

Planning Application No. 14/2742/FUL

14 Summerfield, Sidmouth.

Demolition of existing dwelling and construction of five chalet bungalows with associated garden sheds.

Town Council District Council

Unable to support Granted

358 Appeals

No Appeals were received.

359 Enforcement Letters

No Enforcement letters were received.