

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 18<sup>th</sup> March 2015**

Councillors present      John Dyson (Chairman)  
                                      David Barratt (Vice-Chairman)  
                                      Ian Barlow  
                                      Jack Brokenshire  
                                      Kelvin Dent  
                                      John Hollick  
                                      Stuart Hughes  
                                      Ann Liverton  
                                      Dawn Manley  
                                      Ian McKenzie-Edwards  
                                      Simon Pollentine  
                                      Jeff Turner

Apologies                     David Addis  
                                      Graham Liverton

The meeting started at 6.30pm and finished at 7.45 pm.

**376    Declarations of Interest**

Declarations of Interest were received as follows:-

Name	Item Number	Type	Action Taken	Details
Cllr Mr Simon Pollentine	15/0554/OUT 1 Laundry Lane, Sidmouth, EX10 9QR	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the agent's draftsman.
Cllr Mr Simon Pollentine	15/0448/FUL Flat3, Rosemount, Station Road, Sidmouth, EX10 8NZ	Personal Interest	Did not take part in discussion and voting	Acquainted with the agent.
All Members of Sidmouth Town Council	15/0472/FUL Land north of Thorn House, Salcombe Regis, Sidmouth, EX10 OJH	Personal Interest	Remained in the Chamber during the discussion and voting	Applicant is a Freeman of Sidmouth.

**377 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.

**378 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.

**379 Urgent items or amended plans received after formulation of the Agenda**

Planning Application No. 15/0097/FUL 15 Windsor Mead, Sidford, Sidmouth, EX10 9SJ  
Single storey rear extension and loft conversion including dormer windows on front and rear elevations and rear balcony.

The Planning Clerk reported that this application had been withdrawn.

**Applications for consideration**

**380** 15/0418/FUL MR D RENDELL 21 COULSDON ROAD,  
*Primley Ward* SIDMOUTH,  
EX10 9JJ.  
Construction of single storey side extension.

Support

**381** 15/0491/FUL MR PAUL WHITROWE 24 SUMMERFIELD,  
*Primley Ward* SIDMOUTH,  
EX10 9RY.  
Construction of conservatory to west elevation.

Support

**382** 15/0525/FUL MRS NICOLA BARTLETT 28 MANSTONE LANE,  
*Primley Ward* SIDMOUTH,  
EX10 9TU.  
Construction of rear conservatory extension.

Support

**383** 15/0472/FUL MRS M KING LAND NORTH OF THORN HOUSE,  
*Salcombe Regis* SALCOMBE REGIS,  
*Ward* SIDMOUTH,  
EX10 0JH.  
Formation of outdoor manege arena.

Support

**384** 15/0531/FUL MR ANDREW LEYLAND NANT,  
*Salcombe Regis* HILLSIDE ROAD,  
*Ward* SIDMOUTH,  
EX10 8JF.  
Construction of fence to replace front boundary  
hedge.

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

- The hedge is an attractive feature which blends in well with the local street scene.
- A fence would be alien in the street scene.
- No sufficient justification had been provided to support the need to remove the hedge.
- The hedge provides a natural corridor for wildlife.

**385** 15/0554/OUT MRS JANET 1 LAUNDRY LANE,  
*Sidford Ward* HARGREAVES SIDFORD,  
SIDMOUTH,  
EX10 9QR.  
Demolition of existing buildings and construction of  
5no. dwellings with associated access and garaging  
(outline application with all matters reserved).

Support.

Note: Members recognised the risk of flooding was very substantial and complex and were of the view that any decision rested on a reliable assessment of the flood risk and measures to alleviate the floor risk subject to the approval of the Environment Agency.

**386** 15/0448/FUL MR NEIL COOPER FLAT 3, ROSEMOUNT,  
*South Ward* STATION ROAD,  
 SIDMOUTH,  
 EX10 8NZ.  
 Installation of 2 windows in the bay on the south west elevation and replacement of existing window, installation of roof light on north east elevation and removal of two dormers and construction of balcony on south east roof slope.

SPLIT DECISION (a part of the application was supported and a part was unsupported).

- 1) Members supported the installation of 2 windows in the bay on the south west elevation and the replacement of the existing window, and the installation of a roof light on the north east elevation.
- 2) Members were unable to support the application for the removal of two dormers and the construction of a balcony on the south east roof slope for the following reasons:
  - Members considered that the existing two dormers were an attractive feature of the roof.
  - Members considered that the proposal would be out of keeping with the character of the property and its contemporary look would be inappropriate to the character of the area by reason of design.

**387** 15/0526/FUL MRS H MALTON 1 PEAK PLACE,  
*South Ward* COTMATON ROAD,  
 SIDMOUTH,  
 EX10 8SX.  
 Installation of patio doors in east elevation.

Support

**388** 15/0527/FUL MR AND MRS P SIDMOUNT LODGE,  
*South Ward* SWINBURN SIDMOUNT GARDENS,  
 SIDMOUTH,  
 EX10 8XQ.  
 Single storey side extension and enlarged driveway.

Support

**389** 15/0558/FUL MRS SUE GWILLIM MICHAELMAS HOUSE,  
*South Ward* RADWAY,  
 SIDMOUTH,  
 EX10 8TW.  
 Construction of single storey rear extension.

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

- Members considered that the extension would intrude on the privacy of the neighbouring property.
- Members considered that the extension would affect the amenity of the neighbouring property.
- Members considered that the extension would overlook the neighbouring property.
- Members considered that the extension would result in a loss of light for the neighbouring property.
- Members considered that the extension could create an unwanted precedent

**390 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) 15/0328/TCA MR BATES  
*South Ward*
- STREET RECORD,  
FORTFIELD PLACE,  
SIDMOUTH.
- T2 Holly – Reduce height to 3 metres.  
T3 Pittosporum- Fell.  
T4 Griselinia – Reduce height to 2.5 metres.  
T5 – Apple – Fell  
T6 – Holly – Remove low growth to clear 2 metres from ground level. Reduce height to 6 metres.  
T7 Holly – Reduce leader into main crown to leave a height of 3 metres.  
G1 Bay and Laurel – Fell Bay and cut back Laurel from wall to give 1 metres clearance.  
G2 Holly (3 of) – Fell tree by retaining wall. Lift lower branches of remaining trees to clear 2 metres from ground level and reduce height to 4 metres.  
G3 Holly (3 of) – Fell 2 outer stems, leaving central stem.  
T10 Bay – Trim annual growth and round over at 1.5 metres.
- Amended specification:*  
*T2 Holly – Reduce height to 3 metres.*  
*T4 Griselinia – Reduce height to 2.5 metres.*  
*T5 Apple – Crown reduction by approximately 1/3 (Figure 1 email dated 11/03/2015)*  
*T6 Holly – Remove low growth to clear 2 metres from ground level. Reduce height to 6 metres.*  
*T7 Holly – Reduce leader into main crown to leave a height of 3 metres.*  
*G1 Laurel- Coppice.*

*G2 Holly (3 of) – Fell tree by retaining wall. Lift lower branches of remaining trees to clear 2 metres from ground level and reduce height to 4 metres.*

*G2 Holly (5 of) – Fell tree by retaining wall.*

*Selectively coppice back to single central stem.*

*G4 Holly (3 of) – Fell 2 outer stems, leaving central stem.*

*T10 Bay – Trim annual growth and round over at 1.5 metres.*

Works noted

**391 Tree Exemption Reports**

No tree exemption letters were received.

**392 Unsupported Decisions**

No unsupported decisions were received.

**393 Appeals**

No Appeals were received.

**394 Enforcement Letters**

Pathfields, Greenhead, Sidbury, Sidmouth, EX10 ORH.

Dog kennels on agricultural land.

The Planning Clerk reported a letter from East Devon District Council regarding the construction of dog kennels at Pathfields, Greenhead, Sidbury, Sidmouth, EX10 ORH.

The development of dog kennels requires planning permission under the terms of the Town and Country Planning Act 1990 because the land is agricultural and the landowner was changing the material use of the land.

In the circumstances there were two options available:

1. Remove the dog kennels.
2. Apply retrospectively for planning permission to retain the dog kennels.

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**CHAIRMAN OF THE PLANNING COMMITTEE**