

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 19 November 2014**

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

Apologies Stuart Hughes
Mary Jolly
Ann Liverton
Graham Liverton

The meeting started at 6.30pm and finished at 8.15pm.

232 Declarations of Interest

Declarations of Interest were received as follows:-

Name	Item Number	Type	Action Taken	Details
Cllr John Dyson	14/2554/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with applicant.
Cllr Simon Pollentine	14/2554/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Left the Chamber during discussion and voting.	Acquainted with applicant and agent
Cllr Ian Barlow	14/2554/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Left the Chamber during discussion and voting.	Acquainted with applicant and agent

233 Minutes

The Minutes of the Planning Committee meetings held on Wednesday 8 October and 22 October 2014 were signed as a true record.

234 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.

235 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.

Applications for consideration

236	14/1485/FUL <i>North Ward</i>	MR SIMON WHELAN	81 BETJEMAN CLOSE (land Adj To), SIDMOUTH, EX10 9FG. Construction of a single residential dwelling and all associated works.
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Members were unable to support the application for the following reasons:

- Members considered that the application would be overdevelopment of the site by reason of the cramped layout.
- Members considered that the proposed dwelling would have an adverse effect on the amenity of neighbouring properties by reason of its close proximity to the neighbours' boundary.
- Members had concerns that the proposed dwelling may increase the risk of flooding.

(1 letter of objection was received)

237 14/2420/FUL MR G GUCK 26 MANSTONE AVENUE,
North Ward SIDMOUTH,
EX10 9TF.
Retrospective application for change of use of land to form extension to domestic curtilage and retention of summerhouse and raised decking.

Support

238 14/2465/LBC MR ROBERT THATCHER 9 BOWD COURT,
North Ward BOWD,
SIDMOUTH,
EX10 0ND.
Removal of existing skirting boards and plaster and installation of cavity drainage channel into the floor and re-plaster.

Support subject to the agreement of the Conservation Officer.

239 14/2563/FUL MR AND MRS C 21 BLACKTHORN CLOSE,
North Ward HODGSON SIDMOUTH,
EX10 9XR.
Construction of rear single storey extension.

Support

240 14/2619/OUT D BURROUGHS & I LAND ADJACENT TO SIDMOUTH GARDEN CENTRE,
North Ward BARLOW STOWFORD,
SIDMOUTH.
Construction of 2 no. business units (outline application detailing access, appearance layout and scale; matters reserved – landscaping).

Deferred

241 14/2470/FUL MS JENNY PLEASANTS LAND OPPOSITE 3 MILLFORD AVENUE,
Salcombe Regis SIDMOUTH.
Ward Construction of detached dwelling.

Support

Note: Members supported this design as it was considered an improvement on the design which had previously been proposed.

- 242** 14/2685/FUL MR AND MRS D OXLEY GREENGARTH,
Salcombe Regis SALCOMBE HILL ROAD,
Ward SIDMOUTH,
EX10 8JR.
Single storey side and rear extension and installation of doors and balustrade to create roof terrace on existing flat roof. *Amended plans received. Amendments relate to roof terrace omitted and replaced with Juliet balcony.*

Support

- 243** 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).

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

- Contrary to Policy EN1 – Developments affecting Areas of Outstanding Natural Beauty: It was considered that the proposed development would create a significant and detrimental visual impact in the countryside within this important Area of Outstanding Natural Beauty.
- Policy EN14 – Development on High Quality Agricultural Land and Policy S5 Countryside Protection of the East Devon Local Plan; the proposed use of this site would result in the loss of viable agricultural land.
- It was suggested that another more suitable site should be found to accommodate such a development.

Note: Members further suggested that if this proposal was to be implemented, a bond be made between the Applicant and East Devon District Council to ensure that money is made available to reinstate the land at the end of this temporary use.

- 244** 14/2554/FUL MR E WILLIS-FLEMING HARTS MEAD,
Sidbury Ward BUCKLEY ROAD,
SIDBURY,
SIDMOUTH
EX10 0SL.
Construction of dormer window within roof of ancillary garage/outbuilding to facilitate use as a bedroom with ensuite.

Support

245 14/2600/AGR MR A KYLE WOODLAND AT BUCKTON HILL,
Sidbury Ward OFF HATWAY HILL,
SIDBURY,
SIDMOUTH.
Provision of track within woodland.

Support

Note: Members requested that if the application were to be granted, there be a condition imposed that once the timber had been extracted for which this application has been made, the track revert to its original state.

246 14/2604/FUL MR COLEMAN THE ANNEXE,
Sidford Ward 12 BROOK LANE,
SIDFORD,
SIDMOUTH,
EX10 9PW.
Change of use of annexe to allow flexible use as holiday accommodation and residential annexe (retrospective application).

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

- Members were of the view that the application was contrary to planning policy as the annexe building should only be occupied for purposes ancillary to the residential use of the dwelling known as 12 Brook Lane.
- Members considered that the proposed change of use would adversely affect the amenity of the neighbouring properties.

247 Tree Application for Decision

14/2504/TRE THE LAURELS STREET RECORD,
South Ward (SIDMOUTH) THE LAURELS,
Management Ltd SIDMOUTH,
EX10 8UX.
T271, T274, T290 & T291 – Western Red Cedar –
Fell
T315 – Larch – Fell
T280 – Ash – Reduce crown by 3 metres
T288 – Horse Chestnut – Cut back over building by 2
metres.

This application was withdrawn from the Agenda.

248 Prior notification of proposed works to trees in Conservation Area (Section 211 Notice)

14/2558/TCA MR BURNELL
South Ward

LIME TREE HOUSE,
MUTTERS MOOR ROAD,
SIDMOUTH,
EX10 8RH.

T1, Red Oak – Shorten second and third order branches by 1 – 2m to leave a spread of approximately 6m NSEW with a reduction in height of 1-2m.

This item was withdrawn from the Agenda.

249 Tree Exemption Reports

No Tree Exemption letters were received.

250 Unsupported Decisions

Planning Application No. 14/0116/FUL

Lower Chelson Farm, Salcombe Regis, Sidmouth, EX10 0PD.

Erection of agricultural workers' dwelling and creation of new vehicular access.

Town Council	District Council
Supported	Refused

Planning Application No. 14/1772/FUL

Michaelmas House, Radway, Sidmouth, EX10 8TW.

Construction of single storey rear extension.

Town Council	District Council
Unable to support	Granted

Planning Application No. 14/1817/FUL

Sidmouth Croquet and Tennis Lawns, Station Road, Sidmouth.

Town Council	
Unable to support	Withdrawn by Applicant

Planning Application No. 14/1884/FUL

Driftwood, 10 Connaught Close, Sidmouth, EX10 8TU.

Alterations and extensions to dwelling to include raising of the roof 800mm, dormer windows to front and rear and single storey extensions front, rear and side.

Town Council	District Council
Unable to support	Granted

Planning Application No. 14/2150/FUL

Amberleigh, Beatlands Road, Sidmouth, EX10 8JH.

Town Council	
Unable to support	Withdrawn by Applicant

251 Appeals

No Appeals were received.

252 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE