

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 19th April 2017**

Councillors present: - Michael Earthey (Vice-Chairman in the Chair)
Kelvin Dent
Dawn Manley
Ian McKenzie-Edwards
John Rayson
Jeff Turner

Apologies: - Ian Barlow
Marc Kilsbie
Simon Pollentine

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

In the absence of the Chairman, Councillor Kelvin Dent was appointed as Vice-Chairman for the meeting.

475 Declarations of Interest

No Declarations of Interest were received.

476 Minutes

The Minutes of the Planning Committee meetings held on the 8th and 22nd March 2017 were signed as a true and accurate record.

477 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.

478 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.

479 Urgent Items Received

East Devon Villages Plan – Consultation on East Devon Villages Plan: Sidbury

Resolved: Members considered the latest draft of the East Devon Villages Plan for Sidbury and reiterated their views of 5th September 2016 (Council) that small scale, limited expansion in Sidbury would be acceptable and that the Furze Hill area (SB14) had the potential to be developed and should be included within the Built-up Area Boundary.

17/0435/TRE MR WHITTLE
South Ward

HILLCREST,
KNOWLE DRIVE,
SIDMOUTH,
EX10 8HP.

T1 Oak tree: dismantle in sections to ground level.
Reason: Extensive basal decay and canopy dieback.
T2 Lime Tree: Thin tree by 20% leaf area making pruning cuts up to 50mm in diameter from vertical growth at top of the tree and cuts up to 30mm in diameter from lateral branches. Reason: to improve the form of the tree following historic heavy pruning.

A site meeting was held on Wednesday 19th April attended by Councillor Michael Earthey (Vice-Chairman) Councillor Kelvin Dent and Councillor John Rayson prior to the meeting. Members resolved to **APPROVE** the application subject to the conditions set out in the Arboricultural Officer's Report.

17/0505/ADV HSBC CRE
East Ward

HSBC, FORE STREET,
SIDMOUTH,
EX10 8AA.

Replacement of 2no fascia signs, 2no projecting signs and 4no hoarding signs.

Approved

Applications for consideration

480 17/0856/FUL MR D PRING
North Ward

LAND AT CHANDLERS LANE,
SIDMOUTH,
EX10 9BX.

Demolition of garages and construction of two dwellings.

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

- The application for two houses was overdevelopment of the site.
- Members did not support the proposed removal of the listed stone boundary wall.
- The proposed development would adversely affect the amenity of the neighbouring properties.

(2 letters of objection were received)

481 17/0793/FUL MR & MRS COOK
Salcombe Regis Ward

BRYER COTTAGE,
SALCOMBE REGIS,
SIDMOUTH,
EX10 0JN.

Formation of new access to highway with onsite parking and turning.

Support

Note: Members would recommend the use of grasscrete and would wish the applicant to take all steps possible to maintain the rural character of the property and its setting.

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| 482 | 17/0759/LBC
<i>Sidbury Ward</i> | MRS ELAINE KENRICK | 4 RIVULET TERRACE,
SIDBURY,
EX10 0RT.

Demolish existing WC on rear east elevation, replace kitchen roof with natural slate and renew kitchen rainwater goods. |
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SPLIT DECISION:

Members **supported** the demolition of the existing WC and the replacement of the kitchen roof with natural slate, subject to the agreement of the Conservation Officer. Members were **unable to support** the removal of existing cast iron guttering and downpipe and replacement with plastic goods. Members were of the view that the replacement rainwater goods should match the existing cast iron goods.

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| 483 | 17/0524/OUT
<i>Sidford Ward</i> | MRS JANET
HARGREAVES | 1 LAUNDRY LANE (land Adj Mill House),
SIDFORD,
EX10 9QR.

Demolition of existing buildings and construction of 5no dwellings with associated access and garaging (outline application with all matters reserved). |
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Support

(1 letter of support was received)

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| 484 | 17/0610/OUT
<i>Sidford Ward</i> | MR ROBIN WICKHAM | 13 ORCHARD CLOSE,
SIDFORD, EX10 9RF.

Construction of two new dwelling houses and car parking (outline application with details of appearance, landscaping and scale reserved). |
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Members support the principle of the development but due to the concerns of the Arboricultural Officer were unable to support the application until those issues were resolved.

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| 485 | 17/0795/FUL
<i>Sidford Ward</i> | MR & MRS STREET | 12 COREFIELDS,
SIDFORD, EX10 9SG.

Rear extension to bungalow, variation to previously approved application 16/0356/FUL. |
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Support

- 486** 17/0732/FUL REVEREND J A & MRS A J CRANFORD,
South Ward FISHER 2 CONNAUGHT CLOSE,
SIDMOUTH,
EX10 8TU.
Extensions and alterations including replacement of
existing garage and provision of annexe for
dependent relative.

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

- The proposed design would be out of keeping with the character of the area.
- The proposed design would be detrimental to the street scene of the area and was contrary to the policy of local design and distinctiveness.
- The proposal was overdevelopment of the site.
- The proposal would dominate the neighbouring properties in bulk and mass.

(2 letters of objection were received)

Tree Applications for Decision

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

- 487** 17/0553/TRE MR AND MRS RICHARDS 18 LIVONIA ROAD,
Primley Ward SIDMOUTH,
EX10 9JB.
Beech tree in rear garden to be felled, due to risk of
damage to property.

Deferred pending receipt of the Arboricultural Officer's report.

488 Tree Exemption Reports

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to fell a Holly tree.

The works in question are considered to be an exception from the normal requirement to seek the consent of the Council under Regulation 15 of the Town and County Planning (Tree Preservation) (England) Regulations 2012. (This regulation of the Act provides for works to be carried out on dead and dangerous trees [or parts of trees] in the interests of safety.

489 Matters of Report

The Planning Clerk reported that Tree Preservation Orders had been made in respect of land at Willoughby House and Harmonie, Peak Hill Road, Sidmouth, EX10 0NW, land at Peakaboo and Peak Cottage, Peak Hill Road, Sidmouth, EX10 0NW, and at land at Peak Hill, Peak Hill Road, Sidmouth, EX10 0NW.

- 490 Unsupported Decisions**
No unsupported decisions were received.
- 491 Appeals**
No Appeals were reported.
- 492 Enforcement Letters**
No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE