

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 21st October 2015**

Councillors present:- John Dyson (Chairman)  
Ian Barlow (Vice-Chairman)  
Jack Brokenshire  
Kelvin Dent  
Michael Earthey  
Marc Kilsbie  
Ian McKenzie-Edwards  
John Rayson  
Simon Pollentine

Apologies:- David Addis  
Dawn Manley  
Jeff Turner

The meeting started at 6.30pm and finished at 7.25pm.

**248 Declarations of Interest**

No Declarations of Interest were received

**249 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.

**250 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.

**251 Matters of Report**

The Planning Clerk reported that a Tree Preservation Order had been made in respect of land at Terra Nova, Higher Brook Meadow, Sidford, EX10 9SS.

The Planning Clerk reported that application 15/1916/FUL 48 Coulsdon Road, Sidmouth, EX10 9JP had been withdrawn.

**Applications for consideration**

<b>252</b>	15/2270/FUL <i>West Ward</i>	MISS REBECCA HEAL	33 HIGHER WOOLBROOK PARK, SIDMOUTH, EX10 9ED. Construction of a rear extension.
			Support
<b>253</b>	15/2159/FUL <i>Sidford Ward</i>	DR M A COGHILL	SIDFORD POST OFFICE (GROUND FLOOR FLAT), SCHOOL STREET, SIDFORD, EX10 9PF. Change of use of ground floor to provide flat with associated external alterations to shop front.
			Support
<b>254</b>	15/2279/FUL <i>Sidbury Ward</i>	SIDBURY C OF E PRIMARY SCHOOL	SIDBURY C OF E PRIMARY SCHOOL, CHURCH STREET, SIDBURY, EX10 0SB. Construction of single storey extension to provide additional kitchen accommodation and replacement bin storage facility and laying of external path.
			Support
<b>255</b>	15/2325/FUL <i>Sidbury Ward</i>	MR D MATTHEWS	RONCOMBE GATE FARM (LAND OPPOSITE), SIDBURY, SIDMOUTH, EX10 0QN. Change of use of land for the siting of a shepherd hut style caravan for use as a holiday letting unit, creation of access track and parking/turning area and construction of earth bund with hedge planting.

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

- The application was contrary to planning policy with regards to building in the open countryside.
- The application was contrary to planning policy with regards to building in an Area of Outstanding Natural Beauty. Building in the AONB was only justified in exceptional circumstances and Members did not consider this application to be an exceptional circumstance.
- If the application were to be granted, it would tantamount to being the first step towards allowing a new caravan site in the AONB which Members could not support.

- 256** 15/2155/FUL MR AND MRS J HORN HIGHER THORN BARN,  
*Salcombe Regis* SALCOMBE REGIS,  
*Ward* SIDMOUTH,  
EX10 0PA.  
Installation of solar panels on Higher Thorn Barn (holiday let). *Amended plans received relating to corrected south elevation and roof plan details.*
- Support
- 257** 15/2156/LBC MR AND MRS J HORN HIGHER THORN BARN,  
*Salcombe Regis* SALCOMBE REGIS,  
*Ward* SIDMOUTH,  
EX10 0PA.  
Installation of solar panels on curtilage outbuilding (Higher Thorn Barn). *Amended plans received relating to corrected south elevation and roof plan details.*
- Support
- 258** 15/1834/FUL MR AND MRS D WOOLBROOK FARMHOUSE,  
*North Ward* DUMENIL 106 WOOLBROOK ROAD,  
SIDMOUTH,  
EX10 9EA.  
Conversion of stable/barn to form annexe including external alterations. *Amended plans received relating to correction to existing elevation and floor plan and response to conservation officer's comments.*
- Support
- 259** 15/1975/LBC MR AND MRS D WOOLBROOK FARMHOUSE,  
*North Ward* DUMENIL 106 WOOLBROOK ROAD,  
SIDMOUTH,  
EX10 9EA.  
Conversion of stable/barn to form annexe including internal and external alterations. *Amended plans received relating to correction to existing elevation and floor plan and response to conservation officer's comments.*

Support:

Members had noted the comments of the Conservation Officer dated 17<sup>th</sup> September namely the request that the plans be amended to remove the proposed additional window on the south west

elevation and replace it instead with a conservation roof light on the rear roof slope. Members also noted the response to this request received from the applicant's agent dated 6<sup>th</sup> October whereby the applicant explained why he required the additional window and asking that the Conservation Officer reconsider his position.

Having considered both parties' views, Members resolved to support the applicant's request for an additional window on the south west elevation as they considered that this would provide symmetry to the elevation and provide the new bedroom with much needed light.

**260 Tree Exemption Reports**

No Tree Exemptions works were reported.

**261 Unsupported Decisions**

Planning Application 15/1714/FUL

Hilldown, 17 Cotlands, Sidmouth, EX10 8SP.

Change existing Juliet balcony to a full balcony using existing flat roof.

Town Council	District Council
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Unable to support	Granted
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Planning Application 15/1672/FUL

6 Knowle Drive, Sidmouth, EX10 8HP.

Retrospective single storey side extension to provide kitchen. Proposed construction of three dormer windows on front elevation and replacement of garage roof with a pitch.

Town Council	District Council
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Unable to support	Granted
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**262 Appeals**

No Appeals were reported.

**263 Enforcement Letters**

No Enforcement letters were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**