

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 22nd May 2019**

Councillors present: - Kelvin Dent (Chair)
Jeff Turner (Vice-Chair)
John Rayson
David Barratt
Ian Barlow
Deirdre Hounsom
Louise Thompson

Apologies: - Dawn Manley, Jenny Ware and John Loudoun.

The meeting started at 6.30pm and finished at 8.35 pm.

1 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
All Councillors	19/0941/LBC Bourne Cottage, Cotford Road, Sidbury, Sidmouth, EX10 0SQ.	Personal Interest	Remained in the Chamber during discussion and did vote.	Acquainted with Applicant.
Cllr Kelvin Dent, Cllr John Rayson and Cllr Jeff Turner.	19/0937/FUL and 19/0938/LBC Sidmouth Museum, Church Street, Sidmouth, EX10 8LY.	Personal Interest	Remained in the Chamber during discussion and did vote.	Members of Sid Vale Association.
Cllr Kelvin Dent	19/0977/FUL Flat 1, Merrion, Knowle Drive, Sidmouth, EX10 8HN.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with applicant and Neighbour.
Cllr Jeff Turner	19/0751/TRE 5 Brownlands Road, Sidmouth, EX10 9AR.	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.

2 Minutes

The Minutes of the Planning Committee meetings held on the 17th April and 1st May 2019 were signed as a true and accurate record.

3 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.

4 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.

Applications for consideration

5 19/0817/FUL Mrs Sue Gwillim Flat Above 45 - 47 High Street, Sidmouth, EX10 8LN.
East Ward Demolition of rear outhouse, new galvanised metal stairs, walkway and handrails and new door to form new main entrance.

SUPPORT

6 19/0818/LBC Mrs Sue Gwillim Flat Above 45 - 47 High Street, Sidmouth, EX10 8LN.
East Ward Demolition of rear outhouse, new galvanised metal stairs, walkway and handrails and new door to form new main entrance.

SUPPORT

7 19/0937/FUL Sid Vale Sidmouth Museum, Church Street, Sidmouth, EX10 8LY.
East Ward Association Single storey extension to provide disabled access and facilities.

DEFERRED pending a site visit.

8 19/0938/LBC Sid Vale Sidmouth Museum, Church Street, Sidmouth, EX10 8LY.
East Ward Association Single storey extension to provide disabled access and facilities.

DEFERRED pending a site visit.

9 19/0881/FUL Mr & Mrs Dove 4 Woolbrook Meadows, Sidmouth, EX10 9UH. Construction
North Ward of single storey side extension.

SUPPORT

10 19/0757/FUL Mr Bruce Te 1 Lymebourne Villas, Arcot Road, Sidmouth, EX10 9HH.
North Ward Moananui Change of use from chiropractic clinic (use class D1) to dwelling (use class C3), alterations to shop front and construction of front boundary wall.

SUPPORT

- 11** 19/0403/FUL Mrs Sarah Gable End, 18 Manstone Mead, Sidmouth, EX10 9RX. To
Primley Ward Sherwood demolish 3 rooms - Garage, Conservatory/Dining area and
Bedroom and to rebuild to the same width but extending into
the rear garden by 1 metre behind the garage and 2.5 metres
on the other 2 rooms so they provide a larger open plan
kitchen/dining area and a bedroom with en-suite bathroom.

SUPPORT

- 12** 19/0850/FUL Mr L Torres 48 Livonia Road, Sidmouth, EX10 9JB. Construction of single
Primley Ward storey extension.

SUPPORT

- 13** 19/0461/FUL Dr M Short Beatlands House, Beatlands Road, Sidmouth, EX10 8JH.
Salcombe Regis Alterations and extension to garage including balcony.
Ward

SUPPORT

Note; Members requested that the roof line be maintained at its current height.

- 14** 19/0854/CPE Mr T Johnson Constancia Stud, Dunscombe Farm, Salcombe Regis,
Salcombe Regis Sidmouth, EX10 0PN. Certificate of Lawfulness for the use of
Ward part of the stables as a dwelling (Use Class C3).

UNABLE TO SUPPORT

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

- Members were concerned that the dwelling was not constructed or designed to a high standard and would also not meet building regulations.
- Members are not happy in principle with the apparent situation over such a long time when other residents have been paying council tax.

- 15** 19/0770/FUL Mr Carlo Bove Slade House Farm, Weston, Sidmouth, EX10 0PL.
Salcombe Regis Replacement of existing windows with a traditional sash
Ward style.

SUPPORT

- 16** 19/0771/LBC Mr Carlo Bove Slade House Farm, Weston, Sidmouth, EX10 0PL.
Salcombe Regis Replacement of existing windows with a traditional sash
Ward style.

SUPPORT

- 17** 19/1033/FUL Mr Carlo Bove Slade House Farm, Weston, Sidmouth, EX10 0PL. Existing
Salcombe Regis timber sheds to be replaced with an isolation reception unit
Ward with associated concrete and sand yards.

SUPPORT

- 18** 19/0900/FUL Ms A Ashley The Hollies, Harcombe Lane, East Sidford, Sidmouth, EX10 Sidford Ward 9QH. Construction of single storey rear/side extension and alterations to exterior.

SUPPORT

- 19** 19/0430/FUL Mr Philip The Blue Ball Car Park, Sidford. Proposed construction of Sidford Ward Higginbottom three detached dwellings and private car parking with associated new private vehicular access, landscaping, boundary treatments, drainage and ground works, and reconfiguration of the existing car park.

UNABLE TO SUPPORT

Due to the additional information presented, Members reassessed their previous decision and were not able to support the application for the following reasons:

- Members felt that any houses on that area would be detrimental to the character of the area and spoil the gateway to the town on the approach down the hill into Sidford.
- Members also felt that losing the car parking spaces would be detrimental to the viability of the public house which was an important part of the local community and that the car parking surveys were not detailed enough to be a true representation of the parking needs.
- Members also had concerns regarding the safety of people coming out on to the highway and the sighting distances.

- 20** 19/0677/LBC Mr & Mrs Phillip Myrtle Farm, Fore Street, Sidbury, Sidmouth, Sidbury Ward Wallace EX10 0RS. Replace porch on (west) elevation and construct new porch on (north) elevation; install 2no. meter boxes on (east) elevation and reverse the patio doors (ED2) and window (W4) on (east) elevation.

SPLIT DECISION

Members SUPPORTED the new and replacement porch but were UNABLE TO SUPPORT the install of 2-meter boxes, patio doors and window on east elevation as they considered that they would not be in keeping with the character of the building.

- 21** 19/0932/FUL Mr Daniel 29 Furzehill, Sidbury, Sidmouth, EX10 0RJ. Construction of Sidbury Ward Lennox dormer window to rear.

UNABLE TO SUPPORT

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

- The proposed design of the building would not be in keeping with the character of the area.
- The proposed design would be detrimental to the street scene.

- 22** 19/0941/LBC Mr John Bourne Cottage, Cotford Road, Sidbury, Sidmouth, EX10 0SQ.
Sidbury Ward Loudoun Replace existing cladding on gable elevation of sunroom on (south elevation) with high level glazing to match below.

SUPPORT subject to the agreement of the Conservation Office.

- 23** 19/0859/FUL Mr & Mrs S 8 Manor Close, Sidmouth, EX10 8XG. Construction of single
South Ward Scott storey extension to enlarge garage and create additional bedroom.

DEFERRED pending a site visit.

- 24** 19/0893/FUL Mr & Mrs 33 Winslade Road, Sidmouth, EX10 9EX. Construction of
South Ward Mitchell single storey rear extension and cladding to dormer.

SUPPORT

- 25** 19/0977/FUL Mr Deegan Flat 1, Merrion, Knowle Drive, Sidmouth, EX10 8HN.
South Ward Replacement conservatory.

SUPPORT

- 26** 19/0683/FUL Mr And Mrs H St Mary's, Ice House Lane, Sidmouth, EX10 9DS. Retention of
West Ward Bolton new patio, garden room and garden re-modelling.

SUPPORT

Tree Applications for Decision

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

- 27** 19/0791/TRE Mr Rob Scholefield Street Record, Baker
North Ward Close, Sidmouth.
Dismantle multi stemmed
Ash tree.

The Council hereby **GRANTS** permission to carry out work subject to the conditions set out by the LPA Arboricultural Officer

- 28** 19/0751/TRE Mr H Slack 5 Brownlands Road,
Sidmouth, EX10 9AR. T1,
Silver Birch: Fell

THIS IS A SPLIT DECISION (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

Crown lift to gain 4m clearance of the highway, only over the highway, by using target pruning of the third order branches cuts no greater than 30mm in diameter

1. The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice.
(Reason - To ensure that the works are carried out within a reasonable period of time.)
2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations).
(Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

Fell

1. Reasoning - The Birch tree is in good health with a good natural form with little deadwood, the reasons given within the application, leaves, pigeons roosting, grass not growing underneath and too large for its location and may be unstable - leaves falling, pigeons roosting and grass not growing are not a reason to fell the tree, I have inspected the tree and it has no visible defect and is stable on the day of inspection. The loss of the tree would reduce the canopy cover of the area and the tree has a good amenity value, its removal is not justified on arboricultural grounds

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.

29	19/0831/TCA	Mrs Brenda Birmingham	Byways, Hillside Road, Sidmouth, EX10 8JD. Ash - removal lower branches identified within the photo submitted.
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WORKS NOTED

30 Tree Exemption Reports

No Tree Exemption Reports were received.

31 Unsupported Decisions

Planning Application 18/2616/FUL

Balfour Lodge, Station Road, Sidmouth EX10 8XL. Replace 2no windows on front elevation, 2no windows on side elevation and 1no window on rear elevation.

Town Council
Supported

District Council
Refused

Planning Application 19/0204/FUL

1 Chapel Street, Sidbury, Sidmouth, EX10 0RF. Construction of basement and ground floor extensions.

Town Council

Supported

District Council

Refused

32 Appeals

Planning Application 18/0346/FUL Dunscombe Barn Salcombe Regis Sidmouth EX10 0PN.

Proposed replacement dwelling.

The Planning Clerk reported that the appeal had been lodged by the Applicant in respect of the above application.

33 Enforcement Letters

No Enforcement letters were received.

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CHAIR OF THE PLANNING COMMITTEE