

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 23rd March 2016**

Councillors present: - John Dyson (Chairman)  
Ian Barlow (Vice-Chairman)  
Jack Brokenshire  
Kelvin Dent  
Michael Earthy  
Gareth Jones  
Dawn Manly  
Ian McKenzie-Edwards  
Simon Pollentine  
Jeff Turner

The meeting started at 6.30pm and finished at 8.05 pm.

**442 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
All Members of the Planning Committee	16/0382/OUT Sidford Branch Surgery, Church Street, Sidford, EX10 9RL	Personal Interest	Remained in the Chamber during discussion and voting.	Applicant is a member of Sidmouth Town Council.
Cllr Ian Barlow	16/0382/OUT Sidford Branch Surgery, Church Street, Sidford, EX10 9RL	Disclosable pecuniary interest	Did not take part in discussion and voting	Applicant is a Member of Sidmouth Town Council
Cllr John Dyson	16/0571/LBC 1 Cypress Place, Station Road, Sidmouth, EX10 8NZ	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the agent
Cllr John Dyson	15/2850/TRE Ashton, Manor Road, Sidmouth, EX10 8RR	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with the applicant.

<p>Cllr Simon Pollentine</p>	<p>15/2850/TRE Ashton, Manor Road, Sidmouth, EX10 8RR</p>	<p>Personal Interest</p>	<p>Remained in the Chamber during discussion.</p>	<p>Acquainted with the applicant.</p>
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**443 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.

**444 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**

**445** 16/0570/FUL MR COLIN HAMILTON 1 ROYAL LONDON COURT,  
*East Ward* FORE STREET,  
SIDMOUTH,  
EX10 8AD.  
Construction of first floor extension.

Support

**446** 16/0574/FUL MS JAMEY DAMATO SOMEDAY SOMETHING,  
*East Ward* CHURCH STREET,  
SIDMOUTH,  
EX10 8LZ.  
Change of use of pavement to seating area to accommodate 3 tables and 8 chairs.

**SPLIT DECISION**

Members supported the proposed two tables and 6 chairs shown on the left of the proposed plan.

Members were unable to support the placing of a table and two chairs in the corner adjacent to the church steps due to concerns regarding access to the flats above the tearoom and concerns regarding over cluttering of the area.

**447** 16/0596/FUL MR D RUSSELL 79 MANSTONE AVENUE,  
*North Ward* SIDMOUTH,  
EX10 9TG.  
Construction of single storey rear extension and detached single garage.

Support

Note: Members had reservations regarding the narrow width of the access road and the restrictions this would place on access to the garage.

**448** 16/0576/FUL MR DEREK HARRIS 8 MALDEN ROAD,  
*Primley Ward* SIDMOUTH,  
EX10 9LS.  
Construction of single storey rear extension and single storey side extension.

Support

**449** 16/0573/VAR MS HELEN NICHOLLS SIDBURY C OF E PRIMARY SCHOOL,  
*Sidbury Ward* CHURCH STREET,  
SIDBURY, EX10 0SB.  
Variation of condition 2 of 15/2279/FUL to provide ventilation flue and associated timber screening to proposed extension.

Support

**450** 16/0382/OUT MR IAN BARLOW SIDFORD BRANCH SURGERY,  
*Sidford Ward* CHURCH STREET,  
SIDFORD, EX10 9RL.  
Demolition of former surgery building and construction of 6no. affordable terraced dwellings (outline application with all matters reserved).

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

- Members were concerned about the lack of parking proposed for the new houses.
- Members would support an application for residential development of the site if this included 1 parking space per dwelling proposed.

**451** 16/0532/LBC DR JOHN HEMS 1 LABURNUM COTTAGES,  
*Sidford Ward* CHURCH STREET,  
SIDFORD, EX10 9RA.  
Installation of first floor "Gothic style" window in rear elevation.

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

- The proposed “Gothic style” window was not in keeping with the character of the listed building and the Conservation area.
- The proposed window would not match the existing upvc window.
- Members would prefer to see two matching windows in the rear elevation of the property both in timber in keeping with the style of the property.

**452** 16/0571/LBC MR STEVE PARKER 1 CYPRESS PLACE,  
*South Ward* STATION ROAD,  
SIDMOUTH, EX10 8NZ.  
Construction of single storey rear extension, re-roofing of existing “flyover” extension and internal alterations.

#### SPLIT DECISION

Members supported the construction of the single storey rear extension and the internal alterations subject to the agreement of the Conservation Officer.

Members were unable to support the re-roofing of the existing “flyover” extension. Members would prefer the roof to be re- slated and had concerns that the pitch of the roof was being reduced (plans indicate an almost flat roof).

**453** 16/0073/FUL MR ALAN SWANN 78 ALEXANDRIA ROAD,  
*West Ward* SIDMOUTH, EX10 9HG.  
Construction of retaining wall (retrospective).  
*Amended plans received with proposed brick well and planting above existing gabion.*

This application was withdrawn by the Applicant.

#### **Tree Application for Decision**

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

**454** 16/0207/TRE MRS EMERY 78 WOOLBROOK ROAD,  
*North Ward* SIDMOUTH,  
EX10 9XB.  
T1, Birch: Crown reduction to retain a tree with a height of approximately 13m and a radial spread of approximately 3m. Pruning cuts no greater than 50mm in diameter.

APPROVED: Subject to the conditions made in the Arboricultural Officer’s Report.

**455** 16/0319/TRE MR S NEWMAN 9 COOMBE HAYES (LAND TO THE REAR)  
*Primley Ward* SIDMOUTH,  
EX10 9XX.  
Field Maple: Remove overhanging branch/limb.

APPROVED: Subject to the conditions made in the Arboricultural Officer's Report.

**456** 15/2850/TRE MR GRAHAM BESS ASHTON,  
*South Ward* MANOR ROAD,  
SIDMOUTH,  
EX10 8RR.  
T1, Lime & T2, Horse Chestnut: Pollard.

Members were unable to make a decision on the application due to advice received from the Arboricultural Officer that the application was due to be withdrawn.

**457 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)** 16/0161/TCA MRS LONG 41 CHURCH STREET,  
*Sidbury Ward* SIDBURY,  
EX10 0SB.  
T1, Blue Atlas Cedar: Reduce crown by approximately 1.5 metres, retaining a crown spread of 4.5 metres. Maximum diameter of pruning cuts 100mm.

Works noted

**b)** 16/0178/TCA MR ROB CANN GREEN GABLES,  
*South Ward* ALL SAINTS ROAD,  
SIDMOUTH,  
EX10 8EU.  
T1, Cherry: Crown reduction, to retain tree at 5.5m high with radial spread of 2.5m.  
T2, Magnolia: Crown reduction and thinning: Northeast stem by 50% leaf area removing branch sections up to 1.5m long and Southeast stem by 25% leaf area removing branch sections up to 1.5m long.

Works noted

- c) 16/0421/TCA MR K WILLIAMS ASHBROOK,  
*South Ward* GORSEWAY,  
 CONVENT ROAD,  
 SIDMOUTH,  
 EX10 8RJ.  
 T1, Larch: Fell  
 G2, Conifers (three of): Fell.

Works noted

**458 Tree Exemption Reports**

Woolbrook Reservoir, Balfours, Sidmouth, EX10 9EF

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to fell 1 dead Pine which failed at stem base, fell a dead Pine with stem failure and remove part failed branch from 1 x Pine which were considered to be an exception to the usual requirements of the Conservation Officer.

The works in question were considered to be an exception from the normal requirement to seek the consent of the Council under Regulation 14 of the Town and Country 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).

**459 Unsupported Decisions**

Planning Application 15/2787/FUL

Hill House, Convent Road, Sidmouth

Addition of first floor to garage to create a studio with new external staircase.

Town Council	District Council
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Unable to support	Granted
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Planning Application 16/0052/FUL

19 Windsor Mead, Sidford, Sidmouth

Construction of extensions to front and rear elevations to provide additional bedroom and bathroom and single storey rear extension.

Town Council	District Council
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Unable to support	Granted
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Planning Application 15/2874/LBC

Cycle Services Ltd, Old Post Office, Vicarage Road, Sidmouth, EX10 8TD

Non illuminated painted aluminium sign on south elevation.

Town Council	District Council
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Supported	Refused
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Planning Application 16/0254/FUL

Boveys Down Farm, Farway, Colyton, EX24 6JD

Conversion of lean to agricultural barn to form tea room with associated ground engineering works and relocation of two external stores to extend existing car parking area

Town Council	District Council
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Supported	Refused
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**460 Appeals**

No Appeals were reported.

**461 Enforcement Letters**

No Enforcement letters were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**