

**Matters considered by  
Sidmouth Town Council's Planning Committee  
Original Planning Committee Date: 24 June 2020**

(Due to the current COVID-19 situation, the Planning Committee met virtually as authorised by the Regulations set out in Clause 78 of the Coronavirus Act 2020.)

Councillors present: - Kelvin Dent (Chair)  
Jeff Turner (Vice-Chair)  
Ian Barlow  
Jenny Ware  
Deidre Hounsom  
John Loudoun

The meeting started at 10am and finished at 10.45 am.

**297 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	20/1120/LBC Flat 1, Banwell House, Old Fore Street, Sidmouth, EX10 8LP.	Personal Interest	Remained in the meeting during discussion and did not vote.	Acquainted/neighbour of the applicant.
Cllr Kelvin Dent	20/0992/TRE Longwood Bickwell Valley, Sidmouth, EX10 8SG.	Personal Interest	Remained in the meeting during discussion and did not vote.	Acquainted with the applicant.

**298 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.

**299 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.

**Urgent items or Amended Plans Received After Formulation of the Agenda.**

To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after formulation of the agenda.

<b>300</b>	20/0615/FUL	Mr Mark Laurenti	Woolbrook Reservoir, Balfours, Sidmout,h EX10 9EF. Demolition of existing manhole, removal of bank and construction of 2 no. timber holiday lodges, 1 no. timber hobby room, car port, enlargement of the existing parking area and associated landscaping.
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UNABLE TO SUPPORT

Member do not see that the additional information provided by the visual impact assessment addresses the issues the council had originally, so they are not able to support this application for the following reasons.

Members considered that the application was contrary to Policy 4, 6 and 7 of the Sid Valley Neighbourhood plan and that the application contravenes the following parts of the local plan:

- Policy 4 Green Corridors, The Environment Agency Flood Zone 3 of the River Sid and tributaries; the Glen Goyle and Woolbrook Stream in the Neighbourhood Area are defined as Green Corridors as shown on Map 10. Development within the Green Corridors will be required to maintain and where possible enhance the biodiversity of the corridor and allow uninterrupted passage of wildlife.
- Policy 6 Infill Development, Extensions and Trees: Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.
- Policy 7 Local Distinctiveness. Development proposals will be expected to have regard to the character of the immediate area as set out in the Place Analysis. All new development, including innovative designs, should be designed to complement and enhance the local distinctiveness of the character of its immediate locality, reflecting the height, scale, massing, fenestration, materials, landscaping and density of buildings as described in the Place Analysis. Building heights should be in keeping with the context of neighbouring properties. The development would also have a harmful effect on the character and appearance of the area which would be in conflict with strategy 6 and policies D1, D3 and EN1 of the local plan. The development would also have a harmful effect on the character and appearance of the area which would be in conflict with strategy 6 and policies D1, D3 and EN1 of the local plan.
- Members also felt that there was insufficient parking provision provided.

**Applications for consideration**

<b>301</b>	20/1120/LBC East Ward	Mr and Mrs Barker	Flat 1, Banwell House, Old Fore Street, Sidmouth, EX10 8LP. Replacement of 1no. large UPVc window with 3no. timber windows on side south west elevation.
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SUPPORT

- 302** 20/1187/FUL Pam Harrison 21 Primley Mead, Sidmouth, EX10 9LQ. Construction of single storey rear extension and garage/store extensions.  
Primley Ward
- SUPPORT
- 303** 20/1069/FUL Mr & Mrs Glenhills, 2A Davids Close, Sidbury, Sidmouth, EX10 0QS.  
Sidbury Ward Gater Construction of single storey side and rear extensions; detached garage to front of the property.
- SUPPORT
- 304** 20/1071/LBC Chris Rosling Copplestones, Ridgeway, Sidbury, Sidmouth, EX10 0SF.  
Sidbury Ward Retention of ongoing structural work to support the failing roof including the removal of wall and chimney breast between kitchen and dining room and at first floor between Bedroom 2 & 3, the insertion of extended structural beams and additional posts, the revised installation of new floor joists above the kitchen, and new stud walls.

SUPPORT subject to the views of the Conservation Officers.

- 305** 20/0989/FUL David Monro Mincombe Post Farm, Mincombe Post, Sidbury, Sidmouth,  
Sidbury Ward Higgs EX10 0QW. Construction of conservatory to rear.

SUPPORT

- 306** 20/1129/FUL Mr & Mrs Greystones, Salcombe Regis, Sidmouth, EX10 0JQ.  
Salcombe Hignett Construction of two storey side extension, incorporating first floor extension to existing single storey rear lean-to, and single storey front extension. Removal of existing garden buildings.

UNABLE TO SUPPORT

Members were unable to support for the following reasons;

- The proposed changes would be out of keeping with the design of the existing building.
- The proposed development would adversely affect the street scene and be out of keeping with the character of the area.
- The proposed development was considered over development of the site.
- The proposed would be contrary to the policy 7 of the Neighbourhood plan local distinctiveness.
- The proposed would be contrary to the policy 6 of the Neighbourhood plan Infill Development, extension and trees.
- The proposed would be contrary to the policy 9 of the Neighbourhood plan Residential Development.

- 307** 20/1079/FUL Mr And Mrs Uplands, Boughmore Road, Sidmouth, EX10 8SJ. Construction  
South Ward Cooper of replacement garden room with roof terrace over.

SUPPORT

- 308** **Tree Applications for Decision**  
No tree applications were received.

- a) 20/0992/TRE South Ward Dr Robert Adams Longwood Bickwell Valley,  
Sidmouth, EX10 8SG. Remove  
approximately 35m length of  
C. leylandii hedge.

APPROVE

- 309** **Prior notification of proposed works to trees in a Conservation Area (Section 211 Notice)**  
No proposed tree works were received.

- a) 20/0410/TCA South Ward Mr Vaughan Irons 1 The Laurels, Sidmouth, EX10  
8UX. T28 Oak Remove first  
two branches property side.  
T47a Cypress Remove first two  
branches over garage roof.

WORKS NOTED

- 310** **Unsupported Decisions.**  
No Unsupported decisions.
- 311** **Tree Exemption Reports**  
No Tree Exemption Reports were received.
- 312** **Enforcement Letters**  
No Enforcement letters were received.

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**CHAIR OF THE PLANNING COMMITTEE**