

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 24 July 2019**

Councillors present: - Kelvin Dent (Chair)
Ian Barlow (Vice- Chair)
Jenny Ware
John Rayson

Apologies: - Deirdre Hounsom, Louise Thompson, David Barratt, Jeff Turner and John Loudoun.

The meeting started at 6.30pm and finished at 7.20 pm.

98 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.

99 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

- | | | | |
|------------|--|--------------------------------------|---|
| 100 | <i>19/1196/FUL
East Ward</i> | Coastline Mobility | 75 High Street, Sidmouth, EX10 8LD. Replace window with door on front elevation, and provision of external ramp and handrail. |
| | | | SUPPORT |
| 101 | <i>19/1283/FUL
North Ward</i> | East Devon District Council Mr Allen | Land At 1 - 12 Tully Gardens, Sidmouth, EX10 9TE. Construction of 3no. bin stores. |
| | | | SUPPORT |
| 102 | <i>19/1286/FUL
North Ward</i> | East Devon District Council | Land Adjacent 17 - 21 High Meadow, Sidmouth, EX10 9UW. Construction of bin store. |
| | | | SUPPORT |
| 103 | <i>19/1511/FUL
Salcombe
Regis Ward</i> | Mrs Ronnie Masters | Rivermead, Millford Road, Sidmouth, EX10 8DP. Replacement porch, alterations to flat roof and alterations to and addition of Windows. |
| | | | SUPPORT |

104 19/1568/FUL Mr & Mrs Webb Belvoir 13 Millford Road Sidmouth EX10 8DR.
Salcombe Demolition of existing extension, and construction of
Regis Ward single storey rear extension and first floor extension.

UNABLE TO SUPPORT

Members were unable to support for the following reasons:

- The proposed design would be out of keeping with the character of the area.
- The proposed changes would be out of keeping with the design of the existing building.
- The proposed design would be over development for the size of the area.
- The Design would contravene Policy 8 Local Distinctiveness Development of the East Devon Local Plan.

105 19/1276/FUL East Devon District Lower Brook Meadow, Sidford, Sidmouth, EX10 9PU.
Sidford Ward Councillor Mr Allen Construction of 2no bin stores.
SUPPORT

106 19/1277/FUL East Devon District Country House, School Street, Sidford, Sidmouth,
Sidford Ward Councillor Mr Allen EX10 9PQ. Construction of a bin store.
SUPPORT

107 19/1457/FUL Mr T Jackson 12 Windsor Mead, Sidford, Sidmouth, EX10 9SJ.
Sidford Ward Construction of two storey rear extension; first floor
side facing window.

SUPPORT

108 19/1198/LBC Vale Court Residents Flat 3, Vale Court, Church Street, Sidford, Sidmouth
Sidford Ward Association Ltd EX10 9RE. Replace 1no. window on the south elevation.
SUPPORT subject to the agreement of the Conservation Officers.

109 19/1197/FUL Vale Court Residents Flat 3, Vale Court, Church Street, Sidford, Sidmouth
Sidford Ward Association Ltd EX10 9RE. Replace 1no. window on the south elevation.
SUPPORT

110 19/1466/FUL Ms K Lilburn Halfway House, Sidbury, Sidmouth, EX10 0QN.
Sidbury Ward Construction of two storey side extension including
balcony (revised scheme to 19/0788/FUL).

SUPPORT

111 19/0042/FUL Lower Buckley Bridge Street Sidbury Sidmouth EX10
Sidbury Ward ORY. Construction of detached dwelling accessed from
Deepway

UNABLE TO SUPPORT

Members were unable to support for the following reasons:

- The proposed design would not comply with Policy 1 (Sid Valley Development Principles), Policy 6 (Infill Development, Extensions and Trees) and Policy 7 (Local Distinctiveness)
- The proposed development would lead to a loss of amenity space.
- The proposed design would be out of keeping with the character of the area.
- The Proposed design would not comply with Policy 4 (Green Corridors) as the area is next to the Millennium meadow which is enjoyed by local residents.

(All Policies above are from the emerging Sid Valley Neighborhood Plan.)

112 19/1497/FUL Mr Clive Madge 37 Winslade Road, Sidmouth, EX10 9EX. Construction of single storey extension.
South Ward
SUPPORT

113 19/0365/FUL Ms P Boast Land Adjacent 4 Cheese Lane Sidmouth. Proposed new dwelling.
South Ward

UNABLE TO SUPPORT

Members were unable to support for the following reasons:

- The proposed dwelling by reason of its size, bulk and massing compared with the size of the site and character of the area would result in development which would fail to conserve or enhance the Bickwell Valley Conservation Area and would be contrary to Policy EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan and is contrary to Policy 7 (Local Distinctiveness), Policy 6 (Infill Development, Extensions and Trees) of the emerging Sid Valley Neighborhood Plan.
- The proposed development by reason of its size and scale would result in a loss of amenity for future occupiers of the proposed dwelling due to inadequate space.
- The proposal would result in a loss of important, historic and long-established allotment allocation, green space and wildlife corridor.
- The proposal does little to remove the concerns stated by the Planning Inspectorate in their decision to dismiss the previous appeal for a dwelling of 5 August 2014.

114 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) 19/1377/TCA Morris Lettings, Sidmount, Station Road, Sidmouth. T1 Monterey Cypress – Fell T2 Mimosa – Fell T3 Turkey Oak - Crown lift to gain a 2.5m clearance over the pathway T4 Monterey Cypress - Crown lift to gain a 3.5m clearance over the car park.
South Ward Mr S Opie

WORKS NOTED

115 Tree Exemption Reports

No Tree Exemption Reports were received.

116 Enforcement Letters

No Enforcement letters were received.

.....
CHAIR OF THE PLANNING COMMITTEE