

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 24th February 2016**

Councillors present: - Ian Barlow (Vice-Chairman in the Chair)
Jack Brokenshire
Kelvin Dent
Michael Earthey
Ian McKenzie-Edwards
John Rayson
Simon Pollentine

Apologies: - John Dyson
Marc Kilsbie
Stuart Hughes
Dawn Manley
Jeff Turner

The meeting started at 6.30pm and finished at 7.55 pm.

In the absence of the Chairman, Councillor Michael Earthey was appointed as Vice-Chairman for the meeting.

395 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
CLlr Simon Pollentine	16/0252/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting	Acquainted with applicant.
CLlr Ian Barlow	16/0252/FUL Harts Mead, Buckley Road, Sidbury, EX10 OSL	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
CLlr Ian Barlow	16/0208/FUL April Lodge, Bickwell Valley, Sidmouth, EX10 8SG	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
CLlr Kelvin Dent	16/0046/TRE Hilbre, Connaught Close, Sidmouth, EX10 8JS	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.

CLlr Kelvin Dent	16/0057/TCA Churchills, Convent Road, Sidmouth, EX10 8RD	Personal Interest	Remained in the Chamber during discussion and voting.	Acquainted with the applicant.
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396 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.

397 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.

398 Matters of Report

The Planning Clerk reported that the application for approximately 900m of cycle/walkway, typically 3m in width with associated fencing, landscaping, bridge and boardwalk on land adjacent to the A375 between Sidbury and Sidford at Land adjacent to A375 from Hillside, Sidbury, to Laundry Lane, Sidford had been withdrawn by the applicant.

Applications for consideration

399 15/2889/ADV THE CORNISH BAKERY 15 HIGH STREET,
East Ward SIDMOUTH,
EX10 8LN
Display of 1no. non illuminated steel peg shop sign above bay window, 1 no non illuminated projecting sign and vinyl window graphics. *Amended plans received relating to further details regarding projecting sign.*

Approved

400 16/0280/LBC MR AND MRS WALLACE 10 CAMBRIDGE TERRACE,
East Ward SALCOMBE ROAD,
SIDMOUTH,
EX10 8PL.
Replacement of existing flat roof on rear extension with pitched roof.

Support subject to the agreement of the Conservation Officer.

401 16/0036/LBC MRS LINDA BENNETT 110 WOOLBROOK ROAD,
North Ward SIDMOUTH,
EX10 9EA.
Installation of new gas supply to existing dwelling.
*Amended plans for consultation relating to
additional information received.*

Support subject to the agreement of the Conservation Officer.

402 16/0261/FUL MR ANDREW GARDINER 6 WOOLBROOK RISE,
North Ward SIDMOUTH,
EX10 9UB.
Construction of single storey side/rear extension
and first floor roof extension to rear elevation.

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

- The proposed design was unsympathetic and not in keeping with the character of the area.
- The proposed development would adversely affect the amenity of the neighbouring properties by reason of massing and bulk.

403 16/0396/FUL MR AND MRS M 87 MANSTONE AVENUE,
North Ward CARNELL SIDMOUTH,
EX10 9TG.
Two storey rear extension.

Support

404 16/0252/FUL MR EDWARD WILLIS- HARTS MEAD,
Sidbury Ward FLEMING BUCKLEY ROAD,
SIDBURY,
EX10 0SL.
Construction of extension to garage/outbuilding to
create additional ancillary accommodation to main
dwelling.

Support subject to a tie to the main dwelling.

405 16/0346/FUL MR AND MRS B CLARKE 9 NEWLANDS CLOSE,
Primley Ward SIDMOUTH,
EX10 9NW.
Construction of extension to garage.

Support

406	16/0357/FUL <i>Salcombe Regis Ward</i>	MR AND MRS M TRUMAN	1 GREEN MOUNT, SIDMOUTH, EX10 9DB. Single storey rear and side extensions.
	Support		
407	16/0268/FUL <i>Sidbury Ward</i>	MR SIMON PRICE	LAND ADJACENT TO 4 OAK BRIDGE, SIDBURY, EX10 0SE. Demolition of existing garage, construction of detached dwelling and infilling of existing wall to create 2no pedestrian entrances.
	Support		
408	16/0245/FUL <i>Sidford Ward</i>	MR NICK KENDALL	KELSO, FRYS LANE, SIDFORD, EX10 9SR. Demolition of existing outbuilding and construction of single storey rear extension and raised patio and balustrade.
	Support		
409	16/0208/FUL <i>South Ward</i>	MR & MRS PETER & JAN SOKELL	APRIL LODGE, BICKWELL VALLEY, SIDMOUTH EX10 8SG. Construction of a single storey rear extension and a pitched dormer window in the existing south west elevation.
	Support		
410	16/0403/VAR <i>South Ward</i>	PENINSULAR DEVELOPMENTS (SW) LTD	LAND AT SIDMOUTH HOUSE AND BAY TREES, COTMATON ROAD, SIDMOUTH, EX10 8ST. Variation of condition 2 of planning permission 14/0468/FUL to amend the design of the approved dwelling.

Members were unable to support the application as the amendments proposed did not alter their view that the design and mass of the proposed dwelling would be totally out of keeping and

inappropriate to the character of the area by reason of a poor design particularly the large roof area which would appear over dominating in the street scene.

- 411** 16/0019/FUL MR ALASTAIR FRANKS OAKDOWN HOLIDAY PARK
Adjoining Parish WESTON
SIDMOUTH
EX10 0PT
Convert pitches from grass to hard standing;
residential accommodation for security
staff/warden; extension to existing children's play
area and installation of two pieces of equipment.

Support

Note: Members advised that they would prefer the use of grass Crete or other such material if possible in respect of the pitches to be converted.

- 412** 16/0254/FUL MR & MRS G BOVEYS DOWN FARM,
Adjoining Parish SWEETLAND 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.

Support subject to the proposal continuing to be ancillary to the main farm enterprise.

Tree Application for Decision

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

- 413** 16/0083/TRE MR MATHEW PLAYER LITTLE HAYES,
Salcombe Regis SALCOMBE HILL ROAD,
Ward SIDMOUTH, EX10 8JR.
T1 Oak: Reduce spread of canopy to west by
approximately 4m. Pruning canopy to
approximately the edge to the swimming pool.
Making it 8 to 10 target pruning cuts 5 to 12 cm in
diameter and 2 or 3 coronet type cuts to epicormic
growth where no dominant side branches exist on
branches to be pruned. Retaining a tree with an
average radial spread to west of 6.5m.
T2 Oak: Reduce eastern through to southern aspect
of canopy by approximately 2 to 3m to retain a
crown spread from east through to the south at

4.5m. Target pruning cuts to be between 5 and 12cm in diameter.

T3 Variegated Holly: Fell.

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:

T1 Oak: Reduce spread of canopy to west by approximately 4m. Pruning canopy to approximately the edge to the swimming pool. Making 8 to 10 target pruning cuts 5 to 12 cm in diameter and 2 or 3 coronet type cuts to epicormic growth where no dominant side branches exist on branches to be pruned. Retaining a tree with an average radial spread to west of 6.5m.

T2 Oak: Reduce eastern through to southern aspect of canopy by approximately 1.5 metres spread from east through to the south of approximately 5.5 metres. Target pruning cuts up to 50mm in diameter.

T3 Variegated Holly: Fell

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

T2 Oak: Reduce eastern through to southern aspect of canopy by approximately 2 to 3m to retain a crown spread from east through to the south at 4.5m. Target pruning cuts to be between 5 and 12cm in diameter.

(1 letter of objection received)

414	16/0099/TRE	MISS WOLF	LUSWAYS, SALCOMBE HILL ROAD, SIDMOUTH, EX10 8JS.
	<i>Salcombe Regis</i>		T1, Cherry: Crown reduction by approximately 2m to retain a tree with a height of approximately 15m and a radial spread of approximately 3m.
	<i>Ward</i>		

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

415	16/0046/TRE	MR COLMAN	HILBRE, CONNAUGHT CLOSE, SIDMOUTH, EX10 8TU.
	<i>South Ward</i>		T1 Magnolia: Reduce by 1.5m in height and up to 1m from side branches then thin by 15-20% to achieve an even crown density. Pruning cuts not to exceed 50mm in diameter, leaving a finished height of 6m in height and 4m radial spread.

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

416 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,
SIDMOUTH,
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.

This application was deferred pending receipt of the Arboricultural Officer's report.

- b) 16/0057/TCA MR ROGER MILLS CHURCHILLS,
South Ward CONVENT ROAD,
SIDMOUTH, EX10 8RD.
T1, Lawson Cypress – Fell
T2, Lawson Cypress – Fell
T3, Lawson Cypress – Fell
T4, Lawson Cypress – Fell
T2A, Pittisporum – Fell

Works noted
(1 letter of objection was received)

- c) 16/0100/TCA MR CLARKE THE HILL,
South Ward MUTTERSMOOR ROAD,
SIDMOUTH,
EX10 8RH.
T1, Western Red Cedar Zebrina: Fell
T2, Cryptomeria: Fell
T3, Pittosporum: Fell
T4, Holly: Remove reverted green suckers
T5, Lawson Cypress: Fell
T6, Laurel: Reduce to hedge level at approx. 2m above ground
G1, Western Red Cedars: Crown raise to give 6m clearance above ground level
T7, Cherry: Fell
T8, Laurel: Remove larger stems growing into garden
T9, Variegated Holly: Fell

This application was deferred pending receipt of the Arboricultural Officer's report.
(1 letter of objection was received).

- d) 16/0158/TCA MRS SALLY TICHENER 6 SIDMOUNT,
South Ward STATION ROAD,
SIDMOUTH,
EX10 8XU.
T1, Bay: Reduce crown by up to 5 metres.
T2, Pittosporum (intertwined with T1: Reduce
crown by up to 3 metres).
T3, Tulip Tree: Fell
T4, Pittosporum: Fell
T5, Holm Oak: Reduce crown by 2.6 metres.

Works noted

- e) 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.

This application was deferred pending receipt of the Arboricultural Officer's report.

- 417 Tree Exemption Reports**
No Tree Exemption works were reported.
- 418 Unsupported Decisions**
No unsupported decisions were received.
- 419 Appeals**
No Appeals were reported.
- 420 Enforcement Letters**
No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE