

**Minutes of the Meeting of
Sidmouth Town Council's Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth
on Wednesday 28 November 2018**

Councillors present: - Kelvin Dent (Chairman)
Simon Pollentine (Acting Vice Chairman)
Ian Barlow
Gareth Jones
John Rayson
Jeff Turner

Apologies: Ian McKenzie-Edwards, Marc Kilsbie and Dawn Manley

The meeting started at 6.30pm and finished at 8.15pm.

261 Declarations of Interest

Name	Item/Number	Type	Action Taken	Details
Cllr Ian Barlow	18/2372/LBC. Flat 2, Peak House, Cotmaton Road, Sidmouth EX10 8SY.	Personal	Remained in the chamber to speak and vote	Acquainted with Applicant.
Cllr Ian Barlow	18/2372/LBC. Peak House, Cotmaton Road, Sidmouth.	Personal	Remained in the chamber to speak and vote	Acquainted with Applicant.
Cllr Simon Pollentine	18/2480/FUL. Sweet Temptations, Market Place, Sidmouth, EX10 8AR.	Personal	Remained in the chamber to speak and vote	Acquainted with Applicant.
Cllr Simon Pollentine	18/2572/MFUL. Sidmouth College, Primley Road, Sidmouth, EX10 9LG.	Personal	Remained in the chamber to speak and vote	Acquainted with Applicant.
Cllr John Rayson	18/2628/FUL. Robert Frith Optometrists, Vicarage Road, Sidmouth, EX10 8TY.	Personal	Remained in the chamber to speak and vote	Acquainted with Applicant.
Cllr Gareth Jones	18/2606/FUL. Land at Northern Hill, Sidford.	Personal	Remained in the chamber did not speak and vote	Acquainted with Applicant.

262 Minutes

The Minutes of the Planning Committee meetings held on the 14 November 2018 were signed as a true and accurate record.

263 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.

264 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.

265	18/2480/FUL East Ward	Mrs J Lacelles	Sweet Temptations, Market Place, Sidmouth, EX10 8AR. Change of use and alteration of first floor storage area to form micro studio apartment and extension to first floor maisonette.
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SUPPORT

266	18/2520/FUL East Ward	Bradleys Estate Agents (Mr A Hawkins)	119 High Street, Sidmouth, EX10 8LB. Replace unsafe single glazed wooden shop front with white powder coated aluminium unit, double glazed with toughened glass.
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SUPPORT subject to the agreement of the conservation officer.

267	18/2382/FUL North Ward	Mr & Mrs Downey	48 Temple Street, Sidmouth, EX10 9BQ. Proposed new dwelling on land to the rear of 48 Temple Street.
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UNABLE TO SUPPORT

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

- Members were concerned at the close proximity to the neighbouring property which was built in the 1800s and does not have the benefit of modern foundations where it was planned to leave approx 6" or less gap between the two properties which could prevent any maintenance of the existing property in Chandlers Lane.
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268	18/2536/FUL North Ward	Mrs V Newton	Woolcombe Cottage, Chandlers Lane, Sidmouth, EX10 9BX. Installation of new first floor window to side elevation.
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SUPPORT

269	18/2572/MFUL Primley Ward	Bouygues Uk	Sidmouth College, Primley Road, Sidmouth, EX10 9LG. New school block with associated external works and landscaping. Demolition of redundant school building following new building completion.
	SUPPORT		
270	18/2508/FUL Salcombe Regis	Mr & Mrs D Ruse	2 Birds Nest Cottages, Sid Road, Sidmouth, EX10 9AL. External alterations and cladding.
	SUPPORT		
271	18/2559/FUL Salcombe Regis Ward	The Donkey Sanctuary	Trow Farm, Trow, Salcombe Regis, Sidmouth, EX10 0PB. Proposed concrete track for approximately 130 metres from 'Rennies Barn' southwards.
	UNABLE TO SUPPORT Members feel that there is no need for more concrete areas with the AONB.		
272	18/2563/RES Salcombe Regis Ward	Mr E Marshall	Fire & Smoke Farm, Salcombe Regis, Sidmouth, EX10 0PE. Variation of condition 2 (plans condition) of planning permission 18/1763/FUL (omit basement).
	SUPPORT		
273	18/2575/FUL Sidbury Ward	Ms Helen Preston	2 Higher Greenhead, Sidbury, Sidmouth, EX10 ORP. Construction of detached outbuilding.
	SUPPORT NOTE: Members recommended that a residential tie or condition be included to ensure that the building is used for residential use ancillary to the main dwelling only.		
274	18/2539/FUL Sidford Ward	Mr Sharath Jaiprakash	56 Sidford High Street, Sidford, Sidmouth, EX10 9SQ. Provision of first floor balcony, construction of single storey extension and extended external area to south east, two storey extension to north west and replacement garage.
	SUPPORT		
275	18/2601/FUL Sidford Ward	Mr & Mrs Soper	1 Higher Brook Meadow, Sidford, Sidmouth, EX10 9SS. Construction of first floor side extension above existing ground floor.

DEFERRED

The application was deferred to the next meeting to allow Members of the Planning Committee to visit the site.

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| 276 | 18/2606/FUL
Sidford Ward | Mr
Langworthy | Land at Northern Hill, Sidford. Proposed new dwelling to replace existing caravan granted a Certificate of Lawfulness under planning ref: 17/2115/CPE. |
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SUPPORT

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| 277 | 18/2372/LBC
South Ward | Mr Michael
Holme | Flat 2, Peak House, Cotmaton Road, Sidmouth EX10 8SY. Various works to include: create 2no. alcoves in hallway, replace existing door leading into hallway north elevation, install lantern light over hallway, replace glass screen window with arched glass screen window and render and cap brickwork wall outside entrance. |
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SUPPORT subject to the agreement of the conservation officer.

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| 278 | 18/2592/FUL
South Ward | Mr & Mrs
Bradley | Sunglow, Seafield Road, Sidmouth EX10 8HF. Removal of detached garage to allow for the construction of a new boundary wall and infilling of land. |
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SUPPORT

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| 279 | 18/2603/FUL
South Ward | Mrs Vallance | 5 Sidmount, Station Road, Sidmouth, EX10 8XU. Retention of decking and shed. |
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SUPPORT

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| 280 | 18/2628/FUL
South Ward | Mr & Mrs
Walker | Robert Frith Optometrists, Vicarage Road, Sidmouth, EX10 8TY. Change of use from vacant opticians to flat, including rear infill extension and revised frontage. |
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SUPPORT

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| 281 | Tree Applications for Decision | | |
| a) | 18/2293/TRE
South Ward | Reynolds | Peak House, Cotmaton Road, Sidmouth.
T1 Oak - Reduction of crown by 2.5m through East - West maintaining a (Southern) lateral spread of 10m and a tree height of 21m, pruning cuts <70mm diameter. Tree has a large asymmetrically formed crown, with bias and heavy lean towards Peak |

house and Peak lodge. Pruning works to alleviate biomechanical stress T2 Sycamore - Fell, Removal of tree to facilitate a proposed off-street parking space, using a no dig, porous, geocellular confinement system.

SPLIT DECISION (a part of the application has been reused and a part has been approved)

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

T1 - a reduction of less than 15% of the folia area of each limb to the southern side of the canopy, cuts no more than 50mm, branch lengths no more than 1m

1. 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.)
2. 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.)

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

T1 Oak - Reduction of crown by 2.5m through East - West maintaining a (Southern) lateral spread of 10m and a tree height of 21m, pruning cuts <70mm diameter.
T2 Sycamore - Fell,

1. Reasoning - T1 - the works would remove a high volume of the crown, causing excessive re-growth, the surface area of wound wood would be greater than recommended within BS3998:2010, it would remove the trees natural shape and affect the overall amenity value particularly considering the number of trees already removed.
T2 - the works are not justified nor a good arboricultural reason to remove a healthy amenity tree

282 Prior notification of proposed works to trees in a Conservation area (Section 211 Notice)

18/2482/TCA Mrs Kloer Southbrook, Bickwell Valley, Sidmouth, EX10 8SQ.
South Ward T1 - T3 Thuya Plicata: Fell - beginning to damage rear wall.
T4 Lawson Cypress: Reduce in height by 3 meters.

Works noted

283 Tree Exemption Reports

- a) Notification of Tree works considered an exception to TPO 17/0058/TPO Harmonie, Peak Hill Road, Sidmouth

Thank you for advising the Council that you would like to carry out works to remove dead wood over Peak Hill Road and remove dead Scots Pine, which you consider to be an exception to the usual requirements of the tree protection legislation.

The works in question are considered to be an exception from the normal requirement to seek the consent of this 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).

b) Notification of Tree works considered an exception to TPO 64/0003/TPO Putts Corner, Sidbury

Thank you for advising the Council that you would like to carry out works to fell an Oak tree as it is in an advanced state of decline and considered to be dangerous to users of the road, which you consider to be an exception to the usual requirements of the tree protection legislation.

The works in question are considered to be an exception from the normal requirement to seek the consent of this 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).

284 **Unsupported Decisions**

No unsupported decisions were reported.

285 **Appeals**

No appeals lodged, or appeal decisions were reported.

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CHAIRMAN OF THE PLANNING COMMITTEE