

**Minutes of the meeting of
Sidmouth Town Council's Planning Committee
Held at the Council Chamber, Woolcombe House, Sidmouth,
Wednesday 29th April 2015**

Councillors present	John Dyson (Chairman) David Barratt (Vice-Chairman) David Addis Ian Barlow Jack Brokenshire Kelvin Dent Ann Liverton Graham Liverton Dawn Manley Ian McKenzie-Edwards Jeff Turner
Apologies	John Hollick Stuart Hughes Simon Pollentine

The meeting started at 6.30pm and finished at 8.25 pm.

Declarations of Interest

426 Declarations of Interest were received as follows:-

Name	Item Number	Type	Action Taken	Details
Cllr Ian Barlow	15/0836/FUL 13 Ballard Grove, Sidford, Sidmouth, EX10 9EP.	Personal Interest	Did not take part in discussion and voting.	Acquainted with the applicant

427 Minutes

The Minutes of the Planning Committee meetings held on Wednesday 4th March 2015 and Wednesday 18th March 2015 were signed as a true and accurate record.

428 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.

429 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.

430 Urgent items or Amended Plans received After Formulation of the Agenda

Planning Application No 15/0122/LBC 1 Salcombe Road, Sidmouth, EX10 8PS.
Conversion to form 4no flats including demolition of extensions to rear and construction of replacement rear extension.

The Planning Clerk reported that this application had been withdrawn.

Applications for consideration

431	15/0833/FUL <i>South Ward</i>	MR & MRS HAMILTON	HILLDENE, 10 COTLANDS, SIDMOUTH, EX10 8SP. Construction of single storey rear extension, front and side elevation dormer windows and installation of roof light in west elevation to facilitate loft conversion.
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Support

432	15/0868/FUL <i>South Ward</i>	WESTCLIFF HOTEL	WESTCLIFF HOTEL, MANOR ROAD, SIDMOUTH, EX10 8RU. Construction of extension to hotel restaurant and erection of 8 no. apartments (revised scheme to that approved by planning permission 11/1521/FUL).
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Support subject to the annexe accommodation only operating in conjunction with the main hotel building.

(1 letter of objection was received).

- 433** 15/0836/FUL MRS J PALMER 13 BALLARD GROVE,
Sidford Ward SIDFORD,
SIDMOUTH,
EX10 9EP.
Extension over existing garage to include raising of pitched roof and dormer windows to form annexe.

Support subject to a tie to the main dwelling.

(1 letter of objection was received).

- 434** 15/0696/FUL THE DONKEY THE SLADE CENTRE,
Salcombe Regis Ward SANCTUARY DONKEY SANCTUARY,
MIRE LANE,
SALCOMBE REGIS,
SIDMOUTH,
EX10 0NU.
Construction of pergola and timber frame trellis walkway both associated with all weather sensory track.

Support

- 435** 15/0861/FUL THE DONKEY THE SLADE CENTRE,
Salcombe Regis Ward SANCTUARY DONKEY SANCTUARY,
MIRE LANE,
SALCOMBE REGIS,
SIDMOUTH,
EX10 0NU.
New café/restaurant with enlargement of visitors' car park, improvements to vehicular and pedestrian access across the site including diversion of public footpaths. Alterations to existing barns to provide enlarged visitors' centre/shop, improved staff welfare facilities and improved donkey stabling.

Support subject to the applicant obtaining permission for the diversion of the public footpaths.

- 436** 15/0863/LBC THE DONKEY THE HAYLOFT RESTAURANT,
Salcombe Regis SANCTUARY DONKEY SANCTUARY,
Ward MIRE LANE,
SALCOMBE REGIS,
SIDMOUTH,
EX10 0NU.
Alterations to Hayloft barns to provide improved staff welfare facilities and offices, improved donkey stabling and restoration of Linhay to form exhibition space. Alterations to vet hospital barn to provide shop connected to new glazed entrance/reception.

Support subject to the agreement of the Conservation Officer.

- 437** 15/0900/FUL MS COOPER 33A COULSDON ROAD,
Primley Ward SIDMOUTH,
EX10 9JP.
Installation of roof lights on the front and rear elevations.

Support

- 438** 15/0781/COU THE SALVATION ARMY WOOLBROOK NEWS,
North Ward 34-36 WOOLBROOK ROAD,
SIDMOUTH,
EX10 9UZ.
Change of use of part of ground floor from A1 (shop) to A3 (café) and first floor from C3 (residential flat) to D1 (community use, including life skills training, education and Christian worship) and A3 (overflow café space).

Support

- 439** 15/0869/LBC THE SALVATION ARMY 34-36 WOOLBROOK ROAD,
North Ward SIDMOUTH,
EX10 9UZ.
Reinstate dividing wall between 34 and 36 Woolbrook Road to form two properties.

Support subject to the agreement of the Conservation Officer.

- 440** 15/0722/LBC FAT FACE LTD
East Ward 4 FORE STREET,
SIDMOUTH.
Installation of 1 no timber fascia sign, 1 no timber projecting sign and re-painting of external shop front.

This item was deferred pending clarification from the Local Authority as to the requirement for Advertisement consent.

441 Tree Application for Decision

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

- 15/0621/TRE MRS MCNALLY
Salcombe Regis Ward SALCOMBE LODGE,
SID ROAD,
SIDMOUTH,
EX10 9AH.
T1, Beech: Reduce height by 5metres, leaving a finished height of 20metres. Maximum diameter cuts of 75mm. Reduce crown (E-W) by 3metres, leaving a crown spread of 17metres. Maximum diameter cuts of 75mm. Reduce the two northern limbs by 4 metres. Maximum diameter cuts of 100mm. Reduce two low southern limbs by 3metres. Maximum diameter cuts of 50mm.
G1, Bay/Laurel: Reduce height to BT cables and cut back from the road.
T2, Beech: Reduce the overhang of the drive by 2 metres.
T5 to T7, Cypress: Reduce height to 8 metres.
G2, Sycamore: Coppice western stems.
AMENDED SPECIFICATION: T3 & T4, Sycamores: Fell, T1, Beech: Reduce height by 5metres, leaving a finished height of 20metres. Maximum diameter cuts of 75mm. Reduce crown (E-W) by 3metres, leaving a crown spread of 17metres. Maximum diameter cuts of 75mm. Reduce the two northern limbs by 4 metres. Maximum diameter cuts of 100mm. Reduce two low southern limbs by 3metres. Maximum diameter cuts of 50mm. G1, Bay/Laurel: Reduce height to BT cables and cut back from the road. T2, Beech: Reduce the overhang of the drive by 2

metres.

T5 to T7b, Cypress: Reduce height to 8 metres.

G2, Sycamore: Coppice western stems.

APPROVED: Subject to the conditions made in the Arboricultural Officers Report.

442 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) 15/0635/TCA MR R BRADBURY WESTWARDS,
South Ward BICKWELL VALLEY,
SIDMOUTH,
EX10 8RF.
T1, Oak: Crown reduction to retain a tree with a finished height of no less than 17 metres, crown radius of no less than 9 metres to the north, 6 metres to the east, 7 metres to the south and 8 metres to the west. Crown lift to clear the adjacent garage roof by 2 metres. Pruning cuts not to exceed 100mm in diameter.

Works noted

- b) 15/0559/TCA MR MASHITER ANGEL LODGE,
Salcombe Regis MILLFORD ROAD,
Ward SIDMOUTH,
EX10 8DP.
G1 – Cluster of 5 Sycamore stems: Fell 3 stems closest to drive
T1- Small Sycamore: Fell
T2 – Large Sycamore: Reduce and thin canopy, removing 3m branch sections to reduce overall height by 1 to 2m and re-shape, leaving a tree with an approximate height of 10 metres and a crown spread of 5 metres.
T3 – Small Sycamore: Reduce by 2 to 3m and re-shape leaving a tree with an approximate height of 10 metres and a crown spread of 5 metres.

Works noted

- c) 15/0724/TCA MISS BETTY PLUME THE BAYS,
East Ward COBURG ROAD,
SIDMOUTH,
EX10 8NF.
Crown reduction by up to 1 metre. Leaving a tree with an approximate height of 5 metres and an average crown radius of 4 metres. (Pruning to remove up to 1.5 metre branch lengths, with pruning cuts not exceeding 50mm in diameter. Remove low branch growing to the south east.

Works noted.

443 **Tree Exemption Reports**

Woolbrook Reservoir, Balfours, Sidmouth.

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to T2, fell a dead Pine and G4 Pines, removal of deadwood at the above address which was considered to be an exception to the usual requirements of the tree protection legislation.

The works in question were considered to be an exception from the normal requirements 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).

There is a duty under the Act to plant replacement trees when trees are removed under this exception. In this instance, replanting will be required in the first planting season following removal (November to March). The tree should be a Hawthorn with a minimum girth of 8-10cms. This replacement tree will be covered by the existing Tree Preservation Order.

The proposed works to these trees did not require the permission of the Council as they were of insufficient age to be covered by the TPO.

T1, Ash: Fell because infected with honey fungus.

G3, the removal or reduction of the six ring barked/poisoned Ash on the south east boundary.

Uplands, Boughmore Road, Sidmouth, EX10 8SJ.

The Planning Clerk reported a letter from East Devon District Council regarding the proposed works to reduce to high pollard an Ash tree at the above address which was considered to be an exception to the usual requirements of the Conservation Area.

The works in question were considered to be an exception from the normal requirements 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).

444 Unsupported Decisions

Planning Application 14/2838/FUL

Flats Above Joules, Market House, Old Fore Street, Sidmouth, EX10 8LS.

Construction of three balconies (retrospective application).

Town Council	District Council
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Unable to support	Granted
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Planning Application 14/2420/FUL

26 Manstone Avenue, Sidmouth, EX10 9TF.

Retrospective application for change of use of land to form extension to domestic curtilage and retention of summerhouse and raised decking.

Town Council	District Council
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Supported	Refused
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Planning Application 14/2818/FUL

St Davids, Fortfield Terrace, Sidmouth, EX10 8NT.

Construction of shed.

Town Council	District Council
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Supported	Refused
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445 Appeals

No Appeals were received.

446 Enforcement Letters

No Enforcement letters were received.

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CHAIRMAN OF THE PLANNING COMMITTEE