**Minutes of the meeting of**

**Sidmouth Town Council’s Planning Committee**

**Held at the Sidford Social Hall, Byes Lane, Sidford, Sidmouth,**

**Wednesday 30 May 2018**

Councillors present: - Michael Earthey (Chairman) Kelvin Dent (Vice Chairman)

 Ian Barlow

John Rayson

 Simon Pollentine, Dawn Manley

 Jeff Turner

 Marc Kilsbie

 Ian McKenzie-Edwards

 Also present: - Jack Brokenshire

 John Hollick

 Stuart Hughes
 Gareth Jones

The meeting started at 6.30pm and finished at 8.05pm.

**30 Declarations of Interest**

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| Name | Item Number | Type | Action Taken | Details |
| Cllr Simon Pollentine | 18/1094/MOUTSidford Ward. Land East of Two Bridges, Two Bridges RoadSidford. | Discloseable Interest | Remained in the Chamber during discussion but did not vote. | Rents storage space from applicant. |
| Cllr Simon Pollentine  | 18/0677/LBCEast Ward. Bath House, Prospect Place, Sidmouth, EX10 8AS.  | Personal Interest | Remained in the Chamber during discussion but did not vote. | Acquainted with Applicant. |

**31 Minutes**

The Minutes of the Planning Committee meetings held on the 2 and 16 May 2018 were signed as a true and accurate record.

**32 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.

**33 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.

 **34 Urgent item or Amended Plans**

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|  | **Applications for consideration** |
| **35** | 18/1094/MOUTSidford Ward | Mr Tim & Mike Ford | Land East of Two Bridges, Two Bridges Road,Sidford. Outline application accompanied by an Environment Statement (with scale and appearance reserved) for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445 sqm of new floorspace, new highway access, cycle and footway, improvements to flood attenuation, building layout and road layout, new hedgerow planting and associated infrastructure. |
|  | Members were unable to support the application for the following reasons:* The proposed development did not comply with Strategy 26 of the Local Plan in that the applicant was proposing two highway access points. Were the application to be granted Members were of the view that only one access point at the Southern part of the site should be allowed.
* The proposed development would exacerbate flooding in an already regularly flooded area.
* The proposed development would be detrimental to the amenity of residents with an increase in traffic in the vicinity of the site and through the villages of Sidford and Sidbury resulting in additional air pollution, congestion and adversely impacting on the residents of surrounding properties.
* The proposed development would create a significant and detrimental visual impact in the countryside within the important Area of Outstanding Natural Beauty with an associated detrimental impact on the vital local Tourism industry.
* The proposed development could adversely affect the economic viability of Sidmouth’s Town Centre.
* The need for the development had not been proven with the existing employment site at Alexandria Road still having capacity.

Members were unable to support the amended application for the following additional reasons:* Members objected to the loss of wildlife habitat and the detrimental effect this would have on wildlife including the bats identified on the site. Members objected to the removal of the hedgerow in Laundry Lane.
* The proposed development would be detrimental to the amenity of residents with an increase in traffic in the vicinity of the site and through the villages of Sidford and Sidbury resulting in additional noise pollution.
* The proposed development would be detrimental to the amenity of residents with an increase in light pollution. Members were concerned about the effect of light pollution on the nearby Norman Lockyer Observatory.
* Members were of the view that no large scale retail units should be allowed on the site.
* Members were of the view that the Transport Assessment provided by the applicant is inadequate and that a further independent and more detailed Transport Assessment should be carried out.
* Notes:
* Were the application to be granted, the ridge height of any building should not exceed 7metres with a maximum eaves height of 5metres. Members would not wish to see any flat roofs on any of the buildings.
* Were the application to be granted, no building should exceed 500 sqm in size.
* Were the application to be granted, and agreement with Devon County Council should be entered into securing the completion of the cycleway and footway between Sidbury.
* Devon County Council should be asked to re-examine the timing and phasing of the traffic control lights at Sidford Cross
* The impact on listed buildings in both Sidford and Sidbury should be minimised during construction and throughout the operation of the employment site
* Light pollution should be kept to a minimum by the use of environmentally acceptable LED/downlighting

 (6 letters of objection had been received by the Town Council) |
| **36** | 18/0677/LBCEast Ward | Mr Stout | Bath House, Prospect Place, Sidmouth, EX10 8AS. Various works to include: remove existing small dormer and construct new dormer, replace 3no. sash windows at second floor, replace 3no. french doors at first floor on south west elevation, replace 2no. rooflight on north east elevation, removal of partition walls at third floor and construct partition walls to create en-suite and enlarge bedroom and removal of partition walls at first and second floor and reconfiguration of layout to flats |
|  | SUPPORT subject to the agreement of the conservation officer.  |
| **37** | 18/1087/FULEast Ward | Mr Stephen Robbins | Santander, Fore Street, Sidmouth, EX10 8HU. Replacement of second floor window with door and installation of areplacement air conditioning unit on roof.  |
|  | SUPPORT |
| **38** | 18/1088/LBCEast Ward | Mr Stephen Robbins | Santander, Fore Street, Sidmouth, EX10 8HU. Replacement of second floor window with door and installation of areplacement air conditioning unit on roof. |
|  | SUPPORT subject to the agreement of the conservation officer.  |
| **39** | **Tree Applications for Decision** |
| **40** | 18/0843/TREWest Ward | Mrs Fraser | 1 Bennetts Hill, Sidmouth, EX10 9XH. T1 Beech (DCC Owned on Bennetts Hill): Reduce via thinning to remove 15-20% leaf area removing 3-8m long branch sections to reduce height of tree by 3-4m and spread by up to 2m. Average pruning cuts to be 75mm in diameter with several cuts up to 100mm in diameter. Finished height to be approx. 20m and radial spread of 6m. Reason: The tree is causing excessive shade to neighbouring gardens, it isan untidy shape and there is some die back in the upper canopy. The neighbours are happy to pay for an appropriate crown reduction. The form of the tree lends itself to being reduced and the reduction will improve the amenity value of the tree. |
|  | Deferred awaiting Arboricultural Officer report. |
| **41** | 18/0792/TRESidford Ward | Mr Aldam | 87 Sidford High Street, Sidford, Sidmouth, EX10 9SA. T620 - T623, Monterey pine - dismantle and fell to as near ground level as possible. Reason: T620 has many cracked limbs and large diameter dead wood which if removed / shortened back will leave the tree with a large gap in the crown increasing the likelihood of further breakage in high winds. The remaining trees have asymmetric crowns having been suppressed and protected by T620. |
|  | Deferred awaiting Arboricultural Officer report. |
| **42** | **Prior notification of proposed works to trees in a Conservation Area (Section 211 Notice)**No notification has been received. |
| **43** | **Tree Exemption Reports**No Tree Exemption Reports were received. |
| **44** | **Unsupported Decisions**Planning Application 18/0075/FUL. Land East of Trow Orchard, Salcombe Regis. Proposed single storey building for the storage of thatching materials. Town Council District CouncilUnsupported Approved |
| **45** | **Appeals**Planning application APP/U1105/W/17/3189864. Land on south-west side of 114 Sidford Road, Sidmouth, Devon EX10 9PA. The development is to form a dwelling and access.Decision: The appeal was dismissed. The Planning Clerk reported that the decision has been made in respect of the above application. |
| **46** | **Enforcement Letters**No Enforcement letters were received. |

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**CHAIRMAN OF THE PLANNING COMMITTEE**