

**Minutes of the Meeting of  
Sidmouth Town Council's Planning Committee  
held at the Council Chamber, Woolcombe House, Sidmouth  
on Wednesday 31 October 2018**

Councillors present: - Kelvin Dent (Chairman)  
Ian McKenzie-Edwards (Vice Chairman)  
Ian Barlow  
Gareth Jones  
Marc Kilsbie (until minute 237)  
Dawn Manley  
John Rayson  
Jeff Turner

Also present: Councillor Sheila Kerridge  
Apologies: Simon Pollentine

The meeting started at 6.30pm and finished at 8.22pm.

**231 Declarations of Interest**

Name	Item/Number	Type	Action Taken	Details
Cllr Kelvin Dent	18/2213/FUL Sidmouth Cricket, Tennis, Croquet and Hockey Club	Personal	Remained in the chamber to speak and vote	Non playing (cricket) Member of Club
Cllr Jeff Turner	18/2213/FUL Sidmouth Cricket, Tennis, Croquet and Hockey Club	Personal	Remained in the chamber to speak and vote	Non playing Member of Club

**232 Minutes**

The Minutes of the Planning Committee meetings held on the 17 October 2018 were signed as a true and accurate record.

**233 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.

**234 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.

- 235** 18/2249/FUL Mrs L Wild 18 Woolbrook Park, Sidmouth, EX10 9DU. New dwelling with associated attached garage, rear garden and driveway.
- Unable to support** the application for the following reasons:
- The scale, level and intensity of proposed development is not compatible with the low density, low height character of the surrounding properties and development and is therefore contrary to Policy 7 (Local Distinctiveness) of the emerging Sid Valley Neighbourhood Plan
  - The proposal harms the amenities enjoyed by the occupiers of neighbouring and adjacent properties and is therefore contrary to Policy 6 (Infill Development and Extensions) of the emerging Sid Valley Neighbourhood Plan
- 236** 18/2280/FUL Mrs Jayne Ough 55 Peaslands Road, Sidmouth, EX10 9BE. Construction of two storey dwelling within garden and provision of additional parking space.
- Unable to support** the application for the following reasons:
- The proposed dwelling would constitute overdevelopment of the inadequate plot size and is therefore contrary to Policy 6 (Infill Development and Extensions) of the emerging Sid Valley Neighbourhood Plan
  - The proposed dwelling would project forward of the existing building line and would therefore be detrimental to the existing street scene and is therefore contrary to Policy 7 (Local Distinctiveness) of the emerging Sid Valley Neighbourhood Plan
  - The proposed site is an important feature of the area and its situation on the junction of two roads softens the landscape by reason of a green area in a residential road
- 237** 18/2213/FUL Sidmouth South Ward Cricket Tennis Croquet & Hockey Club Sidmouth Cricket, Tennis, Croquet and Hockey Club, Fortfield Terrace, Sidmouth, EX10 8NT. Construction of retractable seven-metre-high ball stop netting on southern perimeter of cricket field and increase in height of existing netting to seven metres along western boundary.
- Support**  
Members requested that the Local Planning Authority carefully agree with the applicant a choice of colour for the stanchions and that a condition is placed on any approval ensuring that the netting system (including stanchions) is lowered after matches are completed.
- 238** 18/2336/FUL Ms Nicola Channon 27 Witheby, Sidmouth, EX10 8SR. Alterations to existing first floor rear balcony.

**Unable to support** the application for the following reasons:

- The proposed design would not fit in with the street scene (symmetry and design of the row of existing buildings) and is therefore is contrary to Policy 7 (Local Distinctiveness) of the emerging Sid Valley Neighbourhood Plan
- The proposed design of the windows and balcony at the rear would adversely impact on the neighbouring properties due to overlooking and is therefore

contrary to Policy 6 (Infill Development and Extensions) of the emerging Sid Valley Neighbourhood Plan

<b>239</b>	18/1779/MFUL Sidford Ward	Churchill Retirement Living	Green Close, Drakes Avenue, Sidford, Sidmouth, EX10 9JU. Demolition of former care home and construction of 40 retirement apartments for older persons including communal facilities, access, car parking and landscaping.
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**Unable to support** the application for the following reasons:

- Members continued to have reservations regarding the proposed access from South Lawn which is a narrow road and in close proximity to the traffic junction at Sidford Cross.
- Members continued to be of the view that Sidmouth would benefit more from affordable housing on the site rather than additional sheltered accommodation.
- Members considered that any application should include either affordable housing on site or the maximum possible financial contribution towards offsite affordable housing.
- The loss of a parking space whilst adding an additional unit of accommodation in this application was noted

Notes:

- Members preferred to see the smaller individual dormer design of the previous scheme retained as opposed to the larger double dormers.
- If approved, Members asked that the County Council be asked to consider insisting on a larger visibility splay and/or no parking areas either side of the entrance from South Lawn.

<b>240</b>	18/1119/FUL Salcombe Regis	The Donkey Sanctuary	Slade House Farm, Weston, Sidmouth EX10 OPL Replace decayed timber sliding sash windows on front elevation with new timber sliding sash windows to match original.
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**Support**

<b>241</b>	18/1120/LBC Salcombe Regis	The Donkey Sanctuary	Slade House Farm, Weston, Sidmouth EX10 OPL Replace decayed timber sliding sash windows on front elevation with new timber sliding sash windows to match original.
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**Support**

<b>242</b>	18/2318/FUL North Ward	Mr Richard Placentino	8 Lawn Vista, Sidmouth, EX10 9BY. Construction of single storey rear extension.
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**Support**

**243 Tree Applications for Decision**

- a) 18/2090/TRE Mr Cronk 4 Deans Mead, Sidmouth, EX10 8XP.  
West Ward T1, Field Maple - remove central stem.  
T2, Poplar - prune large low branch back to hedge line.

The Council hereby **APPROVES** permission to carry out work described below subject to conditions recommended by the Arboricultural Officer:

T2: A reduction of the extended limb with target pruning cuts of no more than 80mm to form a growth point about 3m within the garden to allow re-growth, branch length of about 5m

The Council hereby **REFUSES** permission to carry out:

T1 removal of the centre stem

T2 prune large low branch back to the hedge line, for the following reasons:

T1: This would remove a significant part of this cohesive group of three trees, the works are not fully justified and would reduce the overall amenity of the group.

T2: The diameter of the cut would be excessive and leave an unsightly limb stub, there appears very little gain from the works and they are not fully justified

- b) 18/1753/TRE The Laurels 1 The Laurels, Sidmouth, EX10 8UX. T11 Holm Oak;  
South Ward cut back to main unions, 4m height from drive;  
ensure a feathered finish T47 Yew: Cut to 1m height from fencing, back to main union T55 Incense Cedar: Reduce height by third; side clearance to 1 metre from garage.

**APPROVE** subject to the conditions recommended by the Arboricultural Officer

**244 Tree Exemption Reports**

Works noted: To Fell a failed tree at Green Gables, All Saints Road, Sidmouth

**245 Unsupported Decisions**

No unsupported decisions were reported.

**246 Appeals**

No appeals lodged, or appeal decisions were reported.

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**CHAIRMAN OF THE PLANNING COMMITTEE**