

**Matters considered by
Sidmouth Town Council's Planning Committee
Original Planning Committee Date: 13 May 2020**

Due to the ongoing COVID-19 Emergency situation and resources available, the Planning Committee were unable to meet in a formal meeting. Matters were considered by Members of the Planning Committee remotely and a response was delegated to be issued by the Town Clerk to the Local Planning Authority. This procedure and observations to be formally ratified at the first normal meeting of the committee when it next meets in public.

- 257** **RECOMMENDED** 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.

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	19/2297/OUT The Orchard, Windsor Mead, Sidford, Sidmouth, EX10 9SJ.	Personal Interest	Remained in the meeting and took part in the discussion and voting	Acquainted with the applicant
Cllr Jeff Turner	19/2297/OUT The Orchard, Windsor Mead, Sidford, Sidmouth, EX10 9SJ.	Personal Interest	Remained in the meeting and took part in the discussion and voting	Acquainted with the applicant

Urgent Applications

- 258** 20/0743/TCA Highfield House, Bickwell Lane, Sidmouth, EX10 8TQ. T1, holm oak - fell. Reason - suppressed form. T2 and T3, Lawsons cypress - fell. Reason not appropriate for site and to allow more light into the garden. T4, holly - fell. Reason suppressed with die-back. T5, holm oak - shorten back branches on west side by approximately 2m to leave a spread of approximately 5m. Reason to allow more light into garden. T6, holm oak - crown lift to approximately 3m above ground level over lawn on west side to allow light into garden.

WORKS NOTED

- 259** 20/0744/TRE Land East of Bickwell Lane Bickwell Lane. T1, ash - fell. Reason decay in main stem, poor form. T2, oak - lift over road to 5.2m to give highway clearance.

APPROVE

- 260** 20/0775/TRE Woodpecker Cottage, 2 Broadway Sidmouth, EX10 8XH. T1, Judas in Knowle Park, Sidmouth - remove overhanging limb back to fence/prune overhanging limb back by 2m.

THIS IS A SPLIT DECISION as per the officer's recommendation (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:

Reduce the overhanging limb back to the main union

1. 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.)
2. 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.)

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

The removal of the overhanging limb back to fence/prune overhanging limb back by 2m

- 261** 20/0600/TRE Partridge Hill, Sidbury. T1, Mature Ash: fell due to decay in the base and possible Ash Die Back; it is proposed to replace this ash with a Quercus robur of about 2m height within 3 metres of the stump.

APPROVE

Applications considered

- 262** 20/0896/LBC David Flat 1, Curzon House, 8 The Esplanade, Sidmouth, EX10 8BE. Install
East Ward Grayer through floor lift, installed between lower ground floor hall and upper ground floor hall.

SUPPORT

- 263** 20/0762/FUL Mr Duncan The Bays, Coburg Road, Sidmouth, EX10 8NF. Demolition of single
East Ward Barnsley storey rear extension and north-west wall and construction of two storey rear extension; removal of chimneys and increase height of roof ridge and new roof covering, construction of replacement porch and insertion of new first floor side windows.

UNABLE TO SUPPORT

Members considered that the application was unacceptable for the following reasons:

- The proposed design would be overbearing to neighbouring properties due to loss of amenity by reasons of overlooking and loss of light. contrary to Policy 6 of the Sid Valley Neighbourhood Plan.
- The proposed design would be over development for the size of the area. Policy 7 of the Sid Valley Neighbourhood Plan.

- 264** 19/2297/OUT Mr & Mrs The Orchard, Windsor Mead, Sidford, Sidmouth, EX10 9SJ. Outline
Sidford Ward Gamble permission for the construction of a single dwelling (all matters reserved).

UNABLE TO SUPPORT

Members considered that the application was still in contrary to Policy 6, 7 and 9 of the Sid Valley Neighbourhood plan:

- Policy 6 Infill Development, Extensions and Trees: Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.
- Policy 7 Local Distinctiveness Development: proposals will be expected to have regard to character of the immediate area as set out in the Place Analysis. All new development, including innovative designs, should be designed to complement and enhance the local distinctiveness of the character of its immediate locality, reflecting the height, scale, massing, fenestration, materials, landscaping and density of buildings as described in the Place Analysis.
- Policy 9 Residential Development there is a presumption in favour of development on land within the BUAB subject to the scale and design of the development being compatible with the characteristics of the character area described in the Place Analysis and subject to compliance with other policies in the Neighbourhood Plan. Outside of the BUAB there will be a general presumption against new residential development apart from replacement dwellings, new houses required for employed persons in rural businesses, or through the conversion of redundant farm buildings or as allowed under Policy 10.

265 19/2843/FUL Mr Kamlesh Westwards, Bickwell Valley, Sidmouth, EX10 8RF. Construction of
South Ward Raichura balustrades over existing wall around two balconies.
SUPPORT

266 20/0352/FUL Mrs Ruth Cedar Shade Cottage, 75 All Saints Road, Sidmouth, EX10 8EX.
South Ward Ray Extensions and alterations including raising of ridge to create
suitable first floor accommodation.

UNABLE TO SUPPORT

NOT SUPPORTED

For the following reasons:

- Members considered the application to be contrary to Policy 6 of the Sid Valley Neighbourhood, Policy 6 Infill Development, Extensions and Trees: Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.
- The proposed changes would be out of keeping with the design of the existing building.
- The proposed design would be over development for the size of the area.
- The proposed design would be detrimental to the street scene of the area and contrary to the policy of local design and distinctiveness.
- The proposed design would be overbearing to neighbouring properties.
- Members also felt that there would be insufficient parking provision for the property.
- The proposal would not enhance or preserve the conservation area.

267 Tree Exemption Reports

The following Tree Reports were reported.

- a) 19/0103/TPO Land at Copperwell and Windmill House Hillside Road, and Ladythorne Salcombe Hill Close Sidmouth Devon.
- b) 19/0102/TPO Land at The Orchard, Windsor Mead, Sidford, Devon.
- c) 20/0940/PRETDD Notification of Tree works considered an exemption to TPO 00/00254/TPO 11 Heritage Way Sidmouth EX10 9JY

268 Unsupported Decisions

No unsupported decisions were reported.

269 Enforcement Letters

No Enforcement letters were reported.

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CHAIR OF THE PLANNING COMMITTEE