

**Matters considered by
Sidmouth Town Council's Planning Committee
Original Planning Committee Date: 29 April 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 the Planning Committee remotely and a consensus agreed by the Chair and Vice Chair of the Planning Committee before 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.

- 244** **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.

Due to the current COVID-19 disruption to services and a resulting delay to neighbour notification letters sent out by East Devon District Council's Planning department, Sidmouth Town Council reconsidered new evidence and objections relating to planning application 20/0615/FUL at Woolbrook Reservoir, Balfours, Sidmouth). In the light of new evidence and the observations of Members, the following revised position was communicated to the Local Planning Authority:

Urgent Applications

- 245** 20/0615/FUL Mr Mark Woolbrook Reservoir, Balfours, Sidmouth, EX10 9EF. Demolition of
West Ward Laurenti existing manhole, removal of bank and construction of 2 no. timber
holiday lodges, 1 no. timber hobby room, car port, enlargement of
the existing parking area and associated landscaping.

UNABLE TO SUPPORT

Members considered that the application was contrary to Policy 4, 6 and 7 of the Sid Valley Neighbourhood plan and that the application contravenes the following parts of the local plan:

- Policy 4 Green Corridors, The Environment Agency Flood Zone 3 of the River Sid and tributaries; the Glen Goyle and Woolbrook Stream in the Neighbourhood Area are defined as Green Corridors as shown on Map 10. Development within the Green Corridors will be required to maintain and where possible enhance the biodiversity of the corridor and allow uninterrupted passage of wildlife.
- 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 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 development would also have a harmful effect on the character and appearance of the area which would be in conflict with strategy 6 and policies D1, D3 and EN1 of the local plan.
- Members also felt that there was insufficient parking provision provided.

NOTE: The Local Planning Authority is asked to reconsider the timescale given for Neighbour notification letters being sent out during the current period of disruption to all Council services as letters were not sent out for this application until the Town Council had already initially commented on the application resulting in residents being unaware of the application being considered.

246 20/0645/TRE Mr Steve Opie The Redlands Manor Road Sidmouth. G1, Monterey Cypres:
South Ward (Morris fell; replant with linear group of 2 stone pines and 3
Lettings) Austrian pines

APPROVE subject to the following conditions:

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.)
3. A replacement trees shall be planted within the curtilage and as close as practicable to the same location in the first planting season following the felling of the trees hereby permitted to be removed. The replacement trees shall be a minimum of 8 -10cm in girth and shall be maintained for a period of five years; such maintenance to include the replacement of the trees should they die. The species of the trees will be as per the application and are agreed by the Local Planning Authority.
(Reason - To maintain continuity of tree cover and compensate for the loss of amenity.)

Applications considered

247 20/0444/VAR Mr Edward Fire and Smoke Farm, Salcombe Regis, Sidmouth EX10 0PE.
Salcombe Marshall Variation of condition 2 of planning permission 19/1740/FUL to
Regis Ward allow changes to external appearance.

SUPPORT

248 20/0716/FUL Mr and Mrs Little Pyramid, Millford Road, Sidmouth, EX10 8DP. Construction
Salcombe D Powell single storey side extension with attic space, lean-to car port
Regis Ward with roof terrace.

UNABLE TO SUPPORT

- The proposed development was considered over development of the site and could undermine the stability of the road above.
- The proposed development would cause overlooking and be dominating to the houses below.

19/2765/FUL Mr J Birch Hare and Hounds Inn, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Sidbury Ward (Heartstone Inns Ltd) Change of use of land with the stationing of nine Modulog lodges for holiday let use and the formation of associated car park and pathways.

UNABLE TO SUPPORT

- The development would have a harmful effect on the character and appearance of the area and would be in conflict with Strategies 7 and 46 and Policy E19 Holiday accommodation parks of the local plan.

250 20/0763/FUL Boyer The Marine, The Esplanade, Sidmouth, EX10 8BB. Removal of 2 no. sets of double doors and replacement with single bi-fold doors and formation of new entrance and installation of door in place of existing window in front elevation.
East Ward

UNABLE TO SUPPORT

- The proposed development was incompatible with the rest of the building by reason of design and not in keeping with the surrounding conservation area.
- Members were also concerned about the potential for additional noise.

251 20/0652/FUL Lily and 6 Willoughby House, Peak Hill Road, Sidmouth, EX10 0NW.
South Ward Violeta Proposed Terrace, Access bridge and balustrade. Alteration and new Door and new rooflights to north elevation.
Lunan

UNABLE TO SUPPORT

- The development would have a harmful effect on the visual impact of the local area being part of the ANOB and near the coastal path.
- The development would conflict with Strategy 46 of the local plan.
- The development would conflict with 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.

252 20/0765/FUL Mr and Mrs 17 Fleming Avenue, Sidmouth, EX10 9NZ. Construction of single
Primley Ward M Bathard and two storey extensions.

SUPPORT

253 **Prior notification of proposed works to trees in a conservation area (Section 211 notice).**

a) 20/0537/TCA Mrs Sheila Clifton Cottage, Peak Hill Road, Sidmouth, EX10 8RZ. Bay - fell
South Ward Page because of excessive shading and size. Replace with silver birch tree.

WORKS NOTED

- b) 20/0673/TCA Mr Bull Bickwell Cottage, Bickwell Valley, Sidmouth, EX10 8SQ. T1 - Willow South Ward Old pollard with poor form and starting to obstruct the pavement dismantle to ground level and plant 1 x Silver Birch T2 - Cherry - Reduction of low lateral limbs to achieve a 2m clearance from the property, target pruning cuts of up to 40mm T3 - Magnolia - To reduce folia area by 20% via thinning to reduce weight on primary unions, target pruning cuts of up to 30mm T4 - Bay - To reduce southern aspect by 1.5m and lightly trim northern aspect to balance, with a view to maintaining this size in future. T5 - Myrtle - Reduce to leave a finished height of 3m above ground level, with a view to maintaining at this height in the future.

WORKS NOTED

254 Tree applications for decision

- a) 20/0567/TRE Fran Taylor- 87 Sidford High Street, Sidford, Sidmouth, EX10 9SA. T1 Field East Ward Brown Maple: Prune to boundary. Reason: Growing against building. T2 Monterey Pine: Remove low branch to the west at 4m making a 250mm diameter pruning cut. Reason: Low branch is heavily extended over garden of 89a. Remove 2 x 75mm diameter branches on western side of tree at 12m. Reason: The two branches are chlorotic and declining. Remove significant dead wood over garden.

APPROVE subject to the following conditions:

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.)

255 Unsupported Decisions

No unsupported decisions were reported.

256 Tree Exemption Reports

No Tree Exemption Reports were reported.

257 Enforcement Letters

No Enforcement letters were reported.

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CHAIR OF THE PLANNING COMMITTEE