

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
held at St Teresa's Hall, Sidmouth  
Wednesday 1<sup>st</sup> June 2016**

Councillors present: - Ian Barlow  
Kelvin Dent  
Michael Earthey  
Gareth Jones  
Marc Kilsbie  
Ian McKenzie-Edwards  
Simon Pollentine  
Jeff Turner

Officers Present: Heloise Marlow, Planning Clerk,  
Christopher Holland, Town Clerk

Apologies: Dawn Manley  
John Rayson

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

**31 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	16/08072/FUL Council Offices, Knowle, Sidmouth	Discloseable Pecuniary	Left the meeting during discussion and voting	Chairman of the Knowle Residents Association and directly affected by proposed development

**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.

**Applications for consideration**

**34** 16/08072/FUL PEGASUS LIFE  
*South Ward*

COUNCIL OFFICES, KNOWLE, SIDMOUTH EX10 8HL.  
The construction of an assisted living community for older people comprising extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar/café, a well-being suite comprising gym, treatment rooms and pool, a communal lounge and storage facilities; car parking for residents, visitors and staff of the assisted living community; comprehensive landscaping comprising communal and private spaces; and associated groundworks.

Members were unable to support the application for the following reasons:

- The development size is contrary to the newly adopted East Devon Local Plan which allows for up to 50 units on the site.
- The development would be intrusive and out of keeping with the character of the area by reason of height, inappropriate design and materials, overwhelming bulk and massing
- The development is considered to be an overdevelopment of the site resulting in an unnecessarily high and overbearing structure
- The development would adversely affect the amenity of the neighbouring properties by reason of loss of light and overlooking of properties from development blocks A and F

Notes:

- Members were concerned that the development had been submitted as Class C2 when it was to all intents and purposes C3. They would wish to see a significant contribution towards affordable housing within Sidmouth.
- Members were not satisfied that adequate or appropriate plans had been put into place to cater for the amount of waste and recycling which would be generated by 115 units.

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**CHAIRMAN OF THE PLANNING COMMITTEE**