

**Matters considered by  
Sidmouth Town Council's Planning Committee  
held on Wednesday 6 January 2021**

(Due to the current COVID-19 situation, the Planning Committee met virtually  
as authorised by the Regulations set out in Clause 78 of the Coronavirus Act 2020.)

Councillors present: Kelvin Dent (Chair)  
Jeff Turner (Vice-Chair)  
Ian Barlow  
Deidre Hounsom  
Jenny Ware

Also Present: Marianne Rixson

The meeting started at 10.00 am and finished at 11.05 am.

**511 Declarations of Interest**

Clr Ian Barlow	20/2710/FUL 2 Brooklyn, Stowford, Sidmouth, EX10 0NA.	Personal Interest	Remained and took part during discussion but did not vote.	Acquainted with applicant as previous owner of property
----------------	---	-------------------	--	---

**512 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.

**513 Minutes**

Agreed and delegate to the Chair of the Planning Committee to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 16 December 2020.

**514 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**

**515** 20/2735/LBC Mr Keith Flat 9, Norton Garth Court, Station Road, Sidmouth, EX10 8NY.  
East Ward Joseph Remove existing balustrade at second floor and replace with partition wall with a glazed panel and 1no. door.

**SUPPORT** subject to the recommendations of the Conservation Officer

- 516** 20/2653/FUL Mr Aldam 87 Sidford High Street, Sidford, Sidmouth, EX10 9SA. Demolition of Sidford Ward the existing dwelling and redevelopment of the site to provide five dwellings and a new vehicular access.

**UNABLE TO SUPPORT**

Reasons:

- 1) the proposed houses would have an overbearing effect on neighbouring properties by reason of bulk and size
- 2) the proposal would adversely affect the amenity of neighbouring properties by reason of the overbearing nature and large mass and bulk of dwellings and loss of light
- 3) the proposal by reason of increased dwelling numbers and related traffic movements would adversely affect the amenity of neighbouring properties and likely adversely impact road traffic safety
- 3) due to the reasons above, the proposal is contrary to Policy 6 of the Neighbourhood Plan (6 Infill Development, Extensions and Trees)

- 517** 20/2796/FUL Mr Kenneth Treetops, 2 Glebelands, Sidmouth, EX10 8UB. Construction of South Ward Gor garage

**UNABLE TO SUPPORT**

Reasons:

- 1) The proposed garage would be out of keeping and have an adverse impact on the street scene contrary to Policy 7 of the Neighbourhood Plan (Local Distinctiveness)
- 2) the drawings as provided, do not give sufficient details of materials or positioning levels and are wholly inadequate

- 518** 20/2572/FUL Mrs Tara Audley Cottage, All Saints Road, Sidmouth, EX10 8EX. Construction South Ward Greifenberg of conservatory.

**SUPPORT**

Note: Members recommended that a condition be included to ensure that the conservatory and garden room is used ancillary to the main dwelling only and not used as domestic or holiday accommodation.

- 519** 20/2721/FUL Mr Kamlesh Westwards, Bickwell Valley, Sidmouth, EX10 8RF. Demolition of South Ward Raichura garage (retrospective).

Had the Council been in a position to determine a response to this application it would have been:

**UNABLE TO SUPPORT**

Reason:

The proposal is in a conservation area and the loss of such an attractive, old and characterful building would be regrettable and adversely affect and impact the street scene

- 520** 20/2710/FUL Mr Colett 2 Brooklyn, Stowford, Sidmouth, EX10 0NA. Change of use of land and construction of hardstanding to allow the siting of 2no. shepherd huts for holiday accommodation, new access in north-western boundary and change of use of an existing outbuilding to use as a workshop for the construction and maintenance of shepherd huts.

**UNABLE TO SUPPORT**

Members do not consider that this application addresses any of the issues raised in the response to the previous application for 4 huts:

- 1) Members considered this to be an unreasonable encroachment into the ANOB.
- 2) The proposed access onto the A3052 was considered to be dangerous
- 3) The location would not be a suitable area with no amenities to be contrary to Policy H6 of the East Devon Local Plan and Policy 7 of the Sid Valley Neighbourhood Plan for the following reason: The application would not enhance or complement the local setting and would appear intrusive in the countryside.
- 4) The location was wholly inappropriate for holiday accommodation being sited on/next to a busy road with no footways or local amenities and is therefore contrary to Strategy 33 of the East Devon Local Plan - Promotion of Tourism in East Devon.

**521 Tree Preservation Order Applications**

The Council is authorised to determine the following applications to carry out work to trees protected by Tree Preservation Orders.

- a) 20/1707/TRE Mr Wharton Highfield House, Bickwell Lane, Sidmouth, EX10 8TQ.  
South Ward

APPROVE subject to the following conditions:

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.)

3. A replacement tree shall be planted as close as practicable to the same location in the first planting season following the felling of the tree(s) hereby permitted to be removed. The replacement tree 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 tree

**522 Unsupported Decisions**

None reported

**523 Appeals**

No Appeals received.

**524 Enforcement Letters**

No Enforcement letters were received.

.....  
**CHAIR OF THE PLANNING COMMITTEE**