

**Matters considered by
Sidmouth Town Council's Planning Committee
held on Wednesday 3 February 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
John Loudoun

The meeting started at 10.00 am and finished at 11.41 am.

538 Declarations of Interest

Name	Item	Type of Interest	Action Taken	Reason for Declaration
CLlr Jenny Ware	21/0106/FUL Land Adj. 4 Cheese Lane, Sidmouth	Personal Interest	Remained in the meeting during discussion and voting	The CLlr is acquainted with the applicant.
CLlr Kelvin Dent	21/0106/FUL Land Adj. 4 Cheese Lane, Sidmouth	Personal Interest	Remained in the meeting during discussion and voting	The CLlr is acquainted with an objector.
CLlr Ian Barlow	21/0107/FUL 2 Brooklyn, Stowford, Sidmouth	Personal Interest	Remained in the meeting during discussion and voting	The CLlr is acquainted with the applicant.

539 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.

540 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 20 January 2021.

541 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

542 20/2838/FUL Michelle Flat 2, Barton House, Barton Close, Sidmouth, EX10 8NL.
East Ward Bartlett Reconstruction of rear conservatory, new roof to 'lean to' and replacement of door with window.

SUPPORT

543 20/2839/LBC Michelle Flat 2, Barton House, Barton Close, Sidmouth, EX10 8NL. Internal
East Ward Bartlett alterations, reconstruction of rear conservatory, new roof to 'lean to' and replacement of door with window.

SUPPORT subject to the views of the Conservation Officer

544 21/0107/FUL Mr & Mrs 2 Brooklyn, Stowford, Sidmouth EX10 0NA. Two-storey side
North Ward Coletti extension to existing dwelling.

SUPPORT

545 21/0060/FUL Mr Andy 29 Woolbrook Meadows, Sidmouth, EX10 9UJ. Retention of single
North Ward Gardiner storey rear extension.

SUPPORT

546 21/0102/FUL Mr & Mrs N 102 Malden Road, Sidmouth, EX10 9LZ. Construction of first floor
Primley Ward Hull extension over existing garage and alterations to porch.

SUPPORT

547 21/0089/FUL Jurassic Sidmouth Town Football Club, Manstone Lane, Sidmouth.
Primley Ward Fibre Installation of two cabinets to house data exchange for telecommunications (Jurassic Fibre) requiring a concrete plinth for placement and a protective 2.4metre high steel palisade green fence for security.

APPLICATION WITHDRAWN

548 21/0134/FUL Mr & Mrs L Higher Knapp Farm, Sidbury, Sidmouth, EX10 0QG. Construction of
Sidbury Ward Egerton single storey front and side extension including new roof to existing extension, first floor front extension and single storey rear extension. Provision of cladding to external walls.

SUPPORT

- 550** 21/0181/FUL Mr & Mrs Higher Knapp Farm, Sidbury, Sidmouth, EX10 0QG. Removal of kennels and construction of an agricultural storage building to support land within the holding and provision of a dressage schooling manege to the rear of the existing stable yard for the use of the owner of the property.
Sidbury Ward Egerton

SUPPORT

Note: Members would like to see the agricultural building painted in a black or other dark colour sympathetic with the landscape.

- 549** 20/2231/FUL Mr Philip 110 Lower Brook Meadow, Sidford, Sidmouth, EX10 9PU.
Sidbury Ward Allen Construction of 2no bin stores to accommodate commercial size bins and shelving for recycling boxes.

SUPPORT

- 551** 21/0047/FUL Lambert Brecon House, Knowle Drive, Sidmouth, EX10 8HW. Provision of iron railings to be installed on top of the proposed pier wall of parking area.
South Ward

SUPPORT

- 552** 21/0093/FUL Mr Chiltern Rising, Connaught Close, Sidmouth, EX10 8TU.
South Ward Reddington Construction of dormer window and installation of side facing roof lights.

UNABLE TO SUPPORT

Reason:

The proposal by reason of poor design, materials, bulk and size is considered to overbearing and out of keeping with the street scene and character of the area and adversely affects the amenity of neighbouring properties particularly the closely located 'Bethany'. It is therefore contrary to Policies 6 (Infill Development, Extensions and Trees) and 7 (local distinctiveness) of the Sid Valley Neighbourhood Plan.

Further Recommendation:

That should the Local Planning Authority resolve to refuse, they be asked to take **ENFORCEMENT** action as appropriate.

- 553** 21/0106/FUL Miss Pia- Land Adjacent 4 Cheese Lane, Sidmouth. Proposed new dwelling.
South Ward Maria Boast

UNABLE TO SUPPORT

Members were unable to support for the following reasons:

1. The proposed dwelling by reason of its size, bulk and massing compared with the size of the site and character of the area would result in development which would fail to conserve or enhance the Bickwell Valley Conservation Area and would be contrary to Policy EN11 (Preservation and Enhancement of Conservation Areas) of the East Devon Local Plan and is contrary to Policy 7 (Local Distinctiveness), Policy 6 (Infill Development, Extensions and Trees) of the Sid Valley Neighbourhood Plan which collectively seek to ensure that development is compatible with and

complements its site and surroundings, preserves or enhances the character and appearance of conservation areas.

2. The proposed development by reason of its size and scale would result in a loss of amenity for future occupiers of the proposed dwelling due to inadequate space.
3. The proposal would result in a loss of important, historic and long-established allotment allocation, green space and wildlife corridor.
4. The proposal which does not provide for any car or visitor parking, is a further retrograde step from previous unsuitable applications.
5. The proposal does little to remove the concerns stated by the Planning Inspectorate in their decision to dismiss the previous appeal in 2020 for a dwelling Ref. No: 20/00017/REF

554 21/0144/FUL Mr & Mrs Walcott, Convent Road, Sidmouth, EX10 8RB. Construction of
South Ward Sam Cook single storey rear extension, first floor rear extension and balcony.
New patio and associated works.

SUPPORT

555 21/0172/FUL Mr & Mrs D Silverdale, Bickwell Valley, Sidmouth, EX10 8SG. The erection of a
South Ward Chambers new 4-bedroom detached dwelling with detached garage in
replacement of the existing dwelling.

SUPPORT

556 20/2898/FUL De Verenne Bindon Residential Home, 32-42 Winslade Road, Sidmouth, EX10
South Ward 9EX. Conversion of former care home into 6 new detached and
terraced dwellings with off street parking.

SUPPORT

557 21/0171/FUL Mr D Colley Station Garage, Station Road, Sidmouth, EX10 9DN. Extension and
West Ward alterations.

SUPPORT

558 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) 20/2278/TRE Mr Richard Hartsholme Cotlands Sidmouth EX10 8SP. G1 sycamore : various
South Ward Moore approved works
T1 and T2 ash : previously approved felling (20/1475/TRE)
T3, T4, T5 Sycamore : fell. T6 : end weight reduction and dynamic
cobra brace as agreed G2 and G3 Sycamore : reduce end lengths by
up to 2m maximum cut diameter 50mm T7 oak : small reduction
away from property via thinning G4 : Lowest limb overhanging the
rondavel, reduce to the back to dominant upright growth point.

All works on this site have been discussed in person by David Colman EDDC and George Taylor and will not exceed the agreed parameters.

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.)

DC/ DELREPTRE

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.)

- b)** 20/2665/TRE Mr Laurenti Woolbrook Reservoir, Balfours, Sidmouth, EX10 9EF. T1, Sycamore West Ward reduce lower limb (NW) by 2.5m (redline on photograph) over car parking area. T2, Alder: fell. T3, Field: fell. T4, Ash: fell. Reason: Appropriate arboricultural management.

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 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 tree(s) should they die. The species of the trees are as stipulated within the application.

(Reason - To maintain continuity of tree cover and compensate for the loss of amenity.)

559 New Tree Preservation Orders and Exemptions

Notification of any new Tree Preservation Orders and any work which constitutes an exemption. None received at the time of the formulation of the agenda.

560 Unsupported Decisions

None reported.

561 Appeals

None reported.

562 Enforcement Letters

No Enforcement letters were received.

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CHAIR OF THE PLANNING COMMITTEE