

Sidmouth Town Council's Planning Working Group
held on Wednesday 1 March 2023
(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Jeff Turner (Vice Chair)
Deirdre Hounsom
Rachel Perram
Ian Barlow

Apologies: Chris Lockyear, John Loudoun and Jenny Ware

The meeting started at 10.00am and finished at 11.25am

347 Declarations of Interest

| | | | | |
|-----------------|--|-------------------|---|------------------------------|
| Cllr Ian Barlow | Land Adjacent Higher Fortescue, Sid Road, Sidmouth, Devon, EX10 9QE. | Personal Interest | Remained in the meeting during discussion and did not vote. | Acquainted with a neighbour. |
|-----------------|--|-------------------|---|------------------------------|

348 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.

349 Minutes

Agreed and delegated to the Chair of the Planning Committee to sign as a true and accurate record, the Minutes of the Planning Working Group meeting of 15 February 2023.

350 Applications for consideration

RECOMMENDED: That in respect of the Planning Applications set out below, representations to the manner in which they should be determined, be made known to the East Devon District Council in accordance minute 230 of Council, 19 April 2021 and with schedule 16 of the Local Government Act 1972.

351 23/0349/FUL Antony Miller 27 Primley Mead, Sidmouth, Devon, EX10 9LQ. Construction of Primley Ward single storey rear extension and alterations

SUPPORT

352 23/0344/FUL P Cooper Uplands, Boughmore Road, Sidmouth, Devon, EX10 8SJ. South Ward Installation of 5no. pairs of ground mounted solar panels.

SUPPORT

- 353** 23/0363/FUL Mr H Ryder 86 Alexandria Road, Sidmouth, Devon, EX10 9HG. Change of use from owners accommodation and guest house to just owners property.
South Ward

UNABLE TO SUPPORT

- Members did not wish to see the loss of guest house accommodation and associated employment in the town.
- No evidence had been provided that the guest house had been marketed in accordance with Policy E18 of the Local Plan.

- 354** 23/0370/FUL Mr Bob and Carlton Park, Bickwell Valley, Sidmouth, EX10 8SG. Side infill station and internal and external alterations.
South Ward Jen Turner

SUPPORT

- 355** 22/2818/LBC Mr Haslar Gwydir Cottage, Station Road, Sidmouth, Devon, EX10 8NZ. Replace 2 no. windows on ground floor (north) elevation and replace door glass on (west) elevation with double glazing.
South Ward

SUPPORT - subject to the views of the Conservation Officer.

- 356** 23/0152/VAR Mr David Land Adjacent Higher Fortescue, Sid Road, Sidmouth, Devon, EX10 9QE. Variation of condition no. 2 (approved plans) of planning permission 22/1498/FUL to be replaced with partially glazed porch to the North elevation, an additional window to the South elevation and to increase the width of the South facing terrace to co-ordinate with the proposed new window. The landscape steps are also adjusted in orientation.
Salcombe Whelan
Regis Ward

SUPPORT

- 357** 23/0323/FUL Mr and Mrs Silver Trees, Redwood Road, Sidmouth, EX10 9AD. Proposed extension to include first floor extension, partial loft conversion, porch and rear extension. Extend existing dormers. Re-roofing and external alterations to fenestration.
Salcombe George
Regis Ward

SUPPORT

- 358** 23/0204/LBC Francis 37 Church Street, Sidbury, Devon, EX10 0SB. Repairs to roof and walls of outbuilding; build new roof structure; replace broken tiles with reclaimed; rebuild collapsed stone walls and make good other walls using lime mortar; replace rotten timber with black-painted, feather-edge boarding.
Salcombe Pearce
Regis Ward

SUPPORT - subject to the views of the Conservation Officer.

- 359** 23/0066/FUL Mrs Joanna Pengrove House, Roncombe Lane, Sidbury, Sidmouth, EX10 0QL. Proposed extension, garage conversion, attached garage & retaining wall.
Sidbury Ward Lane

SUPPORT

- 360** 23/0333/FUL Mr 26 Windsor Mead, Sidford, Devon, EX10 9SJ. Proposed timber
Sidford Ward Stonham Orangery (partial amendment to 21/2350/FUL).

SUPPORT

- 361** 23/0291/FUL Rob and Runnymede, Orchard Close, Manor Road, Sidmouth EX10 8RS.
Sidford Ward Sue Removal of timber sheds, greenhouse and garage and construction
Doughty of a new garage, shower room and study.

SUPPORT- Members would like to see the building used only in conjunction with, and ancillary to, the use of the main building as a single dwelling house and not be used as a separate dwelling or for any commercial, industrial or business purpose.

- 362** **Trees in Conservation Areas** - None received.

363 **Trees with Preservation Orders**

Notification of any applications to trees covered by Tree Preservation Orders.

- a)** 23/0086/TRE 4 Brownlands Road, Sidmouth, EX10 9AR. T1, Oak : repollard to
Salcombe historic pollarded pruning points; cut back, lower, lateral, branches
Regis Ward on NW side by up to 1.5m, with maximum targeted pruning cuts, of
no more than 50mm. T2, Sycamore : reduce sail effect by thinning
tree, by up to 10% of its leaf area, maximum pruning cuts of no
more than 50mm; cut back lower, lateral branches on NW side by
up to 1.5m, with maximum target pruning cuts of no more than
50mm.

SPLIT DECISION

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

T1, Oak : cut back, lower, lateral, branches on NW side by up to 1.5m, with maximum targeted pruning cuts, of no more than 50mm. T2, Sycamore : reduce sail effect by thinning tree, by up to 10% of its leaf area, maximum pruning cuts of no more than 50mm; cut back lower, lateral branches on NW side by up to 1.5m, with maximum target pruning cuts of no more than 50mm.

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: T1, Oak : re pollard to historic pollarded pruning points;

1. The oak tree in the application is an apparently healthy specimen growing in a visually prominent location, and it makes a significant contribution to public amenity and to the character

of the landscape. The proposed re pollarding would detract very substantially from the appearance of the tree and the value to amenity it provides, and with reference to the reasons stated in support of the application the harm is considered not to be justified, and permission is refused.

364 New Tree Preservation Order

None received

365 Exemption to a Tree Preservation Order

None received

366 Appeals

None received

367 Unsupported decisions

22/2275/FUL Hillhead St Mary, Broadway, Sidmouth, EX10 8RQ.

Sidmouth Town Council

EDDC

Not Supported

Approved

22/2140/FUL 16 Furzehill, Sidbury, Devon, EX10 0RJ.

Sidmouth Town Council

EDDC

Not Supported

Approved

22/2351/FUL 12 Cambridge Terrace, First Floor Flat, Salcombe Road Sidmouth, EX10 8PL.

Sidmouth Town Council

EDDC

Not Supported

Approved

22/1767/FUL 4 Coburg Road, Sidmouth EX10 8NG.

Sidmouth Town Council

EDDC

Not Supported

Approved

22/1720/FUL 65 Peaslands Road, Sidmouth EX10 8XD.

Sidmouth Town Council

EDDC

Not Supported

Approved

368 Enforcement Letters

No Enforcement letters were received.

369 Local Plan update.

The Chair reported that the preparation of the new Local Plan was in abeyance pending a further examination of housing figures and the forthcoming election.

370 Salcombe Regis Campsite/ proposed Static Caravans - 23/0027/CPL – Situation noted.