

## Sidmouth Town Council's Planning Working Group held on Wednesday 2 November 2022

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Jeff Turner (Vice Chair)  
Ian Barlow  
Rachel Perram  
Jenny Ware  
John Loudoun

Apologies: Deirdre Hounsom, Steven Kendall-Torry and Chris Lockyear

The meeting started at 10.00 am and finished at 12.10pm

### 212 Declarations of Interest

Name	Application	Type of Interest	Action Taken	Nature of Interest
Cllr Jeff Turner	22/2265/MFUL Malden House, 69 Sidford Road, Sidmouth, EX10 9LR.	personal interest	Left the meeting.	Is a neighbour.
Cllr Kelvin Dent	22/2275/FUL Hillhead St Mary, Broadway, Sidmouth, EX10 8RQ.	Personal Interest	Remained in the meeting during discussion and did vote.	Is a member of the Sampson society.
Cllr Barlow	22/2251/PDMA and 22/2200/LBC Seabreeze, Prospect Place, Sidmouth, EX10 8AS.	Personal Interest	Remained in the meeting during discussion and did not vote.	Acquainted with the applicant.

### 213 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.

### 214 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 19 October 2022.

### 215 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.

**Urgent items or Amended Plans received after formulation of the agenda. None**

**216** 22/2342/LBC Mr C 79 Chapel Street, Sidbury, Devon EX10 0RQ. Alterations to Sidbury Ward Preston fenestration and raising of chimney.

**SUPPORT** - subject to the views of the Conservation Officer.

**217** 22/2341/FUL Mr C 79 Chapel Street, Sidbury, Devon EX10 0RQ. Alterations to Sidbury Ward Preston fenestration and raising of chimney.

**SUPPORT**

**218** 22/2285/AGR Mr A Hall Chineway Farm, Putts Corner, Sidbury, EX10 0QQ. Proposed Sidbury Ward building for hay, fertiliser, and agricultural machinery storage.

**UNABLE TO SUPPORT**

- Members did not consider that there was justification for an agricultural building of this size. However, in the event of permission being granted, Members were aware of a situation which had occurred elsewhere and recommended that the building be legally tied to the farm and if the building were no longer required for agriculture, it should be removed.

**219** 22/2297/FUL Mr Andy Land North of Boswell Farm Cottages, Under Lane, Sidmouth. Sidbury Ward Hunter Change of use of land to camping and caravanning site for 16no. pitches for either caravans or campervans and separate area for camping; the widening and improvement of existing access and associated hardstanding and toilet/shower block.

**UNABLE TO SUPPORT**

- Members were concerned that the vehicular access for Caravans and vehicles was very poor down a narrow single track country lane.
- Members did not feel that the sewage arrangements were adequate and were worried that the excess would run off into the local rivers.
- The proposal contravenes strategy 46 of the Local Plan in that it does not conserve or enhance the AONB and detracts from the landscape quality.

**220** 22/2344/FUL Mr and Mrs 2 Balfours, Sidmouth, Devon, EX10 9EF. Single-storey rear West Ward Gerring extension.

**SUPPORT**

**221** 22/2063/ Messrs Ford Alexandria Industrial Estate, Station Road, Sidmouth. Outline MOUT (OG application with some matters reserved for Phase 1, including West Ward Holdings highway access, layout and landscape, and scale and appearance Retirement for Block A and Block C, and for Phase 2, access, layout, and Benefit landscape only, creating a total additional business space of 1,701 Scheme) sqm.

**SUPPORT**

- 222** 22/1565/ADV North Ward  
**REFUSED**  
Core Hill Road/A3052, Sidmouth. Installation of a 1.5m advance sign indicating business premises located off the A3052.
- 223** 22/2313/VAR North Ward Mr & Mrs Moore  
34 Barn Hayes, Sidmouth, EX10 9EE. Variation of condition 2 (approved plans) of planning permission 21/3310/FUL First Floor level external materials from render to Grey/Pearl Cedral Weatherboard.  
**SUPPORT**
- 224** 22/2176/LBC East Ward Mrs Cecilia Monck  
Flat 1, Counters Court, Mill Street, Sidmouth, EX10 8DW. Replace 1 no. window on front (south) elevation  
**SUPPORT** - subject to the views of the Conservation Officer.
- 225** 22/2175/LBC East Ward Mr Adrian Farley  
Flat 3, Counters Court, Mill Street, Sidmouth, EX10 8DW. Replace 1 no. window on front (south) elevation.  
**SUPPORT** - subject to the views of the Conservation Officer.
- 226** 22/2193/LBC East Ward Mr William Crawford  
1 Albert Terrace, Salcombe Road, Sidmouth, EX10 8PX. Replace existing rooflight on rear elevation with a Conservation rooflight central pivot 780mm x 1180mm.  
**SUPPORT** - subject to the views of the Conservation Officer.
- 227** 22/1869/LBC East Ward Mr Joseph Heathcock  
Flat 2, Counters Court, Mill Street, Sidmouth, EX10 8DW. Replace 1 no. window on front (south) elevation.  
**SUPPORT** - subject to the views of the Conservation Officer.
- 228** 22/1967/LBC East Ward Kerry Boyle  
1 Enfield Villas, Vicarage Road, Sidmouth, Devon, EX10 8TD. Amendments to 19/2420/LBC which include: change lantern rooflight with convex single pane rooflight above dining room; relocation of external door from south to east elevation of store; repositioning of flue on lean-to roof to exterior wall on; use of fibre cement slates on new lean-to; new partition walls in bathroom and replace glass roof, windows, and door in entrance porch.  
**SUPPORT** - subject to the views of the Conservation Officer.
- 229** 22/2251/PD MA East Ward Nigel, Graham, Louise Stout  
Seabrease, Prospect Place, Sidmouth, EX10 8AS. Prior notification for the change of use from commercial (health and beauty suite (Use Class E(e)) to residential flat (Use Class C3).  
**SUPPORT**
- 230** 22/2200/LBC East Ward Nigel, Louise, & Graham Stout  
Seabrease, Prospect Place, Sidmouth, EX10 8AS. Internal alterations to form residential flat at first floor: new plasterboard ceilings in all rooms; new partition wall to convert cupboard into WC; new floating floor in all rooms.  
**SUPPORT** - subject to the views of the Conservation Officer.

- 231** 22/2265/MF Mr Kevin Malden House, 69 Sidford Road, Sidmouth, EX10 9LR. Side  
UL Primley Shaw extension to existing care home to provide an additional 11 ensuite  
Ward bedrooms. Works include demolition of existing side extension and  
associated external works.

**UNABLE TO SUPPORT**

- Members considered that the proposal would constitute overdevelopment of the site and would exacerbate parking problems.

- 232** 22/2275/FUL Pang Hillhead St Mary, Broadway, Sidmouth, EX10 8RQ. Rear single  
South Ward storey extension and replacement outbuilding.

**UNABLE TO SUPPORT**

- Members considered that the proposal was not in keeping with the existing house and outbuilding and would not enhance or preserve the Conservation Area.

- 233** 22/2247/FUL Debbie and 2 Convent Fields, Sidmouth, Devon, EX10 8QR. Construction of  
South Ward Nick Coles extension over garage with installation of external staircase.

**SPLIT DECISION** – Members **SUPPORTED** the extension above the garage but did **NOT SUPPORT** the external stairs as they did not see a need and would cause overlooking.

- 234** 22/0913/LBC Mr Wayne The Lodge, Elysian Fields, Sidmouth, EX10 8UH. Remove existing  
South Ward Williams render on South elevation and re-render.

**SUPPORT** - subject to the views of the Conservation Officer.

**235 Trees in Conservation Areas**

To note the following proposed works to trees in a Conservation Area:

- a) 22/2160/TCA Mr Robert 27 The Laurels, Sidmouth, Devon, EX10 8UX. T14, Western Red  
South Ward Irons Cedar: Reduce height of overhanging limb by 3m and trim base  
foliage to give 1.5m height clearance above the fence and shed  
roof. T23, Western Red Cedar: Reduce to gain 1.5m height  
clearance above shed roof.

**NOTED**

**236 Tree with Preservation Orders**

None received

**237 New Tree Preservation Order**

22/0024/TPO Land at Pipers Chantry, Convent Road, Sidmouth, EX10 8RE.

**238 Exemption to a Tree Preservation Order**

None received

- 239 Certificate of Lawfulness** – 22/2283/CPE 10 Packhorse Close, Sidford, EX109RR. Change of use from C3 dwelling house to C4 house in multiple occupation. Unable to offer any evidence of use.

**240 Appeals**

22/0479/FUL Blue Ridge, Elm Way, Sidford, Sidmouth, EX10 9SY. The appeal is dismissed.

**241 Unsupported decisions**

None received

**242 Enforcement Letters**

No Enforcement letters were received.

**243 Local Plan.**

A short update was given by Cllr Loudoun on the latest draft of the East Devon Local Plan

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**CHAIR OF THE PLANNING WORKING GROUP**