

Sidmouth Town Council's Planning Working Group
held on Wednesday 12 April 2023
(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Jeff Turner (Vice Chair)
Deirdre Hounsom
Rachel Perram
Ian Barlow
Chris Lockyear
Jenny Ware
Steven Kendall-Torry
John Loudoun

The meeting started at 10.00am and finished at 11.25am

413 Declarations of Interest

ClIr Rachel Perram	23/0388/TCA Southcote, Convent Road, Sidmouth, EX10 8RL.	Personal Interest	Remained in the meeting during discussion and did not vote.	Applicant
ClIr Rachel Perram	23/0684/FUL Land Adjacent 4 Cheese Lane, Sidmouth, Devon, EX10 8QY.	Personal Interest	Remained in the meeting during discussion and did not vote	Acquainted with the applicant and next door neighbour.

414 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.

415 Minutes

Members agreed that delegated authority be given to the Chair of the Planning Working Group to sign as a true and accurate record, the Minutes of the Planning Working Group meeting of 15 March 2023.

416 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.

417 23/0637/FUL Mr Peter Overthorpe, Cliff Road, Sidmouth, EX10 8JN.
Salcombe Sinton Two storey side extension.
Regis Ward.

UNABLE TO SUPPORT

- The proposed design of the building would not be in keeping with the character of the area and would detract from the street view and therefore be contrary to *(Policy 7 Local Distinctiveness Development)*
- Members would like to see a pitched roof on the proposed extension.

418 23/0615/VAR Mr Gary Salcombe Regis Camping and Caravan Park, Salcombe Regis,
Salcombe Burns Sidmouth, EX10 0JH. Variation of condition no. 3 (Shop with
Regis Ward (Serenity Leisure Parks Ltd) residential accommodation to replace existing) of application
87/P0699; the building should be used solely for the permitted
purpose of a residential dwelling, site office and shop in conjunction
with and solely for the permitted use of the caravan site.

UNABLE TO SUPPORT

- Members considered that this would be tantamount to creating a new dwelling within the ANOB. If it is not required for the original use, it should be demolished.
- The building was only originally allowed to support tourism in an AONB area.
- Members were concerned that not maintaining a permanent residential presence on the operating site would contravene the requirements of the Health and Safety at Work Act, 1974.

419 23/0567/FUL Mrs Nicola Fern Cottage, 64 Temple Street, Sidmouth, EX10 9BJ.
North Ward Poole- Installation of Shed/garden room to the rear.
Reeves

SUPPORT

420 23/0661/FUL Mr Steve 66 Tyrrell Mead, Sidmouth, Devon, EX10 9TR.
Primley Ward Ball Replacement single storey rear extension and removal of a window.

SUPPORT

421 23/0656/ADV Mr Matt 40 - 42 High Street, Sidmouth, EX10 8EJ.
East Ward Shields Installation of a fascia and projecting sign to front elevation.

APPROVED

422 23/0630/FUL Mrs B 22 Fore Street, Sidmouth, EX10 8AL.
East Ward Parkyn Demolition of the contemporary single storey rear extension of the
shop and construction of 3 houses and the creation of 2 flats above
the shop.

SUPPORT

- Members would like to see the dwellings occupied as permanent residential properties rather than second or holiday homes in order to maintain the vitality of the Town centre.

- 423** 23/0684/FUL Alan Aspray Land Adjacent 4 Cheese Lane, Sidmouth, Devon, EX10 8QY.
South Ward Erection of a summer house to side. Erection of 6ft fence to north and east of pedestrian access gate on east side. Construction of wooden access steps from footpath to adjacent garden.

SUPPORT

424 Trees in Conservation Areas

- a) 23/0416/TCA Hunters Moon Hotel, Sid Road, Sidmouth, EX10 9AA.
Salcombe Monterey Pine (T1) - fell. Eucalyptus Tree (T2) - fell. Both trees are within 3m of each other.
Regis Ward

NOTE

- b) 23/0388/TCA Southcote, Convent Road, Sidmouth, EX10 8RL.
South Ward Pittisporum - light crown reduction/reshape removing up to 1m, pruning cuts not exceeding 50mm.

NOTE

425 Trees with Preservation Orders

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

- a) 23/0318/TRE Mr Butcher The Salty Monk, Church Street, Sidford, Devon, EX10 9QP. T1
Sidford Ward lime and T2 oak - reduce height by approximately 2m / 3m and shorten second and third order branches over garden by a similar amount, to a natural pruning position, to leave a radial spread of approximately 4m and a height of approximately 18m.

THIS IS A SPLIT DECISION (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions: Shorten second and third order branches over garden by 2-3m:

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. The branch reductions hereby permitted to the west side of the canopy of T1, the lime, shall be carried out in accordance with the works depicted in the annotated photograph, ref: photograph 1, 23/0318/TRE - T1 permitted works.

(Reason; to ensure the works are not excessive and do not detract unduly from the appearance of the tree or the amenity it provides.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons: T1 lime and T2 oak - reduce height by approximately 2m / 3m:

1. The trees in the application are visually prominent features that make a valuable contribution to public amenity and to the character of the conservation area. The proposed height reductions would detract from the appearance of the trees and diminish the contribution they make to amenity; the resulting negative impact is considered not to be justified and permission for this element of the application is refused.

- b) 23/0351/TRE Mr Luke Balfour Manor, Station Road, Sidmouth, Devon, EX10 8XW. 1304, South Ward Hyson Oak: reduce and shape to a finished height of 14-16m, shortening retained lower branches. 1306, Lime : pollard to 5/6m. 1307, Lime : pollard to 10m leaving woodpecker holes 1308, Ash : pollard as monolith to 6m using coronet cuts in order to mimic natural fractures. 1309, Ash: pollard at 6m using coronet cuts in order to mimic natural fractures. T0358, Holm Oak: reduce eastern stem by 3 to 4 metres and remaining stems by 2 metres.

APPROVED subject to the conditions as recommended by the Arboricultural Officer

426 New Tree Preservation Order

None received

427 Exemption to a Tree Preservation Order

None received

428 Appeals

None received

429 Unsupported decisions

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

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

22/2129/LBC Flat 1, Sidbury House, Buckley Road, Sidbury, Sidmouth, EX10 0SL.

Sidmouth Town Council	EDDC
SUPPORT	REFUSED

22/2753/FUL 3 Packhorse Close, Sidford, Devon, EX10 9RR

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

430 Enforcement Letters

No Enforcement letters were received.

431 Local Plan update.

The chair reported that there was nothing to report and would not be till after the local elections in May.

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CHAIR OF THE PLANNING WORKING GROUP