

**Sidmouth Town Council's Planning Working Group  
held on Wednesday 16 November 2022**

(The Working Group met virtually)

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

Apologies: Steven Kendall-Torry

The meeting started at 10.00 am and finished at 11.15am

**244 Declarations of Interest - None**

**245 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.

**246 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 2 November 2022.

**247 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**

<b>248</b>	22/2321/FUL East Ward	Mr Adam Woodman	Land Off Lennox Avenue (rear Of Mentone), Sidmouth. Proposed 2 storey dwelling house and garage adjacent to Mentone.
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**SUPPORT**

<b>249</b>	22/2351/FUL East Ward	Mr Peter Antenen	12 Cambridge Terrace, First Floor Flat, Salcombe Road Sidmouth, EX10 8PL. Conversion of three storey apartment building to 1no. single dwelling.
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**UNABLE TO SUPPORT**

- Members felt that there is a need for small residential properties in Sidmouth and the loss of these apartments would run contrary to the aims of the proposed new Local Plan.

- 250** 22/2433/FUL Mr and Mrs Mulberry Cottage, Sid Lane, Sidmouth, EX10 9AW. Installation of roof lights and dormer windows to east and west roof pitches, with solar panels to west elevation. Replacement of existing windows and doors with alterations to fenestration.

**SUPPORT** – Members would like to recommend obscure glass in the dormer window on the west side.

- 251** 22/2379/FUL Mr Trent 4 Sid Vale Close, Sidford, Devon, EX10 9PH. Single-storey rear extension, single-storey side extension, loft conversion for habitable use with one rear dormer.

**SUPPORT**

- 252** 22/2372/FUL Mr Raichura Westwards, Bickwell Valley, Sidmouth, Devon, EX10 8RF. Replacement of existing decking, using hardwood boards and balustrades. Creation of storage space below. Removal of oak tree, previously approved under application 21/1315/FUL.

**SUPPORT** – Member repeated that they wished to see a replacement for the oak tree as agreed in the previous application 21/1315/FUL.

- 253** 22/2239/FUL Louise Gunnersbury, Manor Road, Sidmouth, EX10 8RR. Single storey side extensions with alteration to fenestration, Conversion of loft space to habitable use to include a rear dormer and Juliet balcony, roof improvement and enlargement of replacement garage and associated domestic landscaping.

**UNABLE TO SUPPORT**

- The proposed changes would adversely affect the amenity of the neighbouring property by reason of overlooking.
- The proposed design was not in keeping with the existing house.

- 254** 22/2296/FUL Kate Cutlers Hill House, Higher Greenway Lane, Sidmouth, EX10 0LY. Proposed conversion and alteration of outbuilding to form 1 no. dwellinghouse and provision of associated parking area

**SUPPORT** – Subject to the Local Planning Authority stipulating that no further development (eg a replacement garage) should take place on the whole site which is within the AONB.

**255 Trees in Conservation Areas**

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

- a)** 22/2161/TCA Mr Robert 6 Sidmount, Station Road, Sidmouth, Devon, EX10 8XU. T1005 South Ward Irons Monterey Cypress on the Boundary with 'The Laurels', 12 metres from a Block of Flats next door; growth is one sided due to an adjacent Turkey oak. Proposed 5m crown reduction (current elevation is 15m) and reduction of side branch tips of up to 1m on the southern and eastern aspects. The proposal is aimed at increasing light levels and inhibiting growth towards the buildings.

**NOTED**

**256 Tree with Preservation Orders**

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

- a) 22/2147/TRE Mr Andy Balfour Lodge, Station Road, Sidmouth, EX10 8XL. Copper Beech, South Ward Konstandi Fagus sylvatica, Arboretum 1264: prune and scale back in line with previous application (ref. no.15/1730/TRE); potential for tree to be blown down and damage my property.

**REFUSE for the following reasons:**

The tree makes a positive contribution to the amenity of the area. The refused works would be detrimental to both the physiological condition and amenity value of the tree. No supporting evidence has been provided to justify the harm the proposed works would cause to the tree and on this basis the application has been refused.

- b) 22/2165/TRE Bentall 1 Burnside, Bickwell Valley, Sidmouth, Devon, EX10 8RF. T1, South Ward Alder: Reduce in height by 2-3m with max diameter cuts of 120mm; height indicated in edited picture attached. Install static metal brace between bifurcated main stems; works intended to help prevent failure of main included union.

**GRANTED** subject to conditions as recommended by the Arboricultural Officer

- c) 22/2163/TRE Mr Tim Ford Alexandria Industrial Estate, Station Road, Sidmouth. T1, Oak: West Ward Crown lift to 3m above ground level to the south only G2, Scots Pine: Crown lift 2 no. of trees to 3m above ground level to the south only T3, Oak: Crown lift by removing 2 no. of limbs on the northern aspect only T4, Oak: Crown lift to 3m above ground level on southern aspect only T5, Scots Pine: Crown lift above containers to achieve a 2m clearance T6, Scots Pine: Prune back low branches away from containers to gain a 1m clearance G7, Mixed species: Crown lift entire group above containers only to achieve 2m clearance G7a, Sycamore: Reduce western aspect overhanging containers by 2-3m G7b, Ash: Reduce western aspect overhanging containers by 2-3m All works proposed as part of routine arboricultural maintenance.

**DEFERRED** awaiting tree report.

**257 New Tree Preservation Order**

None received

**258 Exemption to a Tree Preservation Order**

None received

**259 Appeals**

20/2653/FUL - 87 Sidford High Street, Sidford, EX10 9SA. The development proposed is demolition of the existing dwelling and redevelopment of the site to provide four dwellings and a new vehicular access. **Appeal is dismissed**

**260 Unsupported decisions**

22/1661/FUL Land south of Crowpits Convert, Putts Corner, Sidbury. Change of use of agricultural building to mixed use agriculture, storage and office use and associated works.

**Sidmouth Town Council**

Unable to support

**EDDC**

Approved

**261 Enforcement Letters**

No Enforcement letters were received.

**262 Local Plan.**

A short update was given by Cllr Loudoun on the draft of the East Devon Local Plan which was out for public consultation.

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**CHAIR OF THE PLANNING WORKING GROUP**