



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

28 September 2023

For Information:

Other Members of the Town Council
District Councillor for Sidmouth not on the Town Council
Sid Vale Association

Dear Sir/Madam,

**Meeting of Sidmouth Town Council's Planning Working Group
Wednesday 4 October 2023 at 10.00am**

You are called upon to attend the above meeting where it is proposed that the matters set out on the agenda below will be considered and resolution or resolutions passed as the Planning Working Group considers appropriate.

The Planning Working Group will meet virtually via the Zoom software platform. Please note the start time of the meeting. Those members of the public wishing to view the meeting or speak on a planning application, are required to register by emailing planning@sidmouth.gov.uk at least 24 hours before the start time of the meeting, after which virtual meeting details will be sent out to speakers.

The Chair of the meeting has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time. Individual contributions will be limited to a maximum period of three minutes. Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland', written over a horizontal line.

Christopher E Holland
Town Clerk

A G E N D A

1 Apologies

To receive apologies for absence.

2 Declarations of Interest

To receive Declarations of Interest.

3 Minutes

To agree and delegate to the Chair of the Planning Working Group to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 6 September and 20 September 2023. (attached)

4 District Council Members

It is noted that the participation of those Councillors who are also members of the Local Planning Authority of 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 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.

5 Statutory Obligations - Applications for consideration

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Working Group is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority. In accordance with Sidmouth Town Council Standing Orders Item 3(d) – (i) Members of the public may speak on each planning application on the agenda for up to three minutes.

6 Urgent items or Amended Plans Received After Formulation of the Agenda.

To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after the publication of the agenda.

7 Applications for consideration

Applications can be found at: <https://planning.eastdevon.gov.uk/online-applications/>
(Type in or copy the application number into the box next to the search button, click on the documents tab and then on view documents.)

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|-----------|-----------------------------|------------------------|---|
| 8 | 23/1982/FUL
East Ward | K Davis | Fishmongers, The Esplanade, Sidmouth.

Replacement of a defective fish shed. |
| 9 | 23/1902/FUL
East Ward | Liz Warren | 36A Fore Street, Sidmouth, Devon, EX10 8AQ.

Proposed change of use from Office (Class E) to apartment (Class C3). |
| 10 | 23/1903/LBC
East Ward | Liz Warren | 36A Fore Street, Sidmouth, Devon, EX10 8AQ.

Proposed change of use from Office (Class E) to apartment (Class C3). |
| 11 | 23/1883/FUL
Primley Ward | Mr Anthony
Warfield | 45 Primley Road, Sidmouth, Devon, EX10 9LF.

Construction of single storey side extension, and two storey rear extension. |

- 12** 23/2018/FUL Steven and Susan Goode 4 Hides Road, Sidmouth, Devon, EX10 9NE.
Primley Ward Construction of single storey rear sunroom extension.
- 13** 23/0571/MFUL Mr Paull (McCarthy And Stone Retirement Lifestyles Ltd) Former Council Offices, Knowle, Sidmouth, EX10 8HL.
South Ward Redevelopment of site to provide:
a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works.
b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2)
c) Retirement living apartment building (33 units) with associated communal lounge.
d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (Class C3) Along with accesses; internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and substations. (Demolition of buildings other than building B).
- 14** 23/1974/FUL Mr Kussman and Mr G Ward Hemphaye Cottage, Station Road, Sidmouth, Devon, EX10 8NZ.
South Ward Proposed porch to hair salon and change of use of part to form ground floor wc for cottage.

15 Trees in Conservation Areas

- a)** 23/1884/TCA Silver Trees, Redwood Road, Sidmouth, EX10 9AD.
Salcombe Regis PROPOSAL: T1, T2 Lawson cypress (yellow) : dismantle to ground. T3, Cherry Tree : dismantle to ground.
- b)** 23/1893/TCA Sanditon, Station Road, Sidmouth, EX10 8LL.
South Ward T1, dead goat willow - fell to ground level.
- c)** 23/1923/TCA Scarlett McNally Sanditon, Station Road, Sidmouth, EX10 8LL.
South Ward T1, Horse Chestnut: sectional feeling of the tree to leave as a 'monolith' at a height of 6m.

16 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a)** 23/1750/TRE Mr Andrew Bartlett Mead, Fortescue Road, Sidmouth, EX10 9QG.
T1, Magnolia : crown raise to 2.5m, clean up poor previous pruning cuts and remove epicormic regrowth on trunk.

17 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of agenda.

18 Unsupported decisions

- a) 23/0870/FUL Mr & Mrs Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ,
South Ward Eland-Hicks Single storey extension, conversion of roof space to habitable use, 2
dormers and 2 front rooflights.
SSTC: Do not support EDDC: Approved

19 Appeals

None received at the time of the publication of agenda.

20 Enforcement Letters

None received at the time of the publication of agenda.

21 Application for Designation of a Neighbourhood Area

To note that the Council has received notification of an application from the neighbouring Parish of West Hill Parish Council for the designation of Parish of West Hill as a new Neighbourhood Area (shown below). If approved, this would remove the area from the existing joint Ottery St Mary and West Hill Neighbourhood Area, which would then be known as the Ottery St Mary Neighbourhood Area. The 'made' Ottery & West Hill Neighbourhood Plan would continue to apply in the parish of West Hill (and Ottery St Mary) until such time as it is replaced.

- 22 **New East Devon Local Plan;** To receive any update as necessary on the current process to develop a new East Devon Local Plan.

Forthcoming Council and Working Group meetings:

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|-----------|---------------------------|
| 2 October | Council Meeting |
| 4 October | Planning Working Group |
| 9 October | Environment Working Group |

Sidmouth Town Council's Planning Working Group

held on Wednesday 6 September 2023

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Bernie Davis
Chris Lockyear
John Loudon
Rachel Perram

Also present: Ian Barlow
Hilary Nelson (items 605 to 609)

Apologies: Louise Laybury

The meeting started at 10.00am and finished at 11.40am

605 Declarations of Interest

Councillor Rachel Perram	23/1615/FUL Salcombe Regis Ward	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with the applicant.
Councillor Rachel Perram	23/1796/FUL Sidbury Ward	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with the applicant.

606 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.

607 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 23 August 2023 subject to the correction of Minute 592 to read as follows:

DO NOT SUPPORT:

Erection of a detached two storey dwelling, detached garage:

Members opposed the proposal due to concerns about its location within the open countryside. The proposed development was situated outside the designated built-up area and was not in alignment with the current or as proposed 'East Devon Local Plan' for housing development. Such development would be intrusive to the open countryside and encourage further housing development on the surrounding land. The concerns raised conflicted with the East Devon Local Plan's Strategy 7, which pertains to development within the countryside.

608 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.

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|------------|--------------------------|-------------------|--|
| 609 | 23/1657/FUL
East Ward | Mr Mitch
Tonks | Former Sidmouth Drill Hall, The Esplanade, Sidmouth, EX10 8BE.

Conversion of hall to restaurant and bar (Use class E and sui generis, previously A3/A4), demolition of rear elevation and public toilet block and replacement with restaurant/ bar extension and a new public toilet block, external terrace to form seating area and addition of new flue. (Previous scheme 19/1775/FUL Approved 20 February 2020) |
|------------|--------------------------|-------------------|--|

SUPPORT:

Note: Although Members supported the application on the basis that the proposals were an improvement on what currently existed on site, they were disappointed at the design. As per comments in The Sid Valley Neighbourhood Plan for Eastern Town 'Any development should be designed and constructed to a high standard and needs to take account of views to and from the surrounding hills'. Members felt that this was a missed opportunity to provide an exceptional building which would take advantage of the views of the World Heritage Site and be a credit to Sidmouth whilst acknowledging the restrictions of retaining the older building. They regretted the lack of a balcony and supported the views of the public who felt that two unisex toilets were not sufficient or desirable. Like the public, they were sorry that there was no provision of a public shelter and warned that the Beach Management Plan might result in the loss of views of the sea from the restaurant because of raising the sea wall.

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| 610 | 23/1665/LBC
East Ward | Mr Colin
Blundell | 16 Newtown, Sidmouth, Devon, EX10 8QF.

Re-slate roof; replace lead flashing and underlay; re-pointing of chimney stacks and replace guttering on rear elevation. |
|------------|--------------------------|----------------------|---|

SUPPORT: Subject to the views of the Conservation Officer.

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|------------|--------------------------|------------------|--|
| 611 | 23/1662/FUL
East Ward | Mr P
Verstage | H S B C, Fore Street, Sidmouth, EX10 8AA.

Removal of the existing shopfront and installation of a new shopfront to both Fore Street and New Street. |
|------------|--------------------------|------------------|--|

DO NOT SUPPORT: Members were concerned about the repositioning of the entrance. The narrow pavement on Fore Street would cause access issues, particularly for wheelchair users. Members did not feel the design being in a Conservation area complemented or enhanced the character of its immediate locality, and contravened Policy 7 of the Neighbourhood Plan Local Distinctiveness.

612 23/1413/FUL Mrs Katie Flat, The Hair Studio, 61 High Street, Sidmouth, EX10 8LE.
East Ward Harley Installation of dormer windows and roof light to rear elevation, increase in height of roof to rear wing, installation of integrated solar tiles, replacement of existing rear access steps and porch and conversion of existing rear kitchen windows to doors.

DO NOT SUPPORT: The members felt the proposed materials were not in harmony with the existing architectural character of the conservation area contrary to Policy 7 of the Sid Valley Neighbourhood Plan Local Distinctiveness.

613 23/1615/FUL Mrs Joanna Sid Abbey, West Sid Road, Sidmouth, Devon, EX10 9HN.
Salcombe Regis Jeffrey Retrospective permission to retain replacement shed.
Ward

SUPPORT

Note: Members were expecting to see an LBC application.

614 23/1796/FUL Mr & Mrs Bovetts Farm, Sidbury, Devon, EX10 0QN.
Sidbury Ward Christopher Construction of proposed oak frame car port.
Stone

SUPPORT

615 23/1827/FUL Mr Terry 91 Sidford, High Street, Sidford, EX10 9SA.
Sidford Ward Price Construction of a detached garage with office building above (amendment to application number 22/1270/FUL).

DO NOT SUPPORT: Members considered that the proposal would be overdevelopment of the site and did not reflect local distinctiveness. It was therefore contrary to Neighbourhood Plan Policy 7 Local Distinctiveness.

616 23/1841/FUL Mr Chris Alla Bank, Frys Lane, Sidford, Devon, EX10 9SR.
Sidford Ward Gomershall Rear extension and extended terrace.

DO NOT SUPPORT: Members felt the structure of the extension and decking would affect the amenity and privacy of the adjacent dwelling.

617 Trees in Conservation Areas

a) 23/1781/TCA Mr Andrew Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
Cresswell Oak - fell.

DEFERRED Awaiting report.

b) 23/1569/TCA Silverdale, Bickwell Valley, Sidmouth, EX10 8SG.
TP1: Magnolia - fell..

NOTED

- c) 23/1739/TCA Mr Edward Eley River Sid, The Byes, Water Lane, Sidmouth.
Tree G: 'tree kicker' habitat features in the River Sid. The felled tree is winched back to its stump and secured back to its stump with 12mm steel wire rope (10 ton B/S).

DEFERRED Awaiting report.

618 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/1750/TRE Mr Andrew Bartlett Mead, Fortescue Road, Sidmouth, EX10 9QG.
T1, Magnolia : crown raise to 2.5m, clean up poor previous pruning cuts and remove epicormic regrowth on trunk.

DEFERRED awaiting report

- b) 23/1775/TRE Ms Sarah Webster Upper Heights, Burscombe Lane, Sidford, Sidmouth, EX10 9SF.
G1 - Beech trees: 1) stems nearest the house - crown lift to a height equivalent to the eaves of the house, removing small branches up to approx. 25mm in diameter. 2) reduction of lateral canopy extent over the garden on the south side by up to 2-3m, maximum diameter cuts of 45mm. 3) Height reduction by up to 2m, maximum diameter cuts of 45mm. G2 - beech trees: 1) crown lift above access road to approximately 5m for vehicle access. 2) remove stems directly opposite oak tree to allow more space for vehicular access. 3) thin out stems 138mm in diameter at chest height and remove stems up to 200mm at chest height.

APPROVE subject to the following conditions:

The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010
The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice. The pruning works to the beech trees in the application hereby approved shall not exceed the following specification: Stems nearest the house - crown lift to a height equivalent to the eaves of the house, removing small branches up to approx. 25mm in diameter. Reduction of lateral canopy extent over the garden on the south side by up to 2-3m, maximum diameter cuts of 45mm. Height reduction by up to 2m, maximum diameter cuts of 45mm.

- c) 23/1855/TRE Mr Andrew Inglis Terra Nova, Higher Brook Meadow, Sidford, EX10 9SS.
T1, Oak tree : removal of branch, that overhangs driveway, back to the trunk; remove small epicormic growth around trunk; carry out crown reduction by up to 20% - removing branch end lengths up to 3m, with cut diameter not exceeding 80mm.

DEFERRED awaiting report

619 Exemption to a Tree Preservation Order

None received

620 Appeals

None received

621 Unsupported decisions

None received.

Enforcement Letters

None received.

622 New Draft Local Plan Update

Councillor Barlow reported that he had been present at a recent meeting of EDDC's Strategic Planning Committee. The consensus was that, whilst the Local Planning Authority should continue to debate housing numbers with the Government, they should continue to prepare the new Local Plan on the basis of the Government's Standard Model for housing provision.

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CHAIR OF THE PLANNING WORKING GROUP

**Sidmouth Town Council's Planning Working Group
held on Wednesday 20 September 2023**

(The Working Group met virtually)

Councillors present: Rachel Perram (Vice Chair in the Chair)
Bernie Davis

Also present: Ian Barlow

Apologies: Kelvin Dent, Louise Laybury, Chris Lockyear, John Loudon

The meeting started at 10.00am and finished at 10.10am

605 Meeting Adjourned

The Vice Chair opened the meeting and stated that as there were not sufficient Members of the Working Group present to form a quorum, the meeting would be adjourned and any business requiring a decision or decisions was deferred to the next meeting of the Working Group.

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CHAIR OF THE PLANNING WORKING GROUP