



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

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To: All Members of the Planning Working Group
Town Clerk

31 August 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 6 September 2023 at 10.00am**

You are called upon to attend the above meeting to be held at the Council Chamber, Woolcombe House, Woolcombe Lane, Sidmouth. 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.

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.

The Chair of the meeting has the right and discretion to control public speaking 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 23 August 2023.

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.

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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|----------|--------------------------|----------------------|--|
| 1 | 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) |
| 2 | 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 |

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|----------|---------------------------------------|----------------------------------|---|
| 3 | 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. |
| 4 | 23/1413/FUL
East Ward | Mrs Katie
Harley | Flat, The Hair Studio, 61 High Street, Sidmouth, EX10 8LE.

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. |
| 5 | 23/1615/FUL
Salcombe Regis
Ward | Mrs Joanna
Jeffrey | Sid Abbey, West Sid Road, Sidmouth, Devon, EX10 9HN.

Retrospective permission to retain replacement shed. |
| 6 | 23/1796/FUL
Sidbury Ward | Mr & Mrs
Christopher
Stone | Bovetts Farm, Sidbury, Devon, EX10 0QN.

Construction of proposed oak frame car port. |
| 7 | 23/1827/FUL
Sidford Ward | Mr Terry
Price | 91 Sidford, High Street, Sidford, EX10 9SA.

Construction of a detached garage with office building above (amendment to application number 22/1270/FUL). |
| 8 | 23/1841/FUL
Sidford Ward | Mr Chris
Gomershall | Alla Bank, Frys Lane, Sidford, Devon, EX10 9SR.

Rear extension and extended terrace. |

9 Trees in Conservation Areas

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

Oak - fell. |
| b) | 23/1569/TCA | | Silverdale, Bickwell Valley, Sidmouth, EX10 8SG.

TP1: Magnolia - fell.. |
| 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). |

12 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|-------------|-----------------------|--|
| 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. |
|-----------|-------------|-----------------------|--|

- 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.
- 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.

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

None received at the time of the publication of agenda.

14 Unsupported decisions

None received at the time of the publication of agenda.

15 Appeals

None received at the time of the publication of agenda.

16 Enforcement Letters

None received at the time of the publication of agenda.

17 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:

- 13 September Tourism and Economy Committee
- 20 September Planning Working group
- 02 October Council

Sidmouth Town Council's Planning Working Group
held on Wednesday 23 August 2023
(The Working Group met virtually)

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

Also present: Councillor Ian Barlow

Apologies: Chris Lockyear and Louise Laybury

The meeting started at 10.00am and finished at 11.15am

585 Declarations of Interest

Councillor Kelvin Dent	23/1690/FUL South Ward	Personal interest	Remained in the meeting during discussion and did vote.	Is a customer at the garage.
Councillor Dent and Councillor Perram	23/1619/FUL Salcombe Regis Ward	Personal interest	Remained in the meeting during discussion and did vote.	Are acquainted with the applicant.

586 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.

587 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 9 August 2023.

588 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.

- 589** 23/1589/LBC Mr & Mrs N Sussex House, Station Road, Sidmouth, Devon, EX10 8NP.
East Ward Bearman Create ensuite and bedroom on third floor and extend SVP to roof level and install WC in utility room and connect waste pipes.

SUPPORT: Subject to the views of the Conservation Officer.

- 590** 23/0810/FUL Mr Alan 8 Mill Street, Sidmouth, EX10 8DF.
East Ward Stevenson Proposed two storey rear extension.

SUPPORT

Note: Members noted an objection about possible loss of light.

- 591** 23/1657/FUL Mr Mitch Former Sidmouth Drill Hall, The Esplanade, Sidmouth, EX10 8BE.
East Ward Tonks 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*)

DEFER: To allow interested parties to attend the next meeting in person at Woolcombe House.

- 592** 23/1619/FUL Mr R Eley Land North of Higher Griggs Farm, Fortescue Road, Sidmouth.
Salcombe Regis Ward Erection of a detached two storey dwelling, detached garage, and wildlife lake with associated landscaping.

SPLIT DECISION:

SUPPORT

Wildlife Lake and Landscaping.

DO NOT SUPPORT

Erection of a detached two storey dwelling, detached garage:

Members opposed the proposal due to concerns about its location within the Area of Outstanding Natural Beauty. 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 AONB 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.

593 23/1062/FUL Mr Oliver 11A Ascerton Close, Sidmouth, EX10 9BS.
South Ward Wells Single storey side/rear extension.

SUPPORT

Councillors suggested a time restriction for construction between 8am-5pm Monday to Friday, 8am-1pm on Saturdays in order to minimize inconvenience to neighbours.

594 23/0991/FUL Mr Ali Rad Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.
South Ward Proposed 4 number new townhouses on site of former garage at Sidholme Hotel.

SUPPORT

595 23/0992/LBC Mr Ali Rad Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.
South Ward Proposed 4 number new townhouses on site of former garage at Sidholme Hotel.

SUPPORT

596 23/1690/FUL Mr N Hillier Sidmouth Garage, Connaught Road, Sidmouth, Devon, EX10 8TT.
South Ward Change of use of part ground floor to living accommodation including change in fenestration.

SUPPORT

597 23/1713/FUL Mr Adrian 37 Alexandria Road, Sidmouth, EX10 9HG.
West Ward Weavin Proposed new dwelling to the rear.

SUPPORT

598 Trees in Conservation Areas

None received.

599 Trees with preservation order

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

DEFER 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.

DEFER awaiting report

- c) 23/1782/TRE Mr Ian Wilkins Council Offices Knowle, Sidmouth, Devon, EX10 8HL.
T2: Beech; T3, T19: Oak; T4, T13, T30: Cherry; T5: False Acacia; T6: Silver Maple; T7, T9, T15: Hornbeam; T12, T16, T36: Sycamore; T17, T23: Norway Maple; T28, T35: Silver Birch; T33: Holly; T34: Red Horse Chestnut – crown lift to 5m over existing road. T10: Judas Tree - cut back minor branches overhanging road, back to road edge.

APPROVE subject to the following conditions:

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.(reason - in the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

601 Exemption to a Tree Preservation Order

None received

602 Appeals

None received

603 Unsupported decisions

None received.

Enforcement Letters

None received.

604 New Draft Local Plan Update

The Chair reported that a recent meeting of EDDC's Strategic Planning Committee had decided that the Committee would work through the new draft local plan in sections. A workshop would be held to consider the Local Plan vision and decide how to work through the remainder of the

Local Plan. In the meanwhile, Officers would continue to work on the Local Plan including sites and allocations without waiting for the Government’s update on the National Planning Policy Framework (NPPF).

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CHAIR OF THE PLANNING WORKING GROUP