SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

11 January 2024

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 17 January 2024 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,

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 20 December 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.

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.)

8	23/2628/FUL North Ward	Mr Bryn Small	Bedgales Nursery, Manstone Avenue, Sidmouth, EX10 9XA. Demolition of existing outbuildings and construction of 4 chalet bungalows.
9	23/2704/FUL Primley Ward	Mr and Mrs P Haddrell	36 Livonia Road, Sidmouth, Devon, EX10 9JB. Proposed raising lower roof on western elevation with construction of rear first floor dormer. Removal of existing rear single storey extension to be replaced with larger single storey extension and proposed raised rear terrace.

10	23/2604/FUL Sidbury Ward	Mr S Hallett & M Conibear	Lower Sweetcombe Farm, Sidbury, EX10 0QR. Change of use of land from agricultural to holiday/tourism accommodation including the retention of a shepherds hut, shed (housing a kitchen/store and shower) and toilet (retrospective).

11 Trees in Conservation Areas

a)	23/2510/TCA Sidbury Ward		Rose Hill, Cotford Road, Sidbury, Devon, EX10 0SQ. T1 - Rowan: dismantle in sections to near ground level. T2 - Ash: dismantle to near ground level. T3 - Holly: reduce to fence height. (DR)
b)	24/0028/TCA South Ward	Mr Matthew Gingell	Maple House, Bickwell Valley, Sidmouth, EX10 8SG. T1, Maple: reduce and reshape back to previous cuts. T2, Tulip Tree: reduce height back to previous cut to clear telephone lines, lift lower branches to clear garage. T3, Liquidambar: thin, reduce and reshape back to previous cuts. T4, Cypress: remove.

12 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

a)	24/0041/TRE Salcombe Regis Ward	Mr Matthew Player	Little Hayes, Salcombe Hill Road, Sidmouth, EX10 8JR. x2 Ash - T12 and T13 of TPO 19/0003/TPO: fell.
b)	23/2419/TRE Sidford Ward		Luddesdown, Higher Brook Meadow, Sidford, Devon, EX10 9SS. T1, Oak : reduction of lateral limbs on southern side and partially east and west side; limbs will be reduced by up to 1.5 metres with cut diameters up to 50mm. (DR)
c)	23/2424/TRE South Ward		High Trees, Manor Road, Sidmouth, EX10 8RR. T1, lime : reduce height by approximately 2 to 3m and shorten branches and re-shape to leave a balanced form. (DR)
d)	23/2228/TRE South Ward		Altura 1, Broadway, Sidmouth, EX10 8XH. Fir - fell to ground level.

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

a)	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. (Amended). STC: **DO NOT SUPPORT** EDDC: **APPROVED**

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:

22 January Council (Estimates & Grants)
31 January Planning working group
05 February Council

Sidmouth Town Council's Planning Working Group
held on Wednesday 3 January 2024
(The Working Group met virtually)

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

Apologies: Cllr Louise Laybury

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 10.50am

714 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr Rachel Perram	23/2639/FUL	Personal	Remained in the meeting during discussion and voting	Acquainted with the applicant
Cllr Chris Lockyear	23/2690/TCA	Personal	Remained in the meeting during discussion and voting	Acquainted with the applicant
Cllr Kelvin Dent	APP/U1105/D/23/3334607	Personal	Remained in the meeting during discussion and voting	Acquainted with the Appellant

715 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**.**

716 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 meetings of 20 December.

717 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.

718	23/2513/FUL East Ward	Mr P Verstage	H S B C, Fore Street, Sidmouth, EX10 8AA. Alterations to the Shopfront, removal of the entrance from New Street to Fore Street, and a new DDA Access.

DO NOT SUPPORT:

Although Members felt the design and materials were more in keeping with the local architecture. Members were still concerned about the repositioning of the entrance. The narrow pavement on Fore Street would cause access issues, particularly for wheelchair users. They would like to see the entrance remaining on New Street.

719	23/2134/FUL North Ward	Justin Korinek	10 Woolbrook Mead, Sidmouth, EX10 9XF. Construction of 1 no. dwelling and associated works.

SUPPORT

Note: Members would like to see a porous carparking area to aid drainage.

720	23/2385/FUL Primley Ward	Mr Aldam	87 Sidford High Street, Sidford, EX10 9SA. Demolition of the existing dwelling and redevelopment of the site to provide four dwellings and a new vehicular access.

DO NOT SUPPORT:

Members felt that this would be overdevelopment of the site. They were concerned with access issues and the potential volume of traffic from the proposed dwellings together with the welfare of dormice and slow worms on the site.

721	23/2588/FUL Salcombe Regis Ward	Ian Cretney	Dunscombe Cottage, Salcombe Regis, Sidmouth, EX10 0PN Construction of raised decking to existing outbuilding.

SUPPORT

722	23/2639/FUL South Ward	Mr and Mrs G Symington	28 Connaught Road, Sidmouth, Devon, EX10 8TT. Single storey side / rear extension.

SUPPORT

723 Trees in Conservation Areas

a)	23/2690/TCA South Ward	Mrs Rusling	The White Cottage, Cotmaton Road, Sidmouth, EX10 8QX. Maple: fell. Tulip tree: fell.

DEFERRED: Awaiting Officers report.

724 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

a)	23/2149/TRE Salcombe Regis Ward	Mrs Gray	Oak Cottage, Kestell Road, Sidmouth, EX10 8JJ. T1, oak : reduce branches over neighbouring garden to clear roof by 2m by pruning to a suitable second order branch. Reduce branches over roof of Oak Cottage to clear 2m by pruning to a suitable second order branch. Reshape remainder of crown by reduction of 1-2m to leave a natural form.

AGREED: subject to conditions recommended by the Arboricultural Officer

b)	23/2419/TRE South Ward	Luddesdown, Higher Brook Meadow, Sidford, Devon, EX10 9SS. T1, Oak : reduction of lateral limbs on southern side and partially east and west side; limbs will be reduced by up to 1.5 metres with cut diameters up to 50mm.

AGREED: subject to conditions recommended by the Arboricultural Officer

c)	23/2424/TRE	High Trees, Manor Road, Sidmouth, EX10 8RR. T1, lime : reduce height by approximately 2 to 3m and shorten branches and re-shape to leave a balanced form.

AGREED: subject to conditions recommended by the Arboricultural Officer

725 Exemption to a Tree Preservation Order

None received.

726 Appeals

APP/U1105/D/23/3334607	Mr I Davies	Magnolia Cottage, Coburg Road, Sidmouth, Devon, EX10 8NF. Retention of a boundary screen. **NOTED**

727 Unsupported decisions

None received.

728 Enforcement Letters

None received.

729 New Draft Local Plan Update

Work on preparing the new Local Plan was continuing, A new NPPF had been issued.

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CHAIR OF THE PLANNING WORKING GROUP