



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

17 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 23 August 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

AGENDA

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 9 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 | 23/1589/LBC
East Ward | Mr & Mrs N
Bearman | Sussex House, Station Road, Sidmouth, Devon, EX10 8NP.
Create ensuite and bedroom on third floor and extend SVP to roof level and install WC in utility room and connect waste pipes. |
| 2 | 23/0810/FUL
East Ward | Mr Alan
Stevenson | 8 Mill Street, Sidmouth, EX10 8DF.
Proposed two storey rear extension. |
| 3 | 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. (<i>Previous scheme 19/1775/FUL Approved 20 February 2020</i>) |

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|----------|---------------------------------------|---------------------|---|
| 4 | 23/1619/FUL
Salcombe Regis
Ward | Mr R Eley | Land North Of Higher Griggs Farm, Fortescue Road, Sidmouth.

Erection of a detached two storey dwelling, detached garage and wildlife lake with associated landscaping. |
| 5 | 23/1062/FUL
South Ward | Mr Oliver
Wells | 11A Ascerton Close, Sidmouth, EX10 9BS.

Single storey side/rear extension. |
| 6 | 23/0991/FUL
South Ward | Mr Ali Rad | Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.

Proposed 4 number new townhouses on site of former garage at Sidholme Hotel. |
| 7 | 23/0992/LBC
South Ward | Mr Ali Rad | Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.

Proposed 4 number new townhouses on site of former garage at Sidholme Hotel. |
| 8 | 23/1690/FUL
South Ward | Mr N Hillier | Sidmouth Garage, Connaught Road, Sidmouth, Devon, EX10 8TT.

Change of use of part ground floor to living accommodation including change in fenestration. |
| 9 | 23/1713/FUL
West Ward | Mr Adrian
Weavin | 37 Alexandria Road, Sidmouth, EX10 9HG.

Proposed new dwelling to the rear. |

10 Trees in Conservation Areas

None received at the time of the publication of agenda.

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) 23/1782/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.

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:

- 4 September Council Meeting
6 September Planning Working Group
13 September Tourism and Economy Committee

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

Councillors present: Rachel Perram (Standing in for Chair)
Bernie Davis
John Loudoun
Louise Laybury

Also present: Councillor Ian Barlow

Apologies: Chris Lockyear
Kelvin Dent

The meeting started at 10.00am and finished at 11am

530 Declarations of Interest

Councillor John Loudon	23/1283/FUL Bramley, Ridgeway, Sidbury, Devon, EX10 OSF.	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with the neighbour of applicant.
Councillor Rachel Perram	23/1345/FUL Bovetts Farm, Sidbury, EX10 0QN.	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with applicant.
Lucy Ingram Planning Clerk	23/1283/FUL Bramley, Ridgeway, Sidbury, Devon, EX10 OSF.	Personal interest	Remained in the meeting.	Acquainted with neighbour of applicant.

531 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.

532 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 28 June 2023 subject to the amendment of minute 496 to record that this was a split decision. Members supported the kitchen extension but recommended that building work should be restricted to between 9am and 5pm on Mondays to Fridays only in the interests of the amenity of the neighbours.

533 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.

534 23/1181/LBC Mr James 1 Sid Bank, Sid Lane, Sidmouth, EX10 9AW.
Salcombe Regis Metcalf Remove existing cement render to the front of the property
Ward (West Elevation) re-render in lime with paint finish.

SUPPORT Subject to views of the conservation officer.

535 23/1345/FUL Mr & Mrs Bovetts Farm, Sidbury, EX10 0QN.
Sidbury Ward Christopher Stone Detached car port.

SUPPORT Members would like to have a tie to the main house.

536 23/1283/FUL Mr Ralph Bramley, Ridgeway, Sidbury, Devon, EX10 0SF.
Sidbury Ward Watson Erection of a Bungalow.

DO NOT SUPPORT

Reasons:

1) Members felt the design to be contrary to the Sid Valley Neighbourhood Plan Policy 7: Design and Distinctiveness.

2) The proposed development falls within a designated conservation area. Members felt the design failed to preserve or enhance the unique characteristics and heritage of the conservation area.

3) Members felt that this building would have a negative impact upon the Grade 2 listed cottage below (Bundells).

4) Members did not support the proposal of a 1.8m high close boarded fence around the curtilage of the proposed building. This was not in keeping with the vernacular style in the area. A hedge or planted Devon bank was felt to be more appropriate.

Note: Members expressed the desire for the proposed development to be amended. Specifically, property rotation to avoid overlooking neighbouring boundary and preference for a design that aligns with the existing architectural style, materials, and local aesthetic of the locality.

537 23/1294/FUL Kim & Steve Trow View, Two Bridges Road, Sidford, EX10 9PL.
Sidford Village Thomson To replace conservatory with single storey side extension.

SUPPORT

538 23/1300/FUL Mr and Mrs The Haven, Frys Lane, Sidford, EX10 9SP.
Sidford Village O'Connor The creation of a driveway to provide off street parking - previously approved under reference number 21/2947/FUL.

SUPPORT

539 Trees in Conservation Areas

None received.

540 Trees with Preservation Orders

a) 23/1082/TRE Fairleigh, Manor Road, Sidmouth, Devon, EX10 8RR.
T1, Holm Oak : crown lift over garage by removing first 4 secondary branches from limb over roof.

DEFER: Awaiting Arboricultural Officer's report

541 New Tree Preservation Order

None received

Exemption to a Tree Preservation Order

None received

542 Appeals

None received

543 Unsupported decisions

544 23/0440/FUL Mr Peter 9 Victoria Road, Sidmouth, Devon, EX10 8TZ.
South Ward Regan Proposed two-storey side extension.
STC: Do not support EDDC: Support with conditions

545 Enforcement Letters

None received.

546 Local Plan update.

The Chair reported that the consultation draft of the new Local Plan had been published. However, the Local Planning Authority are now awaiting a new draft of the National Planning Policy Framework which will indicate how many new dwellings the Local Plan will be expected to allocate.

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CHAIR OF THE PLANNING WORKING GROUP