



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

19 April 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 24 April 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,

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

Christopher E Holland
Town Clerk

AGENDA

PART 'A'

1 Apologies

To receive apologies for absence.

2 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 10 April 2024.

3 Declarations of Interest

To receive Declarations of Interest.

4 Exclusion of the Public

To agree any items to be dealt with after the public (including the press) have been excluded. There is one item which the Town Clerk recommends should be dealt with in this way.

5 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.

6 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.

7 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.

8 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.)

9 24/0546/FUL Mr and Mrs 10, The Grove, Sidmouth, Devon, EX10 8UL.
East Ward D Buggins Construction of deck in rear garden [Retrospective].

10 24/0647/FUL Mr and Mrs A 1 Albany Villas, Salcombe Road, Sidmouth, EX10 8PW.
East Ward Arkless and Construction of side extension, window replacement to front
Neighbour elevation and internal alterations.

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|-----------|-----------------------------|------------------------|--|
| 11 | 24/0745/FUL
North Ward | Mrs Lovelock | Fiddlers Green, Core Hill Road, Sidmouth, Devon, EX10 9XE.
Proposed garage conversion into residential accommodation, ancillary use for the purposes of the main dwelling. |
| 12 | 24/0610/FUL
Sidbury Ward | Mr Nicholas
Bennett | Riverside Cottage, Harcombe, Sidmouth, EX10 0PR.
Removal of existing internal boiler, construction of concrete base, installation of proposed new external floor mounted boiler and associated timber fence screen. |
| 13 | 24/0611/LBC
Sidbury Ward | Mr Nicholas
Bennett | Riverside Cottage, Harcombe, Sidmouth, EX10 0PR.
Removal of existing internal boiler, construction of concrete base, installation of proposed new external floor mounted boiler and associated timber fence screen. |
| 14 | 24/0689/FUL
Sidford Ward | Mr Benjamin
Lomax | Kenber, Frys Lane, Sidford, Devon, EX10 9SR.
Single storey extension to rear of property; existing outbuilding at rear to be demolished and enlarged with addition of side extension. |
| 15 | 24/0263/MFUL
South Ward | Mr Paull | Former Council Offices, Knowle, Sidmouth, Devon, EX10 8HL.
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 (Sheltered housing) and

(d) Erection of 4 houses and 3 townhouses (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) (Variation to previous application (23/0571/MFUL) showing removal of balconies and elevational changes to west elevation of Retirement Living block, and alterations to the southern end/elevations of the Retirement Living and Extra Care buildings). |

16 Trees in Conservation Areas

No notifications received at the time of the publication of agenda.

17 Tree Preservation Orders

a) Applications relating to Trees protected by a Tree Preservation Order.

None received at the time of the publication of agenda.

b) Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda

18 Notification of a Certificate of Existing Lawfulness

- a) 24/0626/CPE Synderborough Farm, Sidbury, EX10 0QJ.
Certificate of Existing Lawfulness confirmed that Planning Permission has been implemented and that continued development of dwellings as per the application 19/2349/FUL is legal.

19 Unsupported decisions

None received at the time of the publication of agenda.

20 Appeals

- a) 23/0810/FUL Mr Alan 8 Mill Street, Sidmouth, EX10 8DF.
APP/U1105/D/2 Stevenson Proposed two storey rear extension.
4/3341105

21 Enforcement Letters

None received at the time of the publication of agenda.

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

22 Exclusion of the Public and Press

The Vice-Chair of the Council to move the following: “that under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) be excluded from the meeting due to the confidential nature of its contents.”

PART 'B'

22 Housing Needs Survey

To consider a proposal by CNB housing to undertake a housing needs survey ahead of the Local Planning Authority's Local Plan process.

Forthcoming Council and Working Group meetings:

8 May Planning Working Group

Sidmouth Town Council's Planning Working Group
held on Wednesday 10 April 2024
(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
John Loudoun
John Nicholson
Rachel Perram

Apologies: Cllr Bernie Davis, Chris Lockyear

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 10.40am

845 Declarations of Interest

There were no declarations of interest.

846 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.

847 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 27 March 24.

848 Urgent Items

No urgent items were reported.

849 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.

850	24/0429/LBC East Ward	Mr David Evans	Flat 4 Carlton Mansions, The Esplanade, Sidmouth, EX10 8BE. Replace rooftiles with new on a like for like basis.
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NO OBJECTIONS subject to the observations of the Conservation Officer.

Note: Members commented that a 'like for like' scheme on the Listed Building should require the use of Welsh Slate and not a Spanish import as stated in the application.

851 23/2513/FUL Mr P H S B C, Fore Street, Sidmouth, EX10 8AA.
East Ward Verstage Alterations to the Shopfront, removal of the entrance from New Street to Fore Street, and a new DDA Access.

NO OBJECTIONS

852 24/0343/FUL Mr & Mrs C Chris Baily Engineering, Putts Corner, Sidbury, Sidmouth, EX10
Sidbury Ward Baily 00Q.

Alterations to exterior of workshop and internal layout.

NO OBJECTIONS

853 22/2756/FUL Mr Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY.
South Ward Matthew Construction of two new poolside family rooms and associated
Raistrick parking spaces, and extension to existing poolside family guest room.

NO OBJECTIONS

854 24/0435/FUL Mr Michael 24 Woolbrook Park, Sidmouth, Devon, EX10 9DU.
West Ward Sykes Proposed dormered loft extension, external works to increase rear patio and parking areas.

NO OBJECTIONS

Note: Members requested that plastic/composite wall cladding is not used.

855 Trees in Conservation Areas

The following works noted were considered as an exemption to the Conservation Area Legislation:
Belvedere Court, Hillside, Sidmouth – Remove the failed limb of a Monterey Pine.

856 Trees with preservation order(s)

Applications relating to Trees protected by a Tree Preservation Order.

a) 24/0576/TRE Mr Luke Balfour Manor, Station Road, Sidmouth, EX10 8XW.
South Ward Hyson 0358, Holm Oak (the tree is tagged on site): reduce eastern stem by 3 to 4m and remaining 2 stems by 2m leaving tree at approximately 19m, with an overall canopy spread of 8.5m.
Maximum diameter cuts 75-100mm.

DEFERRED: AWAITING OFFICERS REPORT

b) 24/0577/TRE Mr Luke G1, Holm Oaks: overhanging Broadway, crown reduce by 2-3m and
South Ward Hyson reduce side branches by 2m to clear overhead telecom cables whilst maintaining shape. G2, Laurel: crown lift to 5.2m above ground level and prune back to reduce lateral branches over road.

DEFERRED: AWAITING OFFICERS REPORT

- c) 24/0472/TRE Mrs Enid Tudor House, Connaught Close, Sidmouth, EX10 8TU.
South Ward Holden
Holm oak : crown reduction of 3m, reducing canopy lateral spread from 11m to 8m; crown lift to 3.5m above ground level above road access.

DEFERRED: AWAITING OFFICERS REPORT

- d) 24/0128/TRE Abbeydale, Manor Road, Sidmouth, EX10 8TA.
South Ward
T1, Monterey Cypress : Dismantle in sections to near ground level and grind out stump to allow replacement planting (standard Pinus sylvestris 8-10cms girth or a Quercus spp.) (DR)

APPROVED: subject to the conditions recommended by the Arboricultural Officer.

857 Exemption(s) to Tree Preservation Orders

None received

858 Appeals

None received.

859 Unsupported decisions

None received.

860 Enforcement Letters

None received.

861 Urgent Items

None received.

862 New Draft Local Plan Update

No new Sidmouth area specific issues to report.

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CHAIR OF THE PLANNING WORKING GROUP