



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

27 April 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 3 May 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 12 April 2023.

4 District Council Members

It is 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 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 Applications for consideration – Statutory Obligations

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 formulation of the agenda.

Applications for consideration

- | | | | |
|----|---------------------------------------|---------------------|---|
| 7 | 23/0888/FUL
North Ward | Trevor
Bradley | 4 Barn Hayes, Sidmouth, EX10 9EE.
Construction of rear extension and roof replacement |
| 8 | 23/0781/FUL
Primley Ward | Mrs Jill Cox | 104 Malden Road, Sidmouth, Devon, EX10 9LZ.
Replacement front porch. |
| 9 | 23/0757/FUL
Salcombe Regis
Ward | Mr & Mrs
Russell | Swanbourne, Hillside Road, Sidmouth, Devon, EX10 8JF.
Construction of replacement garage and new timber shed. |
| 10 | 23/0764/FUL
Salcombe Regis
Ward | Mr & Mrs
Jones | June Cottage, Hillside Road, Sidmouth, Devon, EX10 8JG.
Construction of a single storey rear extension and replacement porch,
demolition of chimney and rear conservatory, replacement windows
and roof tiles. |

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|-----------|---------------------------------------|---------------------------|---|
| 11 | 23/0826/FUL
Salcombe Regis
Ward | Mr Cretney | Duncombe Cottage, Salcombe Regis, Devon, EX10 0PN.
Garage Conversion Into a mixed-use garage/home office/guest area. |
| 12 | 23/0813/FUL
Salcombe Regis
Ward | L Hill | Greendale, Fortescue Road, Sidmouth, Devon, EX10 9QG.
Installation of 60 x 50 kw Solar panels in garden. |
| 13 | 22/1270/FUL
Sidford Village | Mr Terry
Price | 91, Sidford High Street, Sidford, Sidmouth, EX10 9SA.
Construction of detached garage and office building (revision to garage approved under planning permission 15/1274/FUL). |
| 14 | 23/0887/FUL
Sidford Village | Anderson | Heatherleigh, Coreway, Sidford, Sidmouth, Devon, EX10 9SD.
Proposed two storey extension with associated landscaping works to provide accessible lift access to the dwelling. |
| 15 | 23/0870/FUL
South Ward | Mr & Mrs V
Eland-Hicks | Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ.
Single storey side extension, conversion of roof space to habitable use to include a front dormer and 2 front rooflights. |
| 16 | 23/0780/LBC
South Ward | Mr Andy
Konstandi | Balfour Lodge, Station Road, Sidmouth, EX10 8XL. Install new boiler in service cupboard and 1no. new flue on rear elevation. |
| 17 | 23/0743/FUL
South Ward | Mr I Davies | Magnolia Cottage, Coburg Road, Sidmouth, Devon, EX10 8NF.
Construction of a boundary screen. |

18 Trees in Conservation Areas

None received at time of publication of agenda.

- | | | | |
|-----------|---------------------------|--------------|--|
| a) | 23/0622/TCA
South Ward | Mr MacDonald | Carolcrest, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.
T1: Lawson cypress - prune back from Ginkgo to give clearance of 2m. T2: Bay - reduce by approximately 2m to adjacent tree and prune side growth to leave a natural form. T3: Thuja - reduce two leaders to decrease dense growth in crown. |
|-----------|---------------------------|--------------|--|

19 Tree Preservation Orders

Notification of any applications to trees covered by Tree Preservation Orders.

- | | | | |
|-----------|---------------------------|---------------------------------|---|
| a) | 23/0520/TRE
South Ward | Mr Malcolm
Malloch-
Brown | 24A Witheby, Sidmouth, Devon, EX10 8SR.
T2, White Birch: fell. T2, T3, T4: Replace with Western Red Cedar, Mountain Ash and Western red Cedar, respectively. |
| b) | 23/0546/TRE
South Ward | Mr Stephen
Andrews | Former Council Offices, Knowle, Sidmouth, EX10 8HL.
T6, Silver Maple : tip reduce northern aspect; mid-crown by up to 2m, maximum diameter of cut (MDC) 50mm; upper crown by up to 1m MDC 30mm; ensure sides are blended in to leave a balanced shape. T10, Judas Tree: easterly growing limb bifurcates with two branches – one southerly and one northerly; southerly branch, remove 1 no. of 50mm diameter branch to leave upright growth point; northerly branch, tip prune to reduce, MDC 25mm. |

- c) 23/0651/TRE
South Ward
Knowle Grange, Knowle Drive, Sidmouth, EX10 8HN.
T1: lime - shorten back over neighbour's roof, leaving 2m clearance.
Reduce and re-shape by approximately 1m to leave a natural form
by pruning to second order branches.
- d) 23/0824/TRE Mr Jarrett
South Ward
Abbeydale, Manor Road, Sidmouth, EX10 8TA.
T1, Monterey Cypress : Remove 4 or 5 dead or declining limbs in the
upper canopy on the south and south eastern aspect, approximate
100-250mm diameter cuts. Crown reduce remaining tree by up to
2m, maximum diameter of cut 75mm.
Reason for Works: There are some significant limbs in the upper
canopy which overhang the neighbouring property that are now
dead or showing severe decline, this may be due to vascular
disconnection from previous pruning operations, but the presence of
Coryneum Canker cannot be discounted. Wind exposure is likely to
be increased following the removal of the above branches, the
reduction of the remaining canopy is to prevent any limb damage or
breakage. All works are considered necessary and appropriate
arboricultural management.

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

None received at time of publication of agenda.

21 Unsupported decisions

None received at the time of the formulation of the agenda.

22 Appeals

None received at the time of the formulation of the agenda.

23 Enforcement Letters

None received at the time of the formulation of the agenda.

24 Local Plan update

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.

Forthcoming Council and Working Group meetings:

22 May Annual Council

24 May Planning Meeting

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

Councillors present: Kelvin Dent (Chair)
Jeff Turner (Vice Chair)
Deirdre Hounsom
Rachel Perram
Ian Barlow
Chris Lockyear
Jenny Ware
Steven Kendall-Torry
John Loudoun

The meeting started at 10.00am and finished at 11.25am

413 Declarations of Interest

Cllr Rachel Perram	23/0388/TCA Southcote, Convent Road, Sidmouth, EX10 8RL.	Personal Interest	Remained in the meeting during discussion and did not vote.	Applicant
Cllr Rachel Perram	23/0684/FUL Land Adjacent 4 Cheese Lane, Sidmouth, Devon, EX10 8QY.	Personal Interest	Remained in the meeting during discussion and did not vote	Acquainted with the applicant and next door neighbour.

414 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.

415 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 15 March 2023.

416 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.

417 23/0637/FUL Mr Peter Overthorpe, Cliff Road, Sidmouth, EX10 8JN.
Salcombe Sinton Two storey side extension.
Regis Ward.

UNABLE TO SUPPORT

- The proposed design of the building would not be in keeping with the character of the area and would detract from the street view and therefore be contrary to (*Policy 7 Local Distinctiveness Development*)
- Members would like to see a pitched roof on the proposed extension.

418 23/0615/VAR Mr Gary Salcombe Regis Camping and Caravan Park, Salcombe Regis,
Salcombe Burns Sidmouth, EX10 0JH. Variation of condition no. 3 (Shop with
Regis Ward (Serenity Leisure Parks Ltd) residential accommodation to replace existing) of application
87/P0699; the building should be used solely for the permitted
purpose of a residential dwelling, site office and shop in conjunction
with and solely for the permitted use of the caravan site.

UNABLE TO SUPPORT

- Members considered that this would be tantamount to creating a new dwelling within the ANOB. If it is not required for the original use, it should be demolished.
- The building was only originally allowed to support tourism in an AONB area.
- Members were concerned that not maintaining a permanent residential presence on the operating site would contravene the requirements of the Health and Safety at Work Act, 1974.

419 23/0567/FUL Mrs Nicola Fern Cottage, 64 Temple Street, Sidmouth, EX10 9BJ.
North Ward Poole- Installation of Shed/garden room to the rear.
Reeves

SUPPORT

420 23/0661/FUL Mr Steve 66 Tyrrell Mead, Sidmouth, Devon, EX10 9TR.
Primley Ward Ball Replacement single storey rear extension and removal of a window.

SUPPORT

421 23/0656/ADV Mr Matt 40 - 42 High Street, Sidmouth, EX10 8EJ.
East Ward Shields Installation of a fascia and projecting sign to front elevation.

APPROVED

422 23/0630/FUL Mrs B 22 Fore Street, Sidmouth, EX10 8AL.
East Ward Parkyn Demolition of the contemporary single storey rear extension of the
shop and construction of 3 houses and the creation of 2 flats above
the shop.

SUPPORT

- Members would like to see the dwellings occupied as permanent residential properties rather than second or holiday homes in order to maintain the vitality of the Town Centre.

- 423** 23/0684/FUL Alan Aspray Land Adjacent 4 Cheese Lane, Sidmouth, Devon, EX10 8QY.
South Ward Erection of a summer house to side. Erection of 6ft fence to north and east of pedestrian access gate on east side. Construction of wooden access steps from footpath to adjacent garden.

SUPPORT

424 Trees in Conservation Areas

- a) 23/0416/TCA Hunters Moon Hotel, Sid Road, Sidmouth, EX10 9AA.
Salcombe Monterey Pine (T1) - fell. Eucalyptus Tree (T2) - fell. Both trees are
Regis Ward within 3m of each other.

NOTE

- b) 23/0388/TCA Southcote, Convent Road, Sidmouth, EX10 8RL.
South Ward Pittisporum - light crown reduction/reshape removing up to 1m,
pruning cuts not exceeding 50mm.

NOTE

425 Trees with Preservation Orders

Notification of any applications to trees covered by Tree Preservation Orders.

- a) 23/0318/TRE Mr Butcher The Salty Monk, Church Street, Sidford, Devon, EX10 9QP. T1
Sidford Ward lime and T2 oak - reduce height by approximately 2m / 3m and shorten second and third order branches over garden by a similar amount, to a natural pruning position, to leave a radial spread of approximately 4m and a height of approximately 18m.

THIS IS A SPLIT DECISION (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions: Shorten second and third order branches over garden by 2-3m:

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 (Tree Work - Recommendations). (Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)
3. The branch reductions hereby permitted to the west side of the canopy of T1, the lime, shall be carried out in accordance with the works depicted in the annotated photograph, ref: photograph 1, 23/0318/TRE - T1 permitted works.
(Reason; to ensure the works are not excessive and do not detract unduly from the appearance of the tree or the amenity it provides.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons: T1 lime and T2 oak - reduce height by approximately 2m / 3m:

1. The trees in the application are visually prominent features that make a valuable contribution to public amenity and to the character of the conservation area. The proposed height reductions would detract from the appearance of the trees and diminish the contribution they make to amenity; the resulting negative impact is considered not to be justified and permission for this element of the application is refused.

- b) 23/0351/TRE Mr Luke Balfour Manor, Station Road, Sidmouth, Devon, EX10 8XW. 1304, South Ward Hyson Oak: reduce and shape to a finished height of 14-16m, shortening retained lower branches. 1306, Lime : pollard to 5/6m. 1307, Lime : pollard to 10m leaving woodpecker holes 1308, Ash : pollard as monolith to 6m using coronet cuts in order to mimic natural fractures. 1309, Ash: pollard at 6m using coronet cuts in order to mimic natural fractures. T0358, Holm Oak: reduce eastern stem by 3 to 4 metres and remaining stems by 2 metres.

APPROVED subject to the conditions as recommended by the Arboricultural Officer

426 New Tree Preservation Order

None received

427 Exemption to a Tree Preservation Order

None received

428 Appeals

None received

429 Unsupported decisions

22/1767/FUL 4 Coburg Road, Sidmouth, Devon, EX10 8NG.

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

22/2129/LBC Flat 1, Sidbury House, Buckley Road, Sidbury, Sidmouth, EX10 0SL.

Sidmouth Town Council	EDDC
SUPPORT	REFUSED

22/2753/FUL 3 Packhorse Close, Sidford, Devon, EX10 9RR

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

430 Enforcement Letters

No Enforcement letters were received.

431 Local Plan update.

The chair reported that there was nothing to report and would not be till after the local elections in May.

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CHAIR OF THE PLANNING WORKING GROUP