



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

18 May 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 24 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

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 3 May 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 | 23/0863/FUL
North Ward | National Grid
Energy
Distribution | Transformer Station, Core Hill Road, Sidmouth.
Erection of a new switch room building. |
| 8 | 23/0776/FUL
North Ward | Sandra Jones | 29 Woolbrook Rise, Sidmouth, Devon, EX10 9UD.
Single storey rear infill extension. |
| 9 | 23/0921/FUL
Primley Ward | Mr Haste | 27 Primley Road, Sidmouth, Devon, EX10 9LD.
Single storey glass canopy to the rear elevation of the property. |
| 10 | 23/0931/FUL
Primley Ward | Mr Paul
Mesner | 15 Yardelands Sidmouth, Devon, EX10 9LJ.
Proposed single storey rear extension, internal alterations and conversion of attic space to form bedroom bathroom, with the addition of one dormer window and two rooflights. |

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|-----------|---------------------------------------|-------------------------|---|
| 11 | 23/1020/FUL
Primley | Colin
McGrory | 56 Livonia Road, Sidmouth, Devon, EX10 9JB.
Construction of single storey extension and part garage conversion. |
| 12 | 23/0984/FUL
Salcombe Regis
Ward | Mr V Evans | Brownlands, Sid Road, Sidmouth, Devon, EX10 9AG.
Proposed front, side and rear alterations and extensions; installation of new roof dormers. |
| 13 | 23/0499/LBC
Sidbury | Mrs Sarah
Allan | St Giles Cottage, Deepway, Sidbury, Sidmouth, EX10 0SA.
Replace 1no. window on ground floor front (north east) elevation. |
| 14 | 23/0983/FUL
Sidbury | Mrs Beverley
Kembrey | Land To East Of Riverside Cottage, Harcombe. (Cider Barn, Chelson Land, Harcombe, EX10 0PR.)
Change of use/ conversion of the building to a holiday letting unit and the change of use of the remainder of the site to form an associated curtilage area. |
| 15 | 23/0894/FUL
Sidbury | Mr J Voss | Riverside, Bridge Street, Sidbury, EX10 0RU.
Conversion/partial rebuild of an outbuilding to form a new dwelling. |
| 16 | 23/0850/LBC
Sidmouth West | Mr Bourton | Bulverton House, Sidmouth, EX10 9DW.
Change of use of the building to 'Long Term Rental'. |
| 17 | 22/2239/FUL
South Ward | Identity
protected | Gunnersbury, Manor Road, Sidmouth, EX10 8RR.
Single storey side extensions with alteration to fenestration, conversion of loft space to habitable use to include 2no rear dormers, roof improvement and enlargement of replacement garage and associated domestic landscaping. |
| 18 | 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. |
| 19 | 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. |

20 Trees in Conservation Areas

- | | | | |
|-----------|-------------|-----------------------|---|
| a) | 23/0998/TCA | Mr Stewart
VINCENT | 1 The Laurels, Sidmouth, Devon, EX10 8UX.
T14: Leylandii - fell. |
|-----------|-------------|-----------------------|---|

20 Tree Preservation Orders

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

- | | | | |
|----|--------------------------------|---------------------|---|
| a) | 23/0893/TRE
South Ward | Mr Roger
Flynn | Long Orchard, Elysian Fields, Sidmouth, EX10 8UH.
T1, Macrocarpa : remove first and second order branches, approximately 40 -80mm diameter cuts (snapped limbs from crown). Remedial works to root system beneath the driveway. T2, Chestnut : remove approximately 2m of second and third order branches, diameter cuts of approximately 100mm. T3, Yew : crown lift and shape (predominantly east side of crown), removing second, third and fourth order branches of 3m, cuts 80mm. T4 & T5, Sweet Chestnuts : mostly remove second, third and fourth order branches , 4m in length, diameter cuts 200mm. |
| c) | 23/0952/TRE
Sidford Village | Ms Sarah
Webster | Upper Heights, Burscombe Lane, Sidford, Sidmouth, EX10 9SFT.
1: Oak - reduce branch growing towards the rear corner of Upper Heights, removing the fourth order branch making 1 cut approx 100mm. T2: group of Beech trees - reduce the crowns of the trees by 2 - 3m, (possibly removing end lengths of 4 - 5m) with cuts approximately 60 - 80mm of second and third order branches overhanging the garden of Upper Heights. |

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

None received at time of publication of agenda.

22 Unsupported decisions

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

23 Appeals

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

24 Enforcement Letters

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

25 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:

07 June Tourism and Economy Committee

12 June Council Meeting

14 June Planning Working group

Sidmouth Town Council's Planning Working Group

held on Wednesday 3 May 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 11.15am

432 Declarations of Interest

Councillor Kelvin Dent	23/0743/FUL Magnolia Cottage, Coburg Road, Sidmouth, Devon, EX10 8NF	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with the applicant.
Councillor John Loudoun	23/0813/FUL Greendale Fortescue Road, Sidmouth, Devon EX10 9QG	Personal Interest	Remained in the meeting during discussion and did not vote	Acquainted with the applicant.

433 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.

434 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 12 April 2023.

435 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.

436 23/0888/FUL Trevor 4 Barn Hayes, Sidmouth, EX10 9EE.
North Ward Bradley Construction of rear extension and roof replacement

SUPPORT

437 23/0781/FUL Mrs Jill Cox 104 Malden Road, Sidmouth, Devon, EX10 9LZ.
Primley Ward Replacement front porch.

SUPPORT

438 23/0757/FUL Mr & Mrs Swanbourne, Hillside Road, Sidmouth, Devon, EX10 8JF.
Salcombe Russell Construction of replacement garage and new timber shed.
Regis Ward

SUPPORT

439 23/0764/FUL Mr & Mrs June Cottage, Hillside Road, Sidmouth, Devon, EX10 8JG.
Salcombe Jones Construction of a single storey rear extension and replacement
Regis Ward porch, demolition of chimney and rear conservatory, replacement
windows and roof tiles.

SUPPORT

440 23/0826/FUL Mr Cretney Dunscombe Cottage, Salcombe Regis, Devon, EX10 0PN.
Salcombe Garage Conversion Into a mixed-use garage/home office/guest area.
Regis Ward

SUPPORT

Note: Members asked that a legal tie be included as a condition to ensure that the proposed conversion only be ancillary to the main dwelling and ensure it is not used as a separate dwelling.

441 23/0813/FUL L Hill Greendale, Fortescue Road, Sidmouth, Devon, EX10 9QG.
Salcombe Installation of 60 x 50 kw Solar panels in garden.
Regis Ward

SUPPORT

442 22/1270/FUL Mr Terry 91, Sidford High Street, Sidford, Sidmouth, EX10 9SA.
Sidford Price Construction of detached garage and office building (revision to
Village garage approved under planning permission 15/1274/FUL).

UNABLE TO SUPPORT

Reasons: Members considered that the proposal would be overdevelopment of the site and did not reflect local distinctiveness. It was therefore contrary to Neighbourhood Plan Policy 7 Local Distinctiveness.

- 443** 23/0887/FUL Anderson Heatherleigh, Coreway, Sidford, Sidmouth, Devon, EX10 9SD.
Sidford Proposed two storey extension with associated landscaping works
Village to provide accessible lift access to the dwelling.

SUPPORT

- 444** 23/0870/FUL Mr & Mrs V Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ.
South Ward Eland-Hicks Single storey side extension, conversion of roof space to habitable
use to include a front dormer and 2 front rooflights.

UNABLE TO SUPPORT

Reasons: Members considered that the proposal detracted from the area. It was therefore contrary to Neighbourhood Plan Policy 7 Local Distinctiveness.

- 445** 23/0780/LBC Mr Andy Balfour Lodge, Station Road, Sidmouth, EX10 8XL. Install new boiler
South Ward Konstandi in service cupboard and 1no. new flue on rear elevation.

SUPPORT subject to the views of the Conservation Officer.

- 446** 23/0743/FUL Mr I Davies Magnolia Cottage, Coburg Road, Sidmouth, Devon, EX10 8NF.
South Ward Construction of a boundary screen.

UNABLE TO SUPPORT

Members considered that the fencing, appeared intrusive in such a conspicuous location within the Conservation Area and did not enhance the local distinctiveness of the character of its immediate locality by reason of height and stark appearance. It was therefore contrary to Neighbourhood Plan Policy 7 Local Distinctiveness.

447 Trees in Conservation Areas

- a) 23/0622/TCA Mr Carolcrest, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.
South Ward MacDonald 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.

NOTED

448 Trees with Preservation Orders

- a) 23/0520/TRE Mr Malcolm 24A Witheby, Sidmouth, Devon, EX10 8SR.
South Ward Malloch- T2, White Birch: fell. T2, T3, T4: Replace with Western Red
Brown Cedar, Mountain Ash and Western red Cedar, respectively.

DEFERRED awaiting a report

- b) 23/0546/TRE Mr Stephen Former Council Offices, Knowle, Sidmouth, EX10 8HL.
South Ward Andrews 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.

RECOMMENDATION APPROVED subject to the following conditions:

1. 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.)
2. 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.)

NOTE FOR APPLICANT 1. Wildlife - Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the tree(s) should be undertaken prior to the commencement of works to determine if any bats or birds reside in the tree(s). No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust (0845 1300 228).

- c) 23/0651/TRE Knowle Grange, Knowle Drive, Sidmouth, EX10 8HN.
South Ward 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.

DERFERRED awaiting a report

- d) 23/0824/TRE Mr Jarrett T1, Monterey Cypress : Remove 4 or 5 dead or declining limbs in
South Ward 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.

DERFERRED awaiting a report

449 New Tree Preservation Order

None received

450 Exemption to a Tree Preservation Order

None received

451 Appeals

None received

452 Unsupported decisions

None received

453 Enforcement Letters

None received.

454 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

