

**Sidmouth Town Council's Planning Working Group
held on Wednesday 4 October 2023**

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Chris Lockyear (10-10.30am)
John Loudoun
Rachel Perram
Louise Laybury

Also present: Janet Lambert (for Application 627 - Item 23/0571/MFUL)

Apologies: Bernie Davis

The meeting started at 10.00am and finished at 11.30am

623 Declarations of Interest

Councillor Kelvin Dent	23/0571/MFUL South Ward	Personal interest	Left the meeting during discussion and did not vote.	Local Resident
Councillor Dent, Perram, Laybury, Lockyear and Loudoun.	23/1982/FUL East Ward	Personal interest	Remained in the meeting during discussion.	The Town Council is the Trustee for the property concerned.
Councillor Dent, Perram, Lockyear and Loudoun.	23/1902/FUL and 23/1903/LBC East Ward	Personal interest	Remained in the meeting during discussion.	Members of the Sid Vale Association who are the Applicants.

624 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.

625 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 6 September and 20 September 2023.

626 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.

627	23/0571/MFUL South Ward	Mr Paull (McCarthy And Stone Retirement Lifestyles Ltd)	Former Council Offices, Knowle, Sidmouth, 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. d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (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).
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Members noted the amendments to the application including the deletion of the two proposed chalet bungalows. Nevertheless:

SPLIT DECISION:

Members SUPPORT part (d) of the application to erect 4 houses and 3 townhouses.

Members were UNABLE TO SUPPORT parts (a,b and c) for the following reasons:

Contrary to Policy 1 Sid Valley Development Principles, development proposals should seek to avoid adverse impact on the environmental quality of the parish. Any development should protect or enhance the Sid Valley.

* Members felt the proposal would not benefit the Sidmouth community, making the already large number of elderly residents greater. Based on the evidence from other such developments in the valley, where many have been purchased by new residents moving into the town, Members disagreed with the claim that the development would free up general housing for younger people. Healthcare provision in the valley was already oversubscribed and unable to service the needs of residents. It would exacerbate the imbalance of elderly residents and not meet the current housing and employment needs in the area. There was already a recognised shortage of care staff in the area.

* The proposal for two large apartment blocks of such mass and height results in overdevelopment of the site by reason of the overbearing appearance from all directions and represents and overlooking of the adjacent properties on Knowle Drive to the south and west. Referring to the Built and Natural Environment policy 'the height and spread of any new developments should respect the character and scale of the existing neighbourhood.

' Much of the site is on high ground and is visible from many parts of the town and valley particularly from the East. The mass, height and colour of the larger buildings meant they would be too prominent and out of keeping and detrimental to the valley and surrounding landscape. The revised proposals were felt to be unattractive and of poor design. Despite being moved back marginally, Members felt that the two main blocks were still much too close to the listed 'folly'.

' Members were aware that there were considerable numbers of units, like those being offered, remaining unsold/ unoccupied in the town, and considered that the development did not reflect the right balance of priorities for Sidmouth's housing needs.

628 23/1982/FUL K Davis Fishmongers, The Esplanade, Sidmouth.
East Ward Replacement of a defective fish shed.

DO NOT SUPPORT: Members would like to see a separate structure, not joined to the walls and felt the roof could be amended to a less obtrusive pent roof. They felt it didn't complement or enhance the character of its immediate locality, and contravened Policy 7 of the Neighbourhood Plan Local Distinctiveness.

629 23/1902/FUL Liz Warren 36A Fore Street, Sidmouth, Devon, EX10 8AQ.
East Ward Proposed change of use from Office (Class E) to apartment (Class C3).

SUPPORT: Subject to the views of the Conservation Officer. Members would like the Local Planning Authority to ensure that the proposed apartment is occupied only as a permanent residence.

630 23/1903/LBC Liz Warren 36A Fore Street, Sidmouth, Devon, EX10 8AQ.
East Ward Proposed change of use from Office (Class E) to apartment (Class C3).

SUPPORT: Subject to the views of the Conservation Officer. Members would like the Local Planning Authority to ensure that the proposed apartment is occupied only as a permanent residence.

- 631** 23/1883/FUL Mr Anthony 45 Primley Road, Sidmouth, Devon, EX10 9LF.
Primley Ward Warfield
Construction of single storey side extension, and two storey rear extension.

DO NOT SUPPORT: The members felt the proposed structure of the flat roof extensions were not in harmony with the existing character of the property and area, contrary to Policy 7 of the Sid Valley Neighbourhood Plan Local Distinctiveness.

- 632** 23/2018/FUL Steven and 4 Hides Road, Sidmouth, Devon, EX10 9NE.
Primley Ward Susan
Goode
Construction of single storey rear sunroom extension.

SUPPORT

- 633** 23/1974/FUL Mr Hemphaye Cottage, Station Road, Sidmouth, Devon, EX10 8NZ.
South Ward Kussman
and Mr G
Ward
Proposed porch to hair salon and change of use of part to form ground floor wc for cottage.

SUPPORT: Subject to the views of the Conservation Officer.

634 Trees in Conservation Areas

- a)** 23/1884/TCA Silver Trees, Redwood Road, Sidmouth, EX10 9AD.
Salcombe Regis
PROPOSAL: T1, T2 Lawson cypress (yellow) : dismantle to ground.
T3, Cherry Tree : dismantle to ground.

DEFERRED Awaiting report.

- b)** 23/1893/TCA Sanditon, Station Road, Sidmouth, EX10 8LL.
South Ward
T1, dead goat willow - fell to ground level.

DEFERRED Awaiting report.

- c)** 23/1923/TCA Scarlett Sanditon, Station Road, Sidmouth, EX10 8LL.
South Ward McNally
T1, Horse Chestnut: sectional felling of the tree to leave as a 'monolith' at a height of 6m.

DEFERRED Awaiting report.

635 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/1750/TRE Mr Andrew Mead, Fortescue Road, Sidmouth, EX10 9QG.
Bartlett T1, Magnolia : crown raise to 2.5m, clean up poor previous pruning cuts and remove epicormic regrowth on trunk.

SPLIT DECISION - the crown lifting is permitted but the proposals to 'clean up' old pruning wounds and epicormic removals are refused.

636 Exemption to a Tree Preservation Order

None received

637 Appeals

None received

638 Unsupported decisions

- a) 23/0870/FUL Mr & Mrs Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ,
South Ward Eland-Hicks Single storey extension, conversion of roof space to habitable use, 2 dormers and 2 front rooflights.
SSTC: Do not support EDDC: Approved

639 Enforcement Letters

None received.

640 New Draft Local Plan Update

Work is continuing on the preparation of the new Local Plan.

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CHAIR OF THE PLANNING WORKING GROUP