

Sidmouth Town Council's Planning Working Group
held on Wednesday 13 March 2024
(The Working Group met virtually)

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

Apologies: Cllr Chris Lockyear
Cllr Louise Laybury

Also present: Cllr Ian Barlow (from 11am)

The meeting started at 10.00am and finished at 11.45am

797 Declarations of Interest

Cllr Kelvin Dent	24/0263/MFUL Former Council Offices Knowle, Sidmouth	Personal	Left the meeting and did not vote.	Resident of Knowle Drive
Cllr John Loudoun	24/0184/FUL 24/0185/LBC Bundels, Ridgeway, Sidbury	Personal	Remained in the meeting but did vote.	Acquainted with the applicant
Lucy Whittaker Planning Clerk	24/0184/FUL 24/0185/LBC Bundels, Ridgeway, Sidbury	Personal	Remained in the meeting.	Acquainted with the applicant

798 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.

799 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 28 February 24.

Arising on the minutes, Members would like to add to Minute 781 application 23/2537/FUL the request to discuss with EDDC an alternative location for the toilet block.

800 Urgent Items

24/0146/ADV East Ward	Sonja Critchley	Joules, Market Place, Sidmouth, EX10 8AR. Banking hubs signage and branding including 1no. externally illuminated heritage brand fascia and 2no. illuminated projecting signs. 1no. directory of services sign and 2no. illuminated marketing posters. An A4 opening hours sign, an A5 Assistance sign and an A5 CCTV sign will be positioned on the entrance door.
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GRANTED

801 Request by Local Planning Authority to reconsider based on Conservation Officer response:

23/1015/ADV East Ward	Mr Stephen Smith	Port Royal Club, The Esplanade, Sidmouth, Devon, EX10 8BG. Installation of a vinyl mounted sign on the front of the Crows Nest at the top of the building.
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GRANTED

802 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.

803 24/0326/FUL East Ward	Dominic Manser	1 Royal London Court, Fore Street, Sidmouth, EX10 8AD. First floor extension above existing entrance and WC. (Resubmission of 21/0387/FUL).
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NO OBJECTIONS

804 24/0402/FUL North Ward	Mr and Mrs Foster	45 Sid Park Road, Sidmouth, Devon, EX10 9BR. Single storey rear extension.
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NO OBJECTIONS

805 23/2523/FUL Salcombe Regis Ward	Mr & Mrs Eccles	Northcombe Farm, Salcombe Regis, EX10 0JQ. Proposed annexe (conversion of redundant rural building).
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DEFERRED: Awaiting the submission of a tree survey.

806 24/0428/FUL Sidbury Ward	James Hortop	Moorlands Farm, Mincombe Post, Sidbury, EX10 0QW. Construction of rear single storey extension and new front porch.
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NO OBJECTIONS.

NOTE: In view of the remote location of the property in the countryside, members recommend the inclusion of a condition limiting its use to a single residence and excluding any business use.

- 807** 24/0184/FUL Mr & Mrs Bundels, Ridgeway, Sidbury, Devon, EX10 0SF.
Sidbury Ward Mitchell Demolition of existing garage and storage shed; construction of new garage; alterations to existing driveway and retrospective approval for existing garden office.

NO OBJECTIONS

Note: Members recommend the inclusion of a condition for a legal tie to ensure that the use of the new buildings remain ancillary to the dwelling.

- 808** 24/0185/LBC Mr & Mrs Bundels, Ridgeway, Sidbury, Devon, EX10 0SF.
Sidbury Ward Mitchell Demolition of existing garage and storage shed; construction of new garage; alterations to existing driveway and retrospective approval for existing garden office.

NO OBJECTIONS

Note: Members recommend the inclusion of a condition for a legal tie to ensure that the use of the new buildings remain ancillary to the dwelling.

- 809** 24/0263/MFUL Mr Paull Former Council Offices Knowle, Sidmouth, Devon, EX10 8HL.
South Ward 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 sub-stations. (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). (Amendment).

OBJECT:

Based on the concerns and objections outlined in the Town Council’s previous response, the proposed development still did not align with Policy 1 Sid Valley Development Principles, which prioritises avoiding adverse impacts on the environmental quality of the Sidmouth area and sought to protect or enhance the Sid Valley. The key points raised against the development proposal:

- 1) Population Impact: The development was expected to increase the number of elderly residents in an area that already had a disproportionately large elderly population. This would strain healthcare and support services that are already oversubscribed and unable to meet the needs of current residents. Additionally, it would not address the housing and employment needs of younger demographics in the area.

2) Environmental Concerns: The scale and design of the proposed apartment blocks are considered overdevelopment, leading to an overbearing appearance, and overlooking adjacent properties. The mass, height, and colour of the buildings are deemed detrimental to the valley and surrounding landscape, not respecting the character and scale of the existing neighbourhood.

3) Design and Aesthetics: The revised proposals were unattractive and of poor design. Despite attempts to adjust the placement of the buildings, they are still seen as too prominent and out of keeping with the surroundings, including a listed 'folly' in the area.

4) Housing Market Considerations: Members had concerns about the demand for such units, as evidenced by considerable numbers of unsold or unoccupied age restricted units in the town. This raised questions about the balance of priorities in addressing Sidmouth's housing needs.

5) Insufficient car parking: Considering the impact on residents, visitors, and staff, insufficient parking within the residential complex would lead to spill-over parking on surrounding streets. This would cause congestion, obstruct traffic flow, and create safety risks for pedestrians and other road users.

Considering these objections, Members considered it essential for the developers and relevant authorities to reconsider the proposed development.

810 24/0367/FUL Mr Adam Cypress Cottage, Station Road, Sidmouth, Devon, EX10 8NZ.
South Ward Dent Demolition of existing garage, construction of new single storey timber frame double garage with gable roof at rear of the property.

NO OBJECTIONS.

811 24/0459/FUL Mr & Mrs 50 Arcot Park, Sidmouth, EX10 9HU.
West Ward David Beck Proposed single-storey side and rear extensions.

NO OBJECTIONS.

812 Trees in Conservation Areas

a) 24/0334/TCA Mrs Bundels, Ridgeway, Sidbury, EX10 0SF.
Sidbury Ward Johanna T1, Poplar : crown lift 3m above ground level, maximum diameter
Mitchell cuts (MDC) 25-50mm to remove low branches and branches overhanging neighbours property. T2, Apple : branch reduction of 2-2.5m creating 2m lateral clearance from adjacent property on northern aspect, MDC 25mm. T3, Apple : branch reduction of 1-2m creating 2m lateral clearance from adjacent property on southern aspect, MDC 25mm.

DEFERRED: Awaiting the Officer's report.

b) 24/0223/TCA 13 Cottington Court, Sidmouth, EX10 8HD
South Ward T1: Yew - reduce height by 1.5-2m, and reshape/prune back all lateral branches by 1-1.5 metres to leave a balanced form. Topping cuts of 6-9cm diameter. Lateral cuts of 3-6cm diameter. (DR)

NOTED

813 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/0127/TRE Brinkburn Court, Manor Road, Sidmouth, EX10 8SB.
South Ward
T376, Lime : crown raise to 3m over public footpath to comply with the Highways Act 1980, maximum diameter of cuts (MDC) 50mm. T377, Rowan : remove epicormic growth from base, MDC 25mm. G1001, Limes (group of 4) : repollard, MDC 75mm. (DR).

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

814 Exemption to a Tree Preservation Order

None received.

815 Appeals

APP/U1105/D/24 Ms J Grigg 41 Fleming Avenue, Sidmouth, Devon, EX10 9NH.
/3337466
Erection of first floor side extension.

816 Unsupported decisions

None received.

817 Enforcement Letters

None received.

818 Urgent Items

819 New Draft Local Plan Update

Councillor Barlow reported that EDDC's Strategic Planning Committee were endeavouring to keep up to date with progress. Consultation was proposed on the exclusion of land in the Fortescue area west of Soldiers Hill from the Coastal Protection Zone on the grounds that it is too far from the coast. However, another area of land just outside the Town Council boundary north of Pinn Lane, Otterton, was proposed for inclusion.

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CHAIR OF THE PLANNING WORKING GROUP