

**Sidmouth Town Council's Planning Working Group
held on Wednesday 14 February 2024
(The Working Group met virtually)**

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

Apologies: Cllr Chris Lockyear
Cllr John Loudoun

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.25am

757 Declarations of Interest

Cllr Kelvin Dent	23/0571/MFUL	Personal	Left the Meeting during discussion and did not vote	Resident of Knowle Drive
Cllr Rachel Perram	24/0138/TCA	Personal	Stayed in the meeting. Item deferred.	Neighbour

758 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.

759 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 31 January 24.

760 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.

- 761** 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.

DEFERRED for further advice from the Local planning Authority

- 762** 23/2603/FUL Primley Ward Sue Wiltshire Byes Lodge, Drakes Avenue, Sidford, EX10 9QY.
Proposed loft conversion with construction of second floor rear dormer with cladding.

SPLIT DECISION:

SUPPORT: Proposed loft conversion and second floor rear dormer with cladding.

DO NOT SUPPORT: Full length French doors and Juliette balcony.

Members were concerned about the privacy of neighbouring dwellings.

- 763** 24/0179/FUL Salcombe Regis Ward Mr & Mrs Jones June Cottage, Hillside Road, Sidmouth, Devon, EX10 8JG.
Demolish existing dwelling, construction of single storey detached replacement dwelling.

SUPPORT

- 764** 24/0098/FUL Salcombe Regis Ward The Slade Centre, Mr Matthew Maslen The Slade Centre, Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon, EX10 0NU.
Construction of a new shelter building for donkeys to replace existing.

SUPPORT

- 765** 24/0020/LBC Sidbury Ward Mr M Coman Sand Lodge, Sidbury, EX10 0QN.
Internal alterations (part retrospective) including: Replace cement render replaster with lime at First Floor and Ground Floor. Introduce stud partition walls to provide an ensuite (bedroom 1) at First Floor. Provide underfloor heating, wall hung balance flue combi oil boiler, paint existing flint wall (internal partition wall) at Ground Floor. External alterations (part retrospective) including: Replacement first floor hay loft window with double glazed window; introduce a external glazed panel door to the existing stable doorway retaining the stable door in-situ, replace uPVC guttering with timber gutter, replacement external timber steps to the north elevation of the lodge building.

SUPPORT: Subject to the views of the Conservation Officer.

766 23/0571/MFUL The Knowle, Sidmouth, EX10 8HH.
South Ward

Members considered the resolution of full Council made at its meeting held on Monday 5 February: “that the Planning Working Group be asked to prepare, as is considered necessary, for any potential appeal against the recent planning application 23/0571/MFUL relating to development at the Knowle.”

(Cllrs Kelvin Dent and Mike Goodman had declared Personal Interests in the planning application as they lived adjacent to the site. Cllr Ian Barlow declared a Personal interest in the application as he sat on East Devon District Council’s Development Management Committee).

Members agreed that they would like to see the Health Authority submit a formal letter highlighting the already stretched health care provision in the Sid Valley, including concerns over a lack of resources, both in health care and care support. Cllr John Nicholson would research potential legal costs and how best to progress.

767 Trees in Conservation Areas

a) 24/0138/TCA Mrs Deb Flat 1, Glenthorne, Convent Road, Sidmouth, EX10 8RL.
South Ward Swift Pittisporum: crown reduce by no more than 1.5m and maintain clearance of 2.5m above footpath on Cheese Lane.

DEFERRED: Awaiting Officers report.

b) 24/0223/TCA 13 Cottington Court, Sidmouth, EX10 8HD.
South Ward PROPOSAL: 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.

DEFERRED: Awaiting Officers report.

768 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.
None received.

769 Exemption to a Tree Preservation Order

None received.

770 Appeals

None received.

771 Unsupported decisions

None received.

772 Enforcement Letters

None received.

773 Urgent Items

- a) 24/0041/TRE Little Hayes, Salcombe Hill Road, Sidmouth, EX10 8JR.
x2 Ash - T12 and T13 of TPO 19/0003/TPO: fell.

REFUSED: Refuse the felling the 2 ash trees, suggest they are surveyed during the summer months to assess Ash Dieback Disease. The 2 ash trees in the application, described as T12 and T13 can be seen easily from Salcombe Hill Road and make a significant contribution to the tree scape of the area and to local amenity. The felling of the trees would be detrimental to amenity and have a deleterious effect upon the character of the area. With reference to the reasons given in support of the application the harm is considered not to be justified and the Council refuses permission for the felling of the trees.

774 New Draft Local Plan Update

Work on preparing the new Local Plan was continuing, EDDC have been considering reducing the 'Green Wedge' between Sidford and Sidbury and including an allocation of housing adjoining the A375 road ref: LP_Sidm_06a to which the Town Council have already objected.

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CHAIR OF THE PLANNING WORKING GROUP