

**Sidmouth Town Council's Planning Working Group
held on Wednesday 23 August 2023
(The Working Group met virtually)**

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

Also present: Councillor Ian Barlow

Apologies: Chris Lockyear and Louise Laybury

The meeting started at 10.00am and finished at 11.15am

585 Declarations of Interest

Councillor Kelvin Dent	23/1690/FUL South Ward	Personal interest	Remained in the meeting during discussion and did vote.	Is a customer at the garage.
Councillor Dent and Councillor Perram	23/1619/FUL Salcombe Regis Ward	Personal interest	Remained in the meeting during discussion and did vote.	Are acquainted with the applicant.

586 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.

587 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 9 August 2023.

588 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.

- 589** 23/1589/LBC Mr & Mrs N Sussex House, Station Road, Sidmouth, Devon, EX10 8NP.
East Ward Bearman Create ensuite and bedroom on third floor and extend SVP to roof level and install WC in utility room and connect waste pipes.

SUPPORT: Subject to the views of the Conservation Officer.

- 590** 23/0810/FUL Mr Alan 8 Mill Street, Sidmouth, EX10 8DF.
East Ward Stevenson Proposed two storey rear extension.

SUPPORT

Note: Members noted an objection about possible loss of light.

- 591** 23/1657/FUL Mr Mitch Former Sidmouth Drill Hall, The Esplanade, Sidmouth, EX10 8BE.
East Ward Tonks Conversion of hall to restaurant and bar (Use class E and sui generis, previously A3/A4), demolition of rear elevation and public toilet block and replacement with restaurant/ bar extension and a new public toilet block, external terrace to form seating area and addition of new flue. (*Previous scheme 19/1775/FUL Approved 20 February 2020*)

DEFER: To allow interested parties to attend the next meeting in person at Woolcombe House.

- 592** 23/1619/FUL Mr R Eley Land North of Higher Griggs Farm, Fortescue Road, Sidmouth.
Salcombe Regis Erection of a detached two storey dwelling, detached garage, and
Ward wildlife lake with associated landscaping.

SPLIT DECISION:

SUPPORT

Wildlife Lake and Landscaping.

DO NOT SUPPORT

Erection of a detached two storey dwelling, detached garage:

Members opposed the proposal due to concerns about its location within the Area of Outstanding Natural Beauty. The proposed development was situated outside the designated built-up area and was not in alignment with the current or as proposed 'East Devon Local Plan' for housing development. Such development would be intrusive to the AONB and encourage further housing development on the surrounding land. The concerns raised conflicted with the East Devon Local Plan's Strategy 7, which pertains to development within the countryside.

593 23/1062/FUL Mr Oliver 11A Ascerton Close, Sidmouth, EX10 9BS.
South Ward Wells Single storey side/rear extension.

SUPPORT

Councillors suggested a time restriction for construction between 8am-5pm Monday to Friday, 8am-1pm on Saturdays in order to minimize inconvenience to neighbours.

594 23/0991/FUL Mr Ali Rad Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.
South Ward Proposed 4 number new townhouses on site of former garage at Sidholme Hotel.

SUPPORT

595 23/0992/LBC Mr Ali Rad Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.
South Ward Proposed 4 number new townhouses on site of former garage at Sidholme Hotel.

SUPPORT

596 23/1690/FUL Mr N Hillier Sidmouth Garage, Connaught Road, Sidmouth, Devon, EX10 8TT.
South Ward Change of use of part ground floor to living accommodation including change in fenestration.

SUPPORT

597 23/1713/FUL Mr Adrian 37 Alexandria Road, Sidmouth, EX10 9HG.
West Ward Weavin Proposed new dwelling to the rear.

SUPPORT

598 Trees in Conservation Areas

None received.

599 Trees with 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.

DEFER awaiting report

- b) 23/1775/TRE Ms Sarah Webster Upper Heights, Burscombe Lane, Sidford, Sidmouth, EX10 9SF.
- G1 - Beech trees: 1) stems nearest the house - crown lift to a height equivalent to the eaves of the house, removing small branches up to approx. 25mm in diameter. 2) reduction of lateral canopy extent over the garden on the south side by up to 2-3m, maximum diameter cuts of 45mm. 3) Height reduction by up to 2m, maximum diameter cuts of 45mm. G2 - beech trees: 1) crown lift above access road to approximately 5m for vehicle access. 2) remove stems directly opposite oak tree to allow more space for vehicular access. 3) thin out stems 138mm in diameter at chest height and remove stems up to 200mm at chest height.

DEFER awaiting report

- c) 23/1782/TRE Mr Ian Wilkins Council Offices Knowle, Sidmouth, Devon, EX10 8HL.
- T2: Beech; T3, T19: Oak; T4, T13, T30: Cherry; T5: False Acacia; T6: Silver Maple; T7, T9, T15: Hornbeam; T12, T16, T36: Sycamore; T17, T23: Norway Maple; T28, T35: Silver Birch; T33: Holly; T34: Red Horse Chestnut – crown lift to 5m over existing road. T10: Judas Tree - cut back minor branches overhanging road, back to road edge.

APPROVE subject to the following conditions:

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.(reason - in the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

601 Exemption to a Tree Preservation Order

None received

602 Appeals

None received

603 Unsupported decisions

None received.

Enforcement Letters

None received.

604 New Draft Local Plan Update

The Chair reported that a recent meeting of EDDC's Strategic Planning Committee had decided that the Committee would work through the new draft local plan in sections. A workshop would be held to consider the Local Plan vision and decide how to work through the remainder of the Local Plan. In the meanwhile, Officers would continue to work on the Local Plan including sites and allocations without waiting for the Government's update on the National Planning Policy Framework (NPPF).

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CHAIR OF THE PLANNING WORKING GROUP