

**Sidmouth Town Council's Planning Working Group
held on Wednesday 24 March 2024**

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Bernie Davis
Chris Lockyear
John Nicholson

Apologies: Cllr John Loudoun
Cllr Rachel Perram

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.30am

863 Declarations of Interest

Cllr Kelvin Dent	24/0546/FUL	Personal	Stayed in the meeting and voted.	Acquainted with the objector
Cllr Kelvin Dent	24/0263/MFUL	Personal	Left the meeting and did not vote.	Resident of Knowle Drive

864 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.

865 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 10 April 2024.

866 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.

- 867** 24/0546/FUL Mr and Mrs 10, The Grove, Sidmouth, Devon, EX10 8UL.
East Ward D Buggins Construction of deck in rear garden [Retrospective].

DO NOT SUPPORT

Members agreed with the Environment Agency's objection but were concerned about building a structure in such proximity to the 'main' part of the river. They felt it may set a precedent and were concerned about the appearance as seen from the Byes.

- 868** 24/0647/FUL Mr and Mrs 1 Albany Villas, Salcombe Road, Sidmouth, EX10 8PW.
East Ward A Arkless
and
Neighbour Construction of side extension, window replacement to front elevation and internal alterations.

NO OBJECTIONS

- 869** 24/0745/FUL Mrs Fiddlers Green, Core Hill Road, Sidmouth, Devon, EX10 9XE.
North Ward Lovelock Proposed garage conversion into residential accommodation, ancillary use for the purposes of the main dwelling.

NO OBJECTIONS

Note: Members suggested the inclusion of a condition that the use of the proposed conversion should be ancillary to the main dwelling.

- 870** 24/0610/FUL Mr Nicholas Riverside Cottage, Harcombe, Sidmouth, EX10 OPR.
Sidbury Ward Bennett Removal of existing internal boiler, construction of concrete base, installation of proposed new external floor mounted boiler and associated timber fence screen.

DO NOT SUPPORT

Members felt a source of renewable heating could be used and considered the external boiler not to be in keeping with the listed building.

- 871** 24/0611/LBC Mr Nicholas Riverside Cottage, Harcombe, Sidmouth, EX10 OPR.
Sidbury Ward Bennett Removal of existing internal boiler, construction of concrete base, installation of proposed new external floor mounted boiler and associated timber fence screen.

DO NOT SUPPORT

Members considered the external boiler not to be in keeping with the listed building and would like the Applicants to consider other options.

- 872** 24/0689/FUL Mr Kenber, Frys Lane, Sidford, Devon, EX10 9SR.
Sidford Ward Benjamin
Lomax Single storey extension to rear of property; existing outbuilding at rear to be demolished and enlarged with addition of side extension.

NO OBJECTIONS

NOTE: The following item was chaired by Councillor Lockyear

- 873** 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 substations. (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, and alterations to the southern end/elevations of the Retirement Living and Extra Care buildings).

OBJECT:

Despite the previous submissions, members felt it was essential to emphasise that Sidmouth Town Council's stance remained unchanged from our communication on April 3rd. All previous objections to the proposed development persist and were still applicable.

Of particular concern was the letter from the NHS supporting Dr. Stych from our Medical Centre, which underscored the fears surrounding the capacity of our current healthcare and support services to accommodate the influx of elderly residents that such a development would bring. The existing strain on healthcare resources in Sidmouth is already significant, and the addition of a large number of elderly residents would undoubtedly exacerbate this issue, leading to understandable apprehension among Sidmouth residents about the implications of such a substantial increase in demand.

Given these ongoing concerns and the consistent objections raised by the community and relevant authorities, it is imperative that the developers heed these warnings and reconsider the proposed development comprehensively. The well-being and quality of life of Sidmouth residents must be paramount in any decision-making process regarding such a significant project.

Members urge the local planning authority to take into account the genuine fears and reservations expressed by the Sidmouth community.

874 PART 'B'

Exclusion of the Public and Press RESOLVED:

That under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) was excluded from the meeting due to the confidential nature of its contents, namely the terms of a proposed contract with the Council.

Housing Needs Survey

Members considered a proposal by CNB Housing to undertake a Housing Needs Survey for Sidmouth. At its meeting on 8th April, the Council had agreed to fund the survey.

Also considered was a note from East Devon District Council regarding social properties and the waiting list in Sidmouth and an email from EDDC's Planning Policy Manager with some observations on the proposed survey.

Members of the Working Group were minded to accept the proposal and to ask CNB Housing to undertake the work as the results of the survey could assist the Council in responding to consultation on the new Local Plan, in responding to planning applications and appeals and in preparing a new Neighbourhood Plan in due course. However, the Chair was asked to request confirmation on the following point:

Strategy 4 of the current Local Plan seeks to achieve balanced communities in East Devon with regard to employment, social facilities and age range. Will the survey by CNB Housing indicate what a balanced community looks like age-wise, whether Sidmouth meets the definition and, if not, what housing is required to achieve an acceptable balance?

It was also suggested that the EDDC's social housing information should be sent to CNB Housing to assist their survey and that their attention should be drawn to a District-wide Local Needs Assessment 2022 referred to by EDDC's Planning Policy Manager.

875 Trees in Conservation Areas

None received.

876 Trees with preservation order

None received.

877 Exemption to a Tree Preservation Order

None received.

878 Notification of a CPE.

a) 24/0626/CPE

Synderborough Farm, Sidbury, EX10 0QJ.

Certificate of Existing Lawfulness for confirmation that Planning Permission has been implemented and that continued development of dwellings as per the application 19/2349/FUL is legal.

NO OBSERVATIONS.

879 Appeals

- a) 23/0810/FUL Mr Alan 8 Mill Street, Sidmouth, EX10 8DF.
APP/U1105/D/24 Stevenson Proposed two storey rear extension.
/3341105

880 Unsupported decisions

None received.

881 Enforcement Letters

None received.

882 Urgent Items

None received.

883 New Draft Local Plan Update

Councillor Barlow reported that EDDC's Strategic Planning Committee were endeavouring to keep up to date with progress.

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CHAIR OF THE PLANNING WORKING GROUP