

**Sidmouth Town Council's Planning Working Group
held on Wednesday 28 February 2024**

(The Working Group met virtually)

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

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr John Loudoun
Cllr Louise Laybury

Also present: Cllr Ian Barlow
Cllr Edward Willis-Fleming

The meeting started at 10.00am and finished at 12.00pm

775 Declarations of Interest

Cllr Kelvin Dent	24/0263/MFUL	Personal	Item deferred.	Resident of Knowle Drive
Cllr Rachel Perram	24/0138/TCA	Personal	Remained in the meeting but did not vote	Neighbour
Cllr Edward Willis-Fleming	23/2360/FUL	Personal	Remained in the meeting	Friend
Lucy Whittaker Planning Clerk	23/2360/FUL	Personal	Remained in the meeting.	Neighbour
Lucy Whittaker Planning Clerk	24/0184/FUL 24/0185/LBC	Personal	Item deferred.	Friend

776 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.

777 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 14 February 24.

The Chair reported that Advertising Consent 24/0146/ADV had been deferred at the previous meeting in order to obtain advice from the Local Planning Authority. The Conservation Officer had responded that she had no objection to the various signs but would like to receive clarification regarding the materials to be used for the sign above the main entrance.

- 778** 24/0146/ADV Sonja Joules, Market Place, Sidmouth, EX10 8AR.
East Ward Critchley 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.

RESOLVED: that the Town Clerk, in consultation with the Chair, be authorised to APPROVE the application subject to the Conservation Officer being satisfied with the materials to be used for the sign above the main entrance.

779 Responding to Planning Applications

A discussion document on how Sidmouth Town Council might respond to future consultation by the Local Planning Authority was considered and responses agreed by Members.

RESOLVED: That, whilst it was open to the Town Council to respond to the Local Planning Authority with whatever observations were considered to be relevant, the standard replies would be as follows:

1. That where the Town Council have no strong feelings either way about a planning application it should respond “no objections”.
2. That the Town Council should respond “do not support” in cases where it has concerns about an application backed by policy reasons e.g. because of overlooking neighbours.
3. That the Town Council should respond “support” only in rare cases where it actively supports an application and would really like to see the proposed development carried out e.g. where the application includes an element of public benefit.
4. That the Town Council should respond “object” only in those rare cases where the application proposes palpable public harm to local amenities.

780 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.

- 781** 23/2537/FUL Mr Jorge Sidmouth Swimming Pool, Ham Lane, Sidmouth, EX10 8XR.
East Ward Pineda-
Langford
(EDDC) Erection of a new public toilet building. (Amendment).

OBJECT: The utilitarian block like building, would obscure and spoil the visibility and view of the Tourist Information Centre and Swimming Pool, key facilities, and requirements for visitors to Sidmouth and would result in congestion in this busy and already restricted area. The proposal would not preserve the conservation area by being a purely functional building and does not pay attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Whilst also contradicting Policy 7 of the Sid Valley Neighbourhood Plan. It did not complement or enhance the local distinctiveness of the character of its immediate locality. The amendments did not provide Members with sufficient reasons to overcome previous concerns.

NOTE: Members wished to draw to the attention of the applicants, that some of the pictures submitted with the application were contradictory and misleading.

- 782** 23/2360/FUL Mr & Mrs Castle Hill House, Greenhead, Sidbury, EX10 0QD.
Sidbury Ward Webb
Replacement of existing detached double garage with new detached double garage and games room with ancillary annex accommodation over. (Amendment).

NO OBJECTIONS

NOTE: Members recommended the inclusion of a condition that the use of the annex should be ancillary to that of the main building.

- 783** 24/0222/FUL Mr Ralph Bramley, Ridgeway, Sidbury, EX10 0SF.
Sidbury Ward Watson
Erection of a bungalow.

DO NOT SUPPORT: The overall design of the bungalow failed to consider the local distinctiveness of Sidbury and did not contribute positively to the character and appearance of the Conservation Area. Members felt the design to be contrary to the Sid Valley Neighbourhood Plan Policy 7: Design and Distinctiveness. Preference was for a design that aligns with the existing architectural style, materials, and local aesthetic of the locality.

- 784** 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.

DEFERRED: to await the views of the Ward Member at a future meeting.

- 785** 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.

DEFERRED: to await the views of the Ward Member at a future meeting.

- 786** 24/0281/AGR Mr Andrew Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Sidbury Ward Hall
Agricultural building for hay, straw and storage of machinery.

NO OBJECTIONS

NOTE: In view of the recent planning history in the area and its sensitive location, Members would like the Local Planning Authority to ensure the barn was used solely for agricultural use (for example by means of an agreement or a condition tying the barn to a particular farm or requiring the removal of the barn if it is no longer required for agriculture.)

- 787** 24/0311/FUL Mr & Mrs Uphills, Greenway Lane, Sidmouth, EX10 0LZ.
West Ward Christopher
Mead
Proposed Change of Use from residential Annex (for ancillary accommodation) to a Holiday Let.

NO OBJECTIONS.

- 788** 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).

The meeting would have become inquorate if the Chair withdrew because of the personal interest which he had declared in the application and the item was therefore **DEFERRED**

789 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.

NOTED

790 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/0277/TRE David Sherwood, Salcombe Hill Road, Sidmouth, Devon, EX10 8JS.
Salcombe Regis Barlow
Ward T1, Lime: re-pollard to previous reduction points.

DEFERRED: Awaiting Officers report.

791 Exemption to a Tree Preservation Order

None received.

792 Appeals

None received.

793 Unsupported decisions

None received.

794 Enforcement Letters

None received.

795 Urgent Items

None received.

796 New Draft Local Plan Update

Work on preparing the new Local Plan was continuing, EDDC had 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. However, it was understood that possible amendments to Green Wedges would receive further consideration at a future meeting.

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CHAIR OF THE PLANNING WORKING GROUP