

Sidmouth Town Council's Planning Working Group
held on Wednesday 28 June 2023
(The Working Group met virtually)

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

Apologies: Chris Lockyear
Rachel Perram

The meeting started at 10.00am and finished at 11.15am

507 Declarations of Interest

None received.

508 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.

509 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 14 June 2023 subject to the amendment of minute 496 to record that this was a split decision. Members supported the kitchen extension but recommended that building work should be restricted to between 9am and 5pm on Mondays to Fridays only in the interests of the amenity of the neighbours.

510 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.

511	23/1158/FUL East Ward	Mr And Mrs Richard Bartram	Kingdom Hall, Russell Street, Sidmouth, EX10 8DD. Change of use from disused assembly building to one residential unit.
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SUPPORT

NOTE: Members had concerns about the inclusion of a wood-burning stove in this urban situation.

512 23/0996/FUL Mr and Mrs 2 Riverside Terrace, Riverside, Sidmouth, Devon, EX10 8BU.
East Ward Weston
Replacement of single storey polycarbonate roofed area to the rear with flat roofed extension with balcony.

SUPPORT

513 23/1274/FUL Ms P 14 Brookside, Sidmouth. EX10 9UN.
North Ward Luetchford
Demolition of existing garage and construction of new garage and utility room.

SUPPORT

514 23/1106/LBC Mr Mark 58-60 Woolbrook Road, Sidmouth, EX10 9XA.
North Ward Eggleton
Insertion of a fire protection partition in the loft of the building.

SUPPORT

515 23/1161/FUL Mr S Land At Salcombe Regis.
Salcombe Regis Conway
Ward To erect an Agricultural building.

DO NOT SUPPORT: Members were not convinced there was an agricultural need for a building of this size, which seemed excessive for the land in question.

They did not support the application subject to the advice of the Local Planning Authority's Agricultural Advisor.

516 23/0539/FUL Mr and Mrs Higher Thorn Cottage, Salcombe Regis, Sidmouth, EX10 0PA.
Salcombe Regis Langman
Ward Replacement of existing shed.

SUPPORT

517 23/1231/FUL Miss T Legg 2 Alexandria Road, Sidmouth, Devon, EX10 9HB.
South Ward
Raising of flat garage roof for conversion to study.

SUPPORT

518 23/0870/FUL Mr & Mrs Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ,
South Ward Eland-
Hicks
Single storey extension, conversion of roof space to habitable use, 2 dormers and 2 front rooflights.

DO NOT SUPPORT: Members felt the design to be contrary to the Sid Valley Neighbourhood Plan Policy 7: Design and Distinctiveness.

- 519** 23/1208/FUL Mr Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY.
South Ward Matthew Raistrick
Construction of a lift shaft to rear (north) elevation.
- SUPPORT**
- 520** 23/1228/FUL Mr and Mrs 10 Pathwhorlands, Sidmouth, EX10 9HF.
West Ward G Worrall
Two story side extension with single story extension at the front and rear.
- SUPPORT**
- 521 Trees in Conservation Areas**
- a)** 23/1232/TCA Mr Clarke Woodrising, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
South Ward
T1, Golden Lawson cypress : reduce by 3m and lift lower branches to approximately 3m. T2, Golden Thuja : reduce by 3 - 4m and shorten lower branches. T3-8, Group of six Thuja : fell to as near ground level as possible.
- DEFER: pending Arboricultural Officer's report**
- b)** 23/1253/TCA Mr Sharpsmead Bickwell Valley, Sidmouth EX10 8RF.
South Ward Cudmore
T1: Lawson cypress - fell to as near ground level as possible.
- DEFER: pending Arboricultural Officer's report**
- c)** 23/1286/TCA Mr Chris Pipers Chantry, Convent Road, Sidmouth, EX10 8RE.
South Ward Heywood
T1: Birch - crown lift lower limbs to give a clearance of approx 5m from ground level. To prune limbs overhanging garden / patio areas back by removing branch ends of up to 2m in length, target pruning cuts of up to 75mm.
- DEFER: pending Arboricultural Officer's report**
- d)** 23/0998/TCA 1 The Laurels, Sidmouth, Devon, EX10 8UX.
South Ward
T14: Western Red Cedar - fell.

WORKS NOTED

522 Trees with Preservation Orders

- a) 23/0952/TRE Upper Heights, Burscombe Lane, Sidford, Sidmouth, EX10 9SF.
Sidford Ward
T1: Oak - reduce branch growing towards the rear corner of Upper Heights, removing the fourth order branch making 1 cut approx 100mm. T2: group of Beech trees - reduce the crowns of the trees by 2 - 3m, (possibly removing end lengths of 4 - 5m) with cuts approximately 60 - 80mm of second and third order branches overhanging the garden of Upper Heights.

APPROVE: subject to the conditions as advised by the Arboricultural Officer

- b) 23/0520/TRE Mr Malcolm 24A Witheby, Sidmouth, Devon, EX10 8SR.
South Ward Malloch-
Brown T2, White Birch : fell. T2, T3, T4 : replace with Western Red Cedar, Mountain Ash and Western Red Cedar, respectively.

APPROVE: subject to the conditions advised by the Arboricultural Officer

- c) 23/0651/TRE Knowle Grange, Knowle Drive, Sidmouth, EX10 8HN.
South Ward
T1: lime - shorten back over neighbour's roof, leaving 2m clearance. Reduce and re-shape by approximately 1m to leave a natural form by pruning to second order branches.

SPLIT DECISION: To allow the crown lifting by 2m over the garage subject to the conditions advised by the Arboricultural Officer but refuse the reduction and reshaping.

523 New Tree Preservation Order

None received

Exemption to a Tree Preservation Order

- a) 56/0004/TPO Mr Hyson Balfour Manor, Station Road, Sidmouth EX10 8XW.
South Ward
Carry out remedial works to 3 ash stems.
- b) 23/1315/TCA Mr Clarke Long Orchard, Elysian Fields, Sidmouth EX10 8UH.
South Ward
T1 - Monterey cypress, removal of snapped limbs T2 - sweet chestnut, removal of deadwood.

524 Appeals

None received

525 Unsupported decisions

- 526** 23/0218/FUL Katya Halfway House, Sidbury, Devon, EX10 0QN. Proposed single storey
Sidbury Ward Lilburn side extension and internal alterations and proposed detached building for use as a domestic garage, workshop and studio.

STC: Not supported EDDC: Approved with conditions

527 22/1270/FUL Mr Terry 91, Sidford High Street, Sidford, Sidmouth, EX10 9SA. Construction
Sidford Price of detached garage and office building (revision to garage
Village approved under planning permission 15/1274/FUL).

STC: Not supported EDDC: Approved with conditions

528 Enforcement Letters
None received

529 Local Plan update.
The Chair reported that the consultation draft of the new Local Plan had been published. However, the Local Planning Authority are now awaiting a new draft of the National Planning Policy Framework which will indicate how many new dwellings the Local Plan will be expected to allocate.

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CHAIR OF THE PLANNING WORKING GROUP