

**Sidmouth Town Council's Planning Working Group
held on Wednesday 29 November 2023**

(The Working Group met virtually)

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

Apologies: Cllr Chris Lockyear

Also present: Cllr Ian Barlow
Cllr John Nicholson

The meeting started at 10.00am and finished at 11.15am

674 Declarations of Interest

None received.

675 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.

676 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 15 November.

677 Urgent items received after formulation of the Agenda

23/2262/VAR	Mr & Mrs	The Barn And Pinn Cottage, Bowd, Sidmouth, EX10 0ND.
North Ward	Clinch	Application ref 23/2262/VAR: Removal of condition no.2 of permission ref: 7/39/02/P1130/00114: to allow use as an unrestricted dwelling.

NO COMMENTS

678 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.

679	23/2432/FUL	Mr Mark	Laneside, Drakes Avenue, Sidford, Devon, EX10 9QY.
	North Ward	Eggleton	New cladding to be applied to the front elevation of the property.

SUPPORT

680 23/2452/FUL Zara 9 Blackthorn Close, Sidmouth, Devon, EX10 9XR.
North Ward Tsigarides Single storey rear extension.

SUPPORT

681 23/2210/FUL Diana Combe Wood House, Salcombe Regis, EX10 0JN.
Salcombe Regis Claydon Installation of a 16 panel ground mounted solar array in the open
Ward ground to the North of Combe Wood House.

SUPPORT

682 23/2375/FUL Mr Chris Coplestones, Ridgeway, Sidbury, Devon, EX10 0SF.
Sidbury Ward Rosling Change of roof, wall materials and rooflight on existing extension
on north elevation and installation of new door and window on
south boot room elevation.

SUPPORT: Subject to the views of the Conservation Officer.

683 23/2376/LBC Mr Chris Coplestones, Ridgeway, Sidbury, Devon, EX10 0SF.
Sidbury Ward Rosling Change of roof, wall materials and rooflight on existing extension
on northern elevation and installation of new door and window on
south boot room elevation.

SUPPORT: Subject to the views of the Conservation Officer.

684 23/2230/FUL Mr Andrew Forest Edge Campsite, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Sidbury Ward Hall Proposal for change of use to permanent campsite with 40 tent
pitches and 10 caravan pitches. Erection of toilet and wash block.

DO NOT SUPPORT: Members did not consider that the proposed increase in development from what was currently permitted, would conserve, or enhance the AONB by reason of visual intrusion which would likely lead to further development.

685 23/2086/LBC Mr & Mrs 2 Stowford Court, Stowford, Sidmouth, Devon, EX10 0NA.
East Ward Trivett Construction of first floor side extension and single-storey
extension to northwest elevation; external works to move retaining
wall, additional paved areas, replacement porch canopy and
relocation of electric meter; removal and additions of selected
internal partition walls, alterations and additions in fenestration;
change of floor coverings and re-locating radiator in lounge area.

DO NOT SUPPORT: Members felt the proposed extension, particularly the proposed windows would not be in keeping with the existing dwelling. The design would not complement and enhance the local distinctiveness of the immediate locality and was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan Local Distinctiveness.

686 Trees in Conservation Areas

- a) 23/2123/TCA East Ward St Giles And St Nicholas Church And Cemetery, Church Street, Sidmouth.
Reduce the tree canopy on the north west side where it is encroaching on Amyatts Terrace by approximately 1.5m.

NOTED

- b) 23/2478/TCA Salcombe Regis Mrs Shan Merritt 5 Millford Avenue, Sidmouth, EX10 8DS.
T1, Cotoneaster : To coppice just above ground level; to manage in accordance with the space available. The tree /shrub has been left unmanaged for several years and has out grown the space, it also has a heavy lean toward the property - coppicing would enable the new growth to be managed for better form in the future. T2, Holm Oak : To coppice just above ground level –again this tree has outgrown the space available and is growing toward, and interfering with the property. It has grown toward the property due to suppression by-T3. Coppicing of this tree and removal of T3, would allow the new growth space to develop, and therefore promote vertical growth, whilst maintaining a live root system for bank stability. T3, Cypress : To dismantle to ground level. This tree is growing toward, and is in close proximity to the property. It is also suppressing the adjacent Holm Oak (T2). Removal will allow more light into the property and garden making a better environment for new planting in this area. T4, T5, T6, T7, T8. Old Sycamore pollards : To coppice just above ground level. These trees have been "topped" historically and are now suffering because of this previous work, they are of poor form, showing poor vitality and also have decay forming at the old pruning wounds. The idea is to coppice these trees just above ground level to encourage healthy young growth whilst maintaining the root systems to help maintain bank stability.

DEFERRED: Awaiting Officers report.

- c) 23/2487/TCA South Ward Mr Andrew Cresswell Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
T2: Hazel - fell.

DEFERRED: Awaiting Officers report.

687 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/2057/TRE 1 Willoughby House, Peak Hill Road, Sidmouth, EX10 0NW.
South Ward x7 beech - coppice to 1m high to recreate former hedge. (x1 Ash and x1 Holly, not in TPO).

REFUSED For the following reason: The beech trees and the ash in the application make a significant contribution to public amenity and to the sylvan character of the locality. The proposed felling or reduction of the trees to a 1m high hedge would be detrimental to amenity and to the character of Peak Hill. With reference to the information put forward in support of the application, the harm is considered not to be justified.

- b) Notification of New Tree Preservation Order made:
23/0059/TPO Land at Luddesdowne, Higher Brook Meadow, Sidford, Sidmouth.

NOTED

688 Exemption to a Tree Preservation Order

None received.

689 Appeals

None received.

690 Unsupported decisions

None received.

691 Enforcement Letters

None received.

692 New Draft Local Plan Update

The District Council Members again reported on the extremely tight timetable set by the District Council for completion of the new Local Plan. The Chair reported-on correspondence which he had had with Consultants who had advised the Town Council on the preparation of the Neighbourhood Plan. It appeared to be premature to review the Neighbourhood Plan at the present time. A full new Housing Needs Assessment would be extremely expensive although there might be scope for asking for a quote for a quick update on Sidmouth's housing needs.

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CHAIR OF THE PLANNING WORKING GROUP