



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

Telephone: 01395 512424
Email: enquiries@sidmouth.gov.uk
Website: www.sidmouth.gov.uk
VAT Reg. No. 142 3103 24

To: All Members of the Planning Working Group
Town Clerk

27 June 2024

For Information:

Other Members of the Town Council
District Councillor for Sidmouth not on the Town Council
Sid Vale Association

Dear Sir/Madam,

**Meeting of Sidmouth Town Council's Planning Working Group
Wednesday 3 July 2024 at 10.00am**

You are called upon to attend the above meeting where it is proposed that the matters set out on the agenda below will be considered and resolution or resolutions passed as the Planning Working Group considers appropriate.

The Planning Working Group will meet virtually via the Zoom software platform. Please note the start time of the meeting. Those members of the public wishing to view the meeting or speak on a planning application, are required to register by emailing planning@sidmouth.gov.uk at least 24 hours before the start time of the meeting, after which virtual meeting details will be sent out to speakers.

The Chair of the meeting has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time. Individual contributions will be limited to a maximum period of three minutes. Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland', written over a thin horizontal line.

Christopher E Holland
Town Clerk

AGENDA

1 Apologies

To receive apologies for absence.

2 Declarations of Interest

To receive Declarations of Interest.

3 Minutes

To agree and delegate to the Chair of the Planning Working Group to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 19 June 2024.

4 District Council Members

It is noted that the participation of those Councillors who are also members of the Local Planning Authority of 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 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.

5 Statutory Obligations - Applications for consideration

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Working Group is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority. In accordance with Sidmouth Town Council Standing Orders Item 3(d) – (i) Members of the public may speak on each planning application on the agenda for up to three minutes.

6 Urgent items or Amended Plans Received After Formulation of the Agenda.

To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after the publication of the agenda.

7 Exclusion of the Public

To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which the Town Clerk recommends should be dealt with in this way.

8 Applications for consideration

Applications can be found at: <https://planning.eastdevon.gov.uk/online-applications/>

(Type in or copy the application number into the box next to the search button, click on the documents tab and then on view documents.)

9 24/0146/ADV East Ward

Joules, Market Place, Sidmouth, EX10 8AR.

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. (Alteration).

- | | | | |
|-----------|--------------------------------------|-----------------------|---|
| 10 | 24/1096/VAR
Salcombe
RegisWard | Mr & Mrs
Wragg | Mulberry Cottage, Sid Lane, Sidmouth, EX10 9AW.
Variation of Condition 2 (approved plans) from planning permission 22/2433/FUL- (Installation of rooflights and dormer windows to east and west roof pitches, with solar panels to west elevation. Replacement of existing windows and doors with alterations to fenestration). Proposal to change dormer roof on west elevation from a flat roof to a pitched roof and minor fenestration amendments. |
| 11 | 24/1182/AGR
Sidbury Ward | Mr Andrew
Hall | Chineway Farm, Putts Corner, Sidbury, Devon, EX10 0QQ.
Prior approval for the erection of an agricultural building (horticulture) to be used for growing mushrooms and general storage associated with the horticultural enterprise. |
| 12 | 24/1122/FUL
Sidford Ward | Mr Steve
Post | 3 Byes Lane, Sidford, EX10 9QX.
Proposed single storey side and rear extension with associated external upgrades. |
| 13 | 24/1100/HRN
Sidford Ward | Oliver
Chamberlain | Land At Burscombe Lane, Sidford, Sidmouth.
Removal of 4m of hedgerow. |
| 14 | 24/0929/FUL
South Ward | Dr Joanna
Kinder | Appletreewick, Muttersmoor Road, Sidmouth, EX10 8RH.
Demolition of existing dwelling and erection of new detached dwelling and detached garage. |

15 Trees in Conservation Areas

- | | | | |
|-----------|---------------------------------------|--------------------|---|
| a) | 24/1296/TCA
Salcombe Regis
Ward | Mr Simon
Keeler | 4 The Hills, Sid Road, Sidmouth, Devon, EX10 9AQ.
Yew: remove. |
| b) | 24/0928/TCA
Salcombe Regis
Ward | | Sid House, Sid Road, Sidmouth, EX10 9AH.
T1 - Sycamore (historic coppice) - re coppice 3 x stems which make up the southern most historic coppice stool of the group which is impacting on the property. (DR). |

16 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.
None received at the time of the publication of agenda.

17 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

18 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of agenda.

19 Unsupported decisions

None received at the time of the publication of agenda.

20 Appeals

Appeal decision:

- a) 23/0810/FUL
East Ward
- 8 Mill Street, Sidmouth, EX10 8DF
Proposed two storey rear extension.
- STC: SUPPORT EDDC: REFUSE
- APPEAL GRANTED**

21 Enforcement Letters

None received at the time of the publication of agenda.

22 New East Devon Local Plan;

To consider a report of a consultation event held on 24th June.

Forthcoming Council and Working Group meetings:

8 July Environment Committee
17 July Planning Working Group
31 July Planning Working Group

held on Wednesday 19 June 2024

(The Working Group met virtually)

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

Apologies: Cllr Chris Lockyear
Cllr John Loudoun

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 10.25am

032 Declarations of Interest

None received

033 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.

034 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 5 June 2024.

035 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.

036	24/1077/FUL East Ward	Mr Nigel Halliday	Flat 4 Norton Garth Court, Station Road, Sidmouth, EX10 8NY Installation of new and replacement skylights and rooflights to existing sloping and flat roofs. Installation of small vertical sash window to north elevation dormer.
-----	--------------------------	----------------------	---

NO OBJECTIONS

037	24/0974/LBC East Ward	Boots UK Ltd	15 Fore Street, Sidmouth, EX10 8AH. 1no. non illuminated fascia sign and 1no. non illuminated hanging sign on front west elevation
-----	--------------------------	-----------------	---

NO OBJECTIONS

038 24/0298/FUL Mr Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon EX10 0NU
Salcombe Regis Matthew Demolition of existing stables 1-4, The Ressies, Stallion Boxes &
Ward Maslen staff/office and construction of 5no. donkey shelters/stables and
staff amenity building.

NO OBJECTIONS

039 24/0986/FUL Mr and Mrs Spring Cottage, Cotmaton Road, Sidmouth, EX10 8EY.
South Ward Barratt Removal of conservatory to be replaced by single storey extension
on south east elevation.

NO OBJECTIONS

040 24/0987/LBC Mr and Mrs Spring Cottage, Cotmaton Road, Sidmouth, EX10 8EY.
South Ward Barratt Removal of conservatory to be replaced by single storey extension
on south east elevation.

NO OBJECTIONS

041 24/0654/FUL Rob and Runnymede, Orchard Close, Manor Road, Sidmouth, EX10 8RS.
South Ward Sue Construction of replacement garage.
Doughty

NO OBJECTIONS

042 Trees in Conservation Areas

a) 24/0846/TCA Fortfield Lawn, Manor Road, Sidmouth, Devon, EX10 8PH
Salcombe Regis G1. Holly and Bay Suggested Works: Reduce eastern crown
Ward aspect by 1 metre T1, Sycamore : Suggested works: Reduce eastern
crown aspect by 2 metres T2, Beech : suggested works: Reduce
north eastern crown aspect by 3 metres T3, Sycamore : suggested
works: Reduce eastern crown aspect by 3 metres T4, Oak :
Suggested Works: Reduce eastern crown aspect by 2 metres T5,
Yew : Suggested Works: Crown reduce eastern and western spread
by up to 1 metres, reduce northern aspect by up to 1 metres,
crown lift southern aspect to shape by up to 2-2.5 metres. T425,
Ash : Suggested Works: Crown reduce height and lateral spread of
canopy by 1.5 metres, targeting hyper extended branches, prune
branches away from floodlight to achieve a minimum of 2 metres
of clearance Rationale.

NOTED

043 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1005/TRE Mrs L Patton 78 Primley Road, Sidmouth, Devon, EX10 9LB.
Primley Ward T16 Monterey Pine : removal of 1.5m to 2m to reduce load on limb situated on NE corner of the tree (see photo 1a) above house and garage; removal of lateral small branches on the same limb, overhanging the roof of the house (see photo 1b); removal of two adjacent branches, one of which has already partially broken, hanging over pedestrian walkway on Sidford Road (see photographs 3 and 4).

DEFERRED: Awaiting Officers report

044 Exemption to a Tree Preservation Order

None received

045 Appeals.

- a) 23/0027/CPL Salcombe Regis Camping And Caravan Park, Salcombe Regis, Devon, EX10 0JH.
APP/U1105/X/2 Proposed lawful development for the use of land for the siting of static caravans.
3/3330294

STC: REFUSED

EDDC: REFUSED

046 Unsupported decisions

- a) 24/0610/FUL & Mr Nicholas Riverside Cottage, Harcombe, Sidmouth, EX10 0PR.
24/0611/LBC Bennett Removal of existing internal boiler, construction of concrete base, installation of proposed new external floor mounted boiler and associated timber fence screen.
Sidbury Ward

STC: DID NOT SUPPORT

EDDC: APPROVED

047 Enforcement Letters

None received.

048 Urgent Items

None received.

049 New Draft Local Plan Update

A short meeting of a Working Group had been held comprising District Councillors from Sidmouth, Sidford and Sidbury together with a representative of the Town Council to consider possible housing and employment land allocations in advance of the next Strategic Planning Committee. No decisions were made.

East Devon District Council are currently consulting on a further limited number of topics. The Town Council have arranged a drop-in consultation event on behalf of the District Council in the Leigh Browne Room at Sidmouth Dissenters on Monday 24th June between 2pm and 5pm.

.....
CHAIR OF THE PLANNING WORKING GROUP

