



SIDMOUTH TOWN COUNCIL

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EX10 9BB

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To: All Members of the Planning Working Group
Town Clerk

11 July 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 17 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 'Ch 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 3 July 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 | 24/0888/LBC
East Ward | Norton Garth
(Sidmouth)
Ltd | Norton Garth Court, Station Road, Sidmouth, EX10 8NY.
Installation of a lead damp proof course below the capping stones on the parapet, removal of cementitious render, replace with lime render. Replace the brick lintels to the three centrally located windows on the southwest elevation and undertake patch brick repairs. |
|----------|--------------------------|-----------------------------------|---|

10	24/1269/ADV East Ward	Ms Marie Clarke	50 Fore Street, Sidmouth, EX10 8AG. 2 no. non-illuminated fascia signs, 1 No. non-illuminated lettering and logo to side elevation and 1 no. non-illuminated double-sided projecting sign.
11	24/0942/FUL Primley Ward	Miss and Miss Hill and Ackland	78 Newlands Road, Sidmouth, EX10 9NN. Removal of orangery and chimneys to be replaced with side extension and garage conversion on South Eastern elevation and extension to rear garden terrace.
12	24/1167/FUL Sidbury Ward	Charlotte Warren	Flat 2 Sidbury House, Buckley Road, Sidbury, Sidmouth, EX10 0SL. Remove existing potting shed and replace with new on the same site using similar materials.
13	24/1255/VAR Sidbury Ward	Mr Phillip Wallace	Myrtle Farm, Fore Street, Sidbury, Devon, EX10 0RS. Variation of condition number 2 (approved plans) on planning permission 23/2130/FUL (Installation of two air source heat pumps) Barn A, ASHP to be relocated from the north end to the south end of the building.
14	24/1299/FUL Sidford Ward	Mrs Alison Crathern	Innisfree, Higher Brook Meadow, Sidford, Devon, EX10 9SS. Alterations to fenestration, addition of front porch and upgrading external materials. Enlarging rear patio, installation of heat pump and solar panels.
15	24/1242/FUL Sidford Ward	Mr Aaron Patch	Village End, Church Street, Sidford, EX10 9QP. Enlargement of existing driveway and associated changes.
16	24/1180/FUL West Ward	Mr Michael Sykes	24 Woolbrook Park, Sidmouth, Devon, EX10 9DU. Construction of rear single storey extension with patio and glass balustrades on front and rear.
17	Trees in Conservation Areas		
a)	24/1380/TCA Salcombe Regis Ward	Mr Woods	Myrtle Lodge, Millford Road, Sidmouth, Devon, EX10 8DP. T1, Yew: reduction of crown approximately to line on Photo 1; decompact root system, incorporate compost material around roots; create a border approx. 2m around stem of tree and incorporate compost material.
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).

18 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1005/TRE
Primley Ward
78 Primley Road, Sidmouth, Devon, EX10 9LB.
T16, Monterey Cypress : 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). (DR)
- b) 24/1258/TRE
South Ward
Gary Tootle
Sidmouth Victoria Hospital, Sidmouth, EX10 8EW.
T002. Copper Beech. Crown lift for a ground clearance of 3m to enable vehicles to park in allocated bays. T003. Cherry. Fell to a 1.3m stump as tree is in decline.
- c) 24/1381/TRE
West Ward
Nikki Meek
Alexandria Industrial Estate, Station Road, Sidmouth, Devon, EX10 9HL.
T2, Ash: clear branches fouling communications cable - 1 no. of limb removed back to source, maximum diameter of cut (MDC) 75mm, prune adjacent limb back to growth point 2m distal from stem, MDC 50mm & tip prune others to clear cables, MDC 25mm. T3, Ash: fell. T5, Ash: crown lift to 2.5m above ground level, MDC 25mm.
- d) 24/1319/TRE
West Ward
WBW Solicitors
Land South Of Bulverton Barn, Station Road, Sidmouth.
T16, Oak : Reduce lowest northern lateral branch by 2m.

19 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

21 Unsupported decisions

None received at the time of the publication of agenda.

22 Appeals

None received at the time of the publication of agenda.

23 Enforcement Letters

None received at the time of the publication of agenda.

24 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

31 July Planning Working Group

5 August Council

Sidmouth Town Council's Planning Working Group

held on Wednesday 3 July 2024

(The Working Group met virtually)

Councillors present: Rachel Perram (Vice Chair)
Chris Lockyear
John Loudoun
John Nicholson

Apologies: Cllr Kelvin Dent (Chair)
Cllr Bernie Davis

Also present: Cllr Ian Barlow
Cllr Edward Willis-Flemming

The meeting started at 10.00am and finished at 11.40am

052 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr Chris Lockyear	24/0929/FUL South Ward	Personal	Remained in the meeting during discussion and voting. Did not vote.	Acquainted with the Applicant.
Cllr Chris Lockyear	24/0928/TCA Salcombe Regis Ward	Personal	Remained in the meeting during discussion.	Acquainted with the Applicant.

053 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.

054 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 19 June 2024.

055 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.

- 056** 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).

GRANT

- 057** 24/1096/VAR Mr & Mrs Mulberry Cottage, Sid Lane, Sidmouth, EX10 9AW.
Salcombe Regis Wragg Variation of Condition 2 (approved plans) from planning permission 22/2433/FUL- (Installation of roof lights 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.

NO OBJECTIONS

- 058** 24/1182/AGR Mr Andrew Chineway Farm, Putts Corner, Sidbury, Devon, EX10 0QQ.
Sidbury Ward Hall Prior approval for the erection of an agricultural building (horticulture) to be used for growing mushrooms and general storage associated with the horticultural enterprise.

OBJECT:

Members noted that there had been several, previous applications for this property, one of which recently involved the sale of land and agricultural buildings due to a lack of need for farming by the applicant. Members considered that the proposal was overbearing and overdevelopment, which would have an adverse impact upon the AONB. .

Note: Members also could not understand from the plans how mushrooms could be grown in a clear poly tunnel when darkness was required.

- 059** 24/1122/FUL Mr Steve 3 Byes Lane, Sidford, EX10 9QX.
Sidford Ward Post Proposed single storey side and rear extension with associated external upgrades.

NO OBJECTIONS

- 060** 24/1100/HRN Oliver Land At Burscombe Lane, Sidford, Sidmouth
Chamberlain
Sidford Ward .
Removal of 4m of hedgerow.

DEFER:

Members would like to see additional information to make an informed decision.

- 061** 24/0929/FUL Dr Joanna Appletreewick, Muttersmoor Road, Sidmouth, EX10 8RH.
South Ward Kinder Demolition of existing dwelling and erection of new detached dwelling and detached garage.

OBJECT:

Members considered the importance of preserving heritage assets such as Sampson properties in the Bickwell Valley Conservation Area. Members questioned whether the removal of a well maintained property was necessary, or environmentally sound. The proposals for such a large and imposing replacement dwelling did not preserve or enhance the semi-rural position, adjacent to the AONB and Coastal Preservation Area. Due to its overbearing mass and scale, particularly at the front northern elevation, the property would be visible from viewpoints in the AONB from Bulverton. The existing

property was visually sheltered by trees and landscaping and fitted well into its setting. Allowing such a development could lead to similar future applications, leading to a gradual erosion of the conservation area's character. It could also negatively impact community cohesion and the area's historical integrity. Members felt it was contrary to: Sidmouth Neighbourhood Plan Policy 7. Local Distinctiveness - Conservation areas and historic assets.

The plans were contrary to EDDC Local Plan Policies 2013-2031 NPPF 2024: Conserving and enhancing the Historic Environment Paras. 196,200,201,203 (c),207,212.

Members strongly objected and commented that it was the wrong property in the wrong location.

062 Trees in Conservation Areas

- a) 24/1296/TCA Mr Simon 4 The Hills, Sid Road, Sidmouth, Devon, EX10 9AQ.
Salcombe Regis Keeler Yew: remove.
Ward

DEFERRED: Awaiting Officers report

- b) 24/0928/TCA Sid House, Sid Road, Sidmouth, EX10 9AH.
Salcombe Regis T1 - Sycamore (historic coppice) - re coppice 3 x stems which
Ward make up the southern most historic coppice stool of the group
which is impacting on the property. (DR).

DEFERRED: Members have requested additional information and a site visit.

063 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

None received

064 Exemption to a Tree Preservation Order

None received

065 Appeals.

- a) 23/0810/FUL 8 Mill Street, Sidmouth, EX10 8DF
East Ward Proposed two storey rear extension.

STC: SUPPORT EDDC: REFUSE

APPEAL GRANTED

066 Unsupported decisions

None received.

067 Enforcement Letters

None received.

068 Urgent Items

None received.

069 New Draft Local Plan Update

Yes, Members noted the report from the recent Local Plan Consultation event. The number of residents in attendance was noted, as was the lack of communication to residents who do not purchase the Sidmouth Herald or are users of the internet.

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CHAIR OF THE PLANNING WORKING GROUP

