



SIDMOUTH TOWN COUNCIL

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EX10 9BB

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To: All Members of the Planning Working Group
Town Clerk

25 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 31 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 17 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.)

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|---|-------------|----------|---|
| 9 | 24/1269/ADV | Ms Marie | 50 Fore Street, Sidmouth, EX10 8AG. |
| | 24/0244/ENQ | Clarke | 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. Amendment to the left hand fascia sign graphics. |
| | East Ward | | |

- 10** 24/1298/LBC
East Ward
Mr Nick Davidson
And Mrs Sarah Lane
36A Fore Street, Sidmouth, EX10 8AQ
Internal alterations to previously approved change of use alterations linked to application 23/1903/LBC. First floor alterations: remove wall between kitchen and dining room to create a large kitchen. Second floor alterations: Bedroom 1: dressing room to become ensuite; Bedroom 2 & 3 to become larger by moving hallway wall forward; Bathroom off landing to become a shower room and shower room to become WC.
- 11** 24/1342/FUL
Primley Ward
Mr and Mrs Cload
4 Fleming Avenue, Sidmouth, EX10 9NY.
Single-storey rear extension.
- 12** 24/1155/FUL
South Ward
Mr and Mrs Hall
22 Alexandria Road, Sidmouth, Devon, EX10 9HB.
Proposed installation of solar panels, construction of rear dormer, installation of roof windows to the side elevation, alterations to windows and doors on the rear and side elevations, replacement of existing rear polycarbonate roof with flat roof and lantern rooflight.

13 Trees in Conservation Areas

- a)** 24/1488/TCA
South Ward
Mrs Fiona Chambers
Silverdale, Bickwell Valley, Sidmouth, Devon, EX10 8SG
TP1, Cherry : remove. TP2, Magnolia : reduce by 1.5m to make 3m height x 4m spread. TP3, Crab Apple : reduce to make 5m in height x 5m spread. TP4, Cherry : remove.
- b)** 24/1473/TCA
South Ward
Mr Bruce Smith
Longbridge, Boughmore Road, Sidmouth, Devon, EX10 8SH.
T3, Red Maple : remove lowest 4 lateral branches to raise crown to facilitate maintenance of grass underneath. T5, Blue Atlas Cedar : reduce back to historic pruning points carried out 2 years ago by up to 1.2m maximum pruning cuts of no more than 50mm.
- c)** 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. (DR)
- d)** 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).

14 Tree Preservation Orders

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

15 Notification of a new Tree Preservation order.

- a)** 24/0026/TPO
Primley Ward
Land at 6 Lower Wheathill, Sidmouth.

- b) 24/0002/TPO Land at Broadway Cottage, Broadway (adjacent Pipers Chantry),
South Ward Sidmouth, EX10 8RQ.

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

- a) 24/1501/PRETDD Steve Jones Old Orchard, Bickwell Valley, Sidmouth, EX10 8SG.
South Ward Hawthorn : fell

17 Unsupported decisions

- a) 24/0435/FUL Mr Michael 24 Woolbrook Park, Sidmouth, Devon, EX10 9DU.
West Ward Sykes Proposed dormered loft extension, external works to increase rear
patio and parking areas. (Amended).

STC: DO NOT SUPPORT EDDC: APPROVE

18 Appeals

None received at the time of the publication of agenda.

19 Enforcement Letters

None received at the time of the publication of agenda.

20 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

5 August Council
14 Planning Working Group
28 Planning Working Group

Sidmouth Town Council's Planning Working Group

held on Wednesday 17 July 2024

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
John Loudoun
John Nicholson

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr Rachel Perram

The meeting started at 10.00am and finished at 11.40am

070 Declarations of Interest

None received

071 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.

072 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 3 July 2024.

073 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.

074	24/0888/LBC	Norton Garth (Sidmouth)	Norton Garth Court, Station Road, Sidmouth, EX10 8NY. Installation of a lead damp proof course below the capping stones
	East Ward	Ltd	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.

NO OBJECTIONS

075	24/1269/ADV	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.
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DEFERRED: Members awaiting the views of the Conservation Officer.

076 24/0942/FUL Miss and 78 Newlands Road, Sidmouth, EX10 9NN.
Primley Ward Miss Hill and
Ackland Removal of orangery and chimneys to be replaced with side extension and garage conversion on South Eastern elevation and extension to rear garden terrace.

NO OBJECTIONS

077 24/1167/FUL Charlotte Flat 2 Sidbury House, Buckley Road, Sidbury, Sidmouth, EX10 OSL.
Sidbury Ward Warren Remove existing potting shed and replace with new on the same site using similar materials

NO OBJECTIONS

078 24/1255/VAR Mr Phillip Myrtle Farm, Fore Street, Sidbury, Devon, EX10 ORS.
Sidbury Ward Wallace 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.

NO OBJECTIONS

079 24/1299/FUL Mrs Alison Innisfree, Higher Brook Meadow, Sidford, Devon, EX10 9SS.
Sidford Ward Crathern Alterations to fenestration, addition of front porch and upgrading external materials. Enlarging rear patio, installation of heat pump and solar panels.

NO OBJECTIONS: Members requested that the Environmental Health Officer considers the potential noise of the heat pump and the proximity of the neighbours.

080 24/1242/FUL Mr Aaron Village End, Church Street, Sidford, EX10 9QP
Sidford Ward Patch
.
Enlargement of existing driveway and associated changes
.

NO OBJECTIONS

081 24/1180/FUL Mr Michael 24 Woolbrook Park, Sidmouth, Devon, EX10 9DU.
West Ward Sykes Construction of rear single storey extension with patio and glass balustrades on front and rear.

NO OBJECTIONS

082 Trees in Conservation Areas

- a) 24/1380/TCA Mr Woods Myrtle Lodge, Millford Road, Sidmouth, Devon, EX10 8DP.
Salcombe Regis T1, Yew: reduction of crown approximately to line on Photo 1;
Ward decompact root system, incorporate compost material around roots; create a border approx. 2m around stem of tree and incorporate compost material.

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 invited the owner of the trees to respond to the Tree Officer's report and would arrange a site visit.

083 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1005/TRE 78 Primley Road, Sidmouth, Devon, EX10 9LB.
Primley Ward 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)

AGREED: subject to conditions recommended by the Arboricultural Officer.

- b) 24/1258/TRE Gary Tootle Sidmouth Victoria Hospital, Sidmouth, EX10 8EW.
South Ward 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.

DEFERRED: Awaiting Officers report

- c) 24/1381/TRE Nikki Meek Alexandria Industrial Estate, Station Road, Sidmouth, Devon, EX10 9HL.
West Ward 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.

DEFERRED: Awaiting Officers report

d) 24/1319/TRE WBW Land South Of Bulverton Barn, Station Road, Sidmouth
West Ward Solicitors .
T16, Oak : Reduce lowest northern lateral branch by 2m.

DEFERRED: Awaiting Officers report

084 Exemption to a Tree Preservation Order

None received

085 Appeals.

The Local Planning Authority have confirmed that a hearing will be held on 5th November relating to the appeal by McCarthy Stone against the refusal of planning permission for the redevelopment of the Knowle. Members would like the Chair of the Town Council to write to EDDC to ascertain the nature of the hearing, to urge the District Council to mount a vigorous defence of the refusal of planning permission and to hold the hearing in Sidmouth in view of the local interest.

086 Unsupported decisions

None received.

087 Enforcement Letters

None received.

088 Urgent Items

None received.

089 New Draft Local Plan Update

Work on preparing the new Local Plan which the Local Planning Authority hope to adopt in November 2026 is continuing. Officers will now be spending more time on preparing policies rather than allocation of sites.

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CHAIR OF THE PLANNING WORKING GROUP