

**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.
Sidford Ward Chamberlain 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.