

**Sidmouth Town Council's Planning Working Group
held on Wednesday 14 August 2024
(The Working Group met virtually)**

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

Also Present: Cllr Ian Barlow

Apologies: Cllr Bernie Davis

The meeting started at 10.00am and finished at 12pm

105 Declarations of Interest

None received

106 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.

107 Minutes

Members did not agree 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 31 July 2024, subject to the following amendments:

Minute 090 – Declarations of Interest:

The inclusion of Councillor Chris Lockyear's personal interest in application 24/0928/TCA. Councillor Lockyear is acquainted with the owner of the trees concerned. He remained in the meeting during the discussion but did not vote.

Minute 098 Trees in Conservation Areas item d)

To amend the minute to read as follows: A site meeting had been held on 24th July. There was considerable discussion at the Planning Working Group. Prior to the meeting the Arboricultural Officer had informed the Applicant that there was no objection to the proposed work to the trees and he did not consider it expedient to make a Tree Preservation Order.

POSITION NOTED

108 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.

- 109** 24/1071/FUL East Ward Mr Michael Belcher Sunnynook, 9 Newtown, Sidmouth, EX10 8PZ.
Conversion of the ground floor of Sunnynook to a two bedroom dwelling including the change of use from light industrial to a private dwelling.

NO OBJECTIONS: Members would like the Local Planning Authority to restrict this proposed dwelling to use as a primary residence.

- 110** 24/1548/LBC East Ward Mr Michael Belcher Sunnynook, 9 Newtown, Sidmouth, EX10 8PZ.
Alterations and extensions involving the removal of part of the rear flat roof and the construction of a single storey two-bedroom dwelling within the existing footprint and creation of outdoor amenity space.

NO OBJECTIONS

- 111** 24/1295/LBC Salcombe Regis Ward Mr Simon Keeler 4 The Hills, Sid Road, Sidmouth, Devon, EX10 9AQ.
Replace cedar shingle tiles and new lead flashing above D1; replace concave roof above W3; gravel French drain on side west and side south elevations, and remove fireplace in living room. Ground floor: replace 1no. door on side south elevation; replace/refurbish 6no. windows.; damp proofing. First floor: replace 5no. windows on side west and south and rear north elevations.

NO OBJECTIONS

- 112** 24/1398/FUL Salcombe Regis Ward Mr & Mrs Ashbulby Kingfishers, Fortescue Road, Sidmouth, Devon, EX10 9QB.
Removal of rear conservatory to be replaced with single storey rear extension, extension of rear terrace and garage conversion.

NO OBJECTIONS

- 113** 24/1457/FUL Sidbury Ward Dr Ian Conway Lower Mincombe Farm, Sidbury, Sidmouth, EX10 0QN.
Installation of two air source heat pumps.

NO OBJECTIONS: However, Members would like the Environmental Health Officer to check in advance for possible noise nuisance.

- 114** 24/1174/FUL South Ward Melanye Luscombe (Richmond Estates Sidmouth Ltd) The Richmond Hotel, Elysian Fields, Sidmouth, EX10 8UJ.
Change of use of Cumberland Cottage and its adjoining extensions. Including 1987 front extension and guest house extension, from C1 Hotel to C3 Residential use; change of use of annexe apartments, currently classed as C1 Hotel rooms to C3 Holiday use; remove managers use restriction on residential bungalow. Permission to split and sell all the above properties, plus residential staff cottage leasehold/commonhold.

SUPPORTED

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| 115 | 24/1175/LBC
South Ward | Melanye
Luscombe
(Richmond
Estates
Sidmouth
Ltd) | The Richmond Hotel, Elysian Fields, Sidmouth, EX10 8UJ.
Change of use of Cumberland Cottage and its adjoining extensions. Including 1987 front extension and guest house extension, from C1 Hotel to C3 Residential use; change of use of annexe apartments, currently classed as C1 Hotel rooms to C3 Holiday use; remove managers use restriction on residential bungalow. Permission to split and sell all the above properties, plus residential staff cottage leasehold/commonhold. |
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SUPPORTED: Subject to the views of the Conservation Officer.

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| 116 | DPX/DCC/4404/2
024 | | Town and Country Planning General Regulations 1992 –
Regulation Creation of a new cycle and pedestrian multi-use path, plus associated works at Land to the west of the A375, between Sidford and Sidbury. |
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Members strongly support the creation of a safe cycle and pedestrian multi-use path between Sidbury and Sidford.

However, the current proposal by Devon County Council is unacceptable because:

The proposal is piece-meal without the inclusion and certainty of Phase II

The Ottery Lane crossing is potentially dangerous

The problem of flooding at the southern end of the proposed route

The difficult passage onto Hillside and dangerous exit onto the A375 in Sidbury

117 Trees in Conservation Areas

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| a) | 24/1607/TCA
Salcombe Regis
Ward | Mrs Betts | Gaunts, Sid Road, Sidmouth, EX10 9AF.
T1, Beech: reduce by 1-3m via thinning second and third order branches to leave a natural form with a height of approximately 14m and a spread of 5m. |
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WITHDRAWN

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| b) | 24/1440/TCA
Sidford Ward | | Village End, Church Street, Sidford, Devon, EX10 9QP.
x2 Monterey Pines: fell. (Replant with two English Yews and two Hawthorns along the southern boundary.) (DR). |
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WORKS NOTED

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| c) | 24/1488/TCA
South Ward | Mrs Fiona
Chambers | Silverdale, Bickwell Valley, Sidmouth, Devon, EX10 8SGTP1,
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. (DR) |
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WORKS NOTED

- d) 24/1473/TCA Mr Bruce Longbridge, Boughmore Road, Sidmouth, Devon, EX10 8SH.
South Ward Smith 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. (DR)

WORKS NOTED

- e) 24/1605/TCA Mr Butler Littlebrook, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
South Ward T1, Eucalyptus: reduce height by approximately 3m and shorten side growth by a similar amount to a suitable pruning position with cuts no larger than 75mm. T2, Eucalyptus: fell.

DEFERRED: Awaiting Officers report.

118 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1563/TRE Land South Of Sidlaw House, Coreway, Sidford, EX10 9SE.
Sidford Ward T1, Oak: removal of 1 lowest , previously fractured limb, at approximately 175mm diameter at trunk; removal of 1 lowest secondary branch at approximately 125mm diameter at trunk; removal of small epicormic low growth, overhanging garage roof; tip weight reduction to 2 above branches to raise crown over garage roof, reducing limbs by up to approximately 2m back to suitable growth points, with cut diameters up to 75mm.

DEFERRED: Awaiting Officers report.

- b) 24/1381/TRE Alexandria Industrial Estate, Station Road, Sidmouth, Devon, EX10
South Ward 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. (DR)

AGREED: subject to conditions recommended by the Arboricultural Officer.

- c) 24/1319/TRE Land South Of Bulverton Barn, Station Road, Sidmouth.
South ward T16, Oak : Reduce lowest northern lateral branch by 2m. (DR)

AGREED: subject to conditions recommended by the Arboricultural Officer.

- d) 24/1258/TRE 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. (DR)

AGREED: subject to conditions recommended by the Arboricultural Officer.

119 Exemption to a Tree Preservation Order

None received.

120 Appeals.

None received.

121 Unsupported decisions

None received.

122 Enforcement Letters

None received.

123 New Draft East Devon Local Plan Update:

It was noted that the Government's new housing target for East Devon had risen from 893 to 1,146 + 5% per year. However, because the new Local Plan was well advanced, it was understood that a figure within 200 of the new target would be acceptable. The Local Planning Authority were therefore planning to allocate 946 plus a buffer per year.

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CHAIR OF THE PLANNING WORKING GROUP