

**MINUTES**

**OF SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 20<sup>TH</sup> FEBRUARY, 2008.**

**AT 6.30 P.M.**

**WOOLCOMBE HOUSE, SIDMOUTH**

Members present:-	Councillor	T.J. Cox (Chairman)
	“	P. Sullivan (Vice-Chairman)
	“	Mrs S. Carr
	“	Mrs M. Jolly
	“	Mrs L. Kelly
	“	S.P. Pollentine
	“	J. Turner.

Councillor S. Hughes was absent from the meeting.

*In the absence of Councillor Gibbings and Councillor McKenzie-Edwards, it was agreed that Councillor Cox should act as Chairman and Councillor Sullivan act as Vice-Chairman.*

**08:2/P9      APOLOGIES**

Apologies for absence were received from Councillors C. Gibbings, I. McKenzie-Edwards, S.J. Brokenshire, J.G.T. Dyson, J.W. Hollick, G.K. Liverton, Mrs F.I. Newth and C.H. Wale.

**08:2/P10      DECLARATIONS OF INTEREST**

Declarations of Interest were received as follows:-

08:2/P12	08/0078/FUL	All Members	<i>Near neighbour.</i>
08:2/P12	08/0118/LBC	All Members	<i>Owners/ Applicant.</i>
08:2/P12	08/0224/FUL	Cllr Pollentine	<i>Friend of Applicants Agent.</i>

**08:2/P11      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 was on the basis that the views expressed were preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserved their final views on the application until they were in full possession of all the relevant arguments for and against.

**08:2/P12      APPLICATIONS FOR CONSIDERATION**

**Resolved**

That in respect of the Planning Applications set out below and attached, representations to the manner in which they should be determined, be made known to the East Devon District Council in accordance with schedule 16 of the Local Government Act 1972.

08/0038/FUL	MR M FALLOWS	5 THE SQUARE, ICE HOUSE LANE, SIDMOUTH. Demolition of single storey lean-to extension and erection of side extension.
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**APPROVE**

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08/0172/LBC

P FARRAND

OLD OAK HOUSE,  
103 FORE STREET,  
SIDBURY.

Construction of rooflight and provision  
of folding doors.

**SPLIT DECISION**

**APPROVE** Folding doors.

**REFUSE** The large rooflight is out of keeping and detracts from the Listed Building.  
(1 letter of comment received)

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08/0173/FUL

MR B ROBSON

32 PRIMLEY ROAD,  
SIDMOUTH.

Erection of kitchen extension and  
conversion of garage to additional living  
accommodation.

**REFUSE**

- Overdevelopment.
- Precedent created to form an unacceptable 'linking' between properties.
- Loss of amenity to neighbouring properties.

(2 letters of objection received)

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08/0174/LBC

MR & MRS MOLE

BURNHAM,  
10 SALCOMBE ROAD,  
SIDMOUTH.

Alterations to rear single storey kitchen  
to include replacement roof with  
lantern rooflight and replace pvcu  
rainwater goods with black painted cast  
iron.

**APPROVE**

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08/0187/FUL

MR & MRS P GRIEW

CLIFFE COTTAGE,  
CLIFF ROAD,  
SIDMOUTH.

Erection of replacement dwelling.

**REFUSE**

- The height is considered too great and the balcony at second floor level will create serious overlooking.
- Visually out of keeping with neighbouring properties.

(3 letters of comment received)

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08/0193/FUL

MR & MRS NORTHOVER

SPRINGFIELD HOUSE,  
SIDBURY.

Erection of 2.2m stainless steel flue pipe  
on rear outbuilding.

**REFUSE**

Out of keeping with Listed Building.  
(1 letter of comment received)

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08/0194/LBC                      MR & MRS NORTHOVER                      SPRINGFIELD HOUSE,  
SIDBURY.  
Erection of 2.2m stainless steel flue pipe  
on rear outbuilding.

**REFUSE**

Out of keeping with Listed Building.  
(1 letter of comment received)

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08/0214/FUL                      MR & MRS KEAST                      25 CONNAUGHT ROAD,  
SIDMOUTH.  
Single storey rear extension.

**REFUSE**

Loss of light and amenity to next door property.

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08/0221/FUL                      MR & MRS BARGER                      69 PRIMLEY ROAD,  
SIDMOUTH.  
First floor rear extension.

**REFUSE**

Incongruous roof design which would be detrimental to the street scene.

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08/0223/FUL                      W N STOYE                      MORTICE FARM,  
(MOBILE HOME),  
SALCOMBE REGIS.  
Retention of extension to mobile home  
for use as sitting room and office.

**REFUSE**

- Unacceptable development in an Area of Outstanding Natural Beauty.
- No environmental issues have been addressed.
- Possible precedent for the future.

(1 letter of comment received)

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08/0224/FUL                      FORD PROPERTY LTD.                      22 WINSLADE ROAD,  
SIDMOUTH.  
Demolition of existing dwelling and  
erection of four dwellings.

**REFUSE**

This application is not significantly different to the previous application which was refused by East Devon District Council in June 2007 (07/1631/FUL) and the Town Council consider all the reasons for refusal still valid with this application.

(24 letters of objection and 35 petition slips of objection were received)

*(Cllr Pollentine declared an interest and left the Chamber)*

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08/0257/FUL                      MR KERR                      SUNNYSIDE,  
MALVERN ROAD,  
SIDMOUTH.  
Single storey extension.

**APPROVE**

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08:2/P14.2 Planning Application No. 02/P2781

Knowle, Sidmouth. – Temporary portacabin office space.

The Clerk reported a letter from East Devon District Council in connection with temporary planning permission which was granted on 18<sup>th</sup> February, 2003 for the above. One of the conditions imposed required that the use be discontinued on or before 17<sup>th</sup> February, 2008.

The owner had been asked to confirm that the use had ceased and the structure removed.

08:2/P14.3 The Thatched Cottage, Salcombe Regis – Timber structure.

The Clerk reported a letter from East Devon District Council in connection with the construction of a timber log store on land opposite the above address, the retention of which requires the benefit of planning permission as it is sited within the designated Area of Outstanding Natural Beauty and exceeds 10 cubic metres and is adjacent to a footpath deemed to be a highway and constructed on forestry land.

With a view to regularising the matter the owner had been requested to apply for the necessary planning permission within 28 days or remove the structure.

**08:2/P15 MATTERS OF REPORT**

08:2/P15.1 Planning Application Nos. 07/3319/LBC & 07/3320/FUL

Prospect Plaice, Prospect Place, Sidmouth.

Alterations to extractor and air inlet ducting and erection of visibility screen.

Following recent correspondence requesting information from East Devon District Council in respect of the above planning application the Clerk reported a letter from the District Council's Environmental Health Officer (Pollution) informing that the above application had been refused by the Planning Authority. (See letter attached)

08:2/P15.2 Planning Application No. 07/2220

Cutlers Hill House, Higher Greenway Lane, Sidmouth.

Replacement dwelling.

The Clerk reported a letter from East Devon District Council in respect of minor amendments to the above application. The minor amendments related to basement rooms, use of attic for bedrooms, patio door to front elevation and stairs to first floor.

08:2/P15.3 Temporary Road Closure Orders.

The Clerk reported temporary road closure orders in respect of the following:-

- Thursday 21<sup>st</sup> February to Friday 22<sup>nd</sup> February, 2008, at Arcot Road from its junction with Alexandria Road to its junction with Sidford Road, to enable Devon County Council Highways to undertake resurfacing works.
- Monday 25<sup>th</sup> February to Wednesday 5<sup>th</sup> March, 2008, at Ice House Lane, B3176 Bulverton Road to Woolbrook Park, to enable Devon County Council Highways to undertake footway works.
- Monday 3<sup>rd</sup> March to Wednesday, 5<sup>th</sup> March, 2008, at York Street junction with Riverside Road, to enable Western Power Distribution to undertake utility works.

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**CHAIRMAN OF THE PLANNING COMMITTEE**