

## MINUTES

### OF SIDMOUTH TOWN COUNCIL'S

### PLANNING COMMITTEE MEETING

### HELD ON

WEDNESDAY, 5<sup>TH</sup> MARCH, 2008.

AT 6.30 P.M.

### WOOLCOMBE HOUSE, SIDMOUTH

Members present:-	Councillor	C.F.A. Gibbings (Chairman)
	“	I.J. McKenzie-Edwards (Vice-Chairman)
	“	Mrs S. Carr
	“	T.J. Cox
	“	J.G.T. Dyson
	“	Mrs M. Jolly
	“	Mrs L. Kelly
	“	P. Sullivan
	“	J. Turner
Also in attendance :	“	A.W.J. Reed

#### **08:3/P1**           APOLOGIES

Apologies for absence were received from Councillors S.J. Brokenshire, J.W.Hollick, G.K. Liverton, Mrs F.I. Newth, S.P. Pollentine and C.H. Wale.

Councillors S. Hughes was absent from the meeting.

#### **08:3/P2**           DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

08:3/P5	08/0343	Cllr Mrs Jolly	<i>Shareholder in the Company</i>
08:3/P5	08/0347	Cllr McKenzie-Edwards	<i>Wife owns neighbouring property</i>
08:3/P5	08/0292	Cllr Mrs Carr	<i>Close family member involved</i>

#### **08:3/P3**           MINUTES

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on 6<sup>th</sup> and 20<sup>th</sup> February, 2008.

#### **08:3/P4**           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.

#### **08:3/P5**           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.

08/0217/LBC            A & S BUDD            LITTLE MYRTLE,  
MILLFORD ROAD,  
SIDMOUTH.  
Re-thatch using water reed, install central  
heating and stove and relocate first floor  
door to create ensuite bathroom.

**APPROVE**

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08/0228/FUL            MR B SMITH            LAND REAR OF THE BOWD INN,  
SIDMOUTH ROAD,  
SIDMOUTH.  
Retention of use of land to process and  
store logs.

**REFUSE**

- Unacceptable intrusion into the Area of Outstanding Natural Beauty.
- Highway dangers.
- Insufficient detail.

(4 letters of objection received)

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08/0279/FUL            MR & MRS D GATER            WESTERLAND,  
BOUGHMORE ROAD,  
SIDMOUTH.  
Demolish existing garage and construct  
new garage, plant room / changing room.

**APPROVE**

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08/0285/FUL            MR S BROOM            98 MANSTONE AVENUE,  
SIDMOUTH.  
Two storey extension.

**APPROVE**

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08/0292/MRES            CAVANNA HOMES  
(DEVON) LTD.            VICTORIA LAUNDRY,  
MILL HOUSE,  
CHURCH STREET,  
SIDFORD.  
Approval of reserved matters in  
pursuance of outline planning  
permissions 03/P2519 & 06/0175/OUT  
for the siting, design and external  
appearance of 14 dwellings with means of  
access including details of drainage and  
landscaping.

**APPROVE**

Concern was expressed regarding the access (in particular with the pinch point on England's Close, also  
design and height of houses)

(4 letters of concern received)

*(Cllr Mrs Carr declared an interest and left the Chamber)*

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08/0297/ADV            BOOTS THE CHEMIST PLC            LIFESTYLE PHARMACY LTD.,  
2 WOOLBROOK ROAD,  
SIDMOUTH.  
Internally illuminated projecting and  
fascia signs.

**APPROVE**

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08/0298/FUL MR & MRS THORNELEY 18 SUMMERFIELD,  
SIDMOUTH.  
Extensions and alterations.

**APPROVE**  
(1 letter of objection received)

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08/0321/FUL MR C F PRATT 17 BREWERY LANE,  
SIDMOUTH.  
Retention of conservatory.

**APPROVE**

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08/0322/FUL MR & MRS MARSH 27 HILLSIDE,  
SIDBURY.  
Erection of timber summer house and  
garden shed.

**APPROVE**

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08/0324/FUL MR & MRS MARSH 27 HILLSIDE,  
SIDBURY.  
Two storey extension to rear, internal  
alterations.

**APPROVE**

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08/0326/FUL MR J MAKKIN CRAIGLANDS,  
CONVENT ROAD,  
SIDMOUTH.  
Demolition of existing garage, erection of  
two storey side/rear extension and  
construction of new garage.

**REFUSE**

Unfortunately this development is too close to neighbouring properties to sustain an extension of this magnitude. Something a little more modest might be less obtrusive.

NOTE : The design is good and compliments the existing house well but is considered to be overdevelopment of the site.

(1 letter of objection received)

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08/0328/FUL MRS J TODD 73 PRIMLEY ROAD,  
SIDMOUTH.  
Extend first floor over the existing garage  
and convert loft space with dormer and  
velux windows.

**APPROVE**

Concern was expressed regarding the number of windows and dormer at rear.

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08/0343/ADV BALFOUR MANAGEMENT COMPANY BALFOUR MEWS,  
STATION ROAD,  
SIDMOUTH.  
Erection of 2 pole signs.

**APPROVE**

*(Cllr Mrs Jolly declared an interest)*

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08/0413/FUL            MR & MRS A COLE            39 SIDFORD HIGH STREET,  
SIDFORD.  
Two storey extension to replace existing  
single storey extension.

**APPROVE**

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08/0415/FUL            WILLIAM HILL  
ORGANISATION            WILLIAM HILL,  
OLD FORE STREET,  
SIDMOUTH.  
New shopfront entrance for wheelchair  
users.

**APPROVE**

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08/0428/LBC            MR RIDLINGTON            1 FAIRLAWN,  
ELYSIAN FIELDS,  
SIDMOUTH.  
Installation of central heating system to  
include external flue.

**APPROVE**

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08/0340/TCA            DR REES            ST GILES AND ST NICHOLAS  
CHURCH AND CEMETERY,  
CHURCH STREET,  
SIDMOUTH.  
Crown lift two Yew trees by two metres  
over lych gate.

**APPROVE**

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08/0347/TRE            MR WITHERIDGE            SALTY MONK HOTEL,  
CHURCH STREET,  
SIDFORD.  
Fell three Leyland Cypress trees.

**APPROVE**

*(Cllr McKenzie-Edwards declared an interest)*

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08/0349/TCA            MR EDWARDS            KENNAWAY HOUSE,  
COBURG ROAD,  
SIDMOUTH.  
Fell one Tulip tree, five Lime trees and  
one Maple.

**APPROVE**

(4 letters of objection received)

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08/0364/TRE            MR BREWER            FLAT 2, FAIRLAWN,  
ELYSIAN FIELDS,  
VICARAGE ROAD,  
SIDMOUTH.  
Fell one Monterey Cypress.

**APPROVE**

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08/0366/TRE

L GREENSLADE

THE HERMITAGE,  
VICARAGE ROAD,  
SIDMOUTH.

Remove low branch and reduce height of  
one Pittosporum and remove one Tree  
Heather.

**SPLIT DECISION**

T1 Removal of the whole limb was refused. No objection to the reduction of the tree.

T2 Approve

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**08:3/P6 PLANNING AUTHORITY – CONFLICTING DECISION**

08:3/P6.1 Planning Application Nos. 07/2319/LBC & 07/2337/ADV  
Clinton Cards PLC., 19 Fore Street, Sidmouth.  
Retention of fascia sign

TOWN COUNCIL

DISTRICT COUNCIL

REFUSE

APPROVE

08:3/P6.2 Planning Application No. 07/3534/FUL  
2 Arcot Gardens, Sidmouth.

Erection of two storey side extension

TOWN COUNCIL

DISTRICT COUNCIL

APPROVE

REFUSE

**08:3/P7 ENFORCEMENT LETTERS**

08:3/P7.1 Riverside Cottage, Sidcliffe – Annex

Planning Application No. 07/2502/FUL

The Clerk reported a letter from East Devon District Council in connection with an annex being constructed at Riverside Cottage, Sidcliffe. Following inspection by the District Council it was discovered that certain variations had been made from the approved plans.

- The approved plans show the annex as 1.1 metres away from the south east boundary wall whereas in fact it measured 1.75 metres from that wall.
- The building dimensions are correct but it appeared that the ground level had been raised as the ridge of the roof was set approximately 300mm higher than the adjacent boundary wall rather than the same distance below the level of the boundary wall.
- The approved plans showed the annex set at level ground but the building is supported by stilt structures not shown on the approved plans.

The variations were such that it could not be dealt with by way of amended plans. With a view to regularising the matter it would be necessary for an entirely new application to be submitted for the retention of the building as constructed.

08:3/P7.2 Ash Meadow Farm, Sidbury – Caravan.

Planning Application No. 06/3041/FUL

The Clerk reported a letter from East Devon District Council in connection with the above planning application. Following inspection by the District Council it was noted that a touring caravan remained on the site adjacent to where the new agricultural building was being erected. With a view to regularising the matter the owner had been requested to remove the caravan from the site within the next two months.

**08:3/P8 MATTERS OF REPORT**

08:3/P8.1 Planning Application No. 07/0834/FUL

Sidmouth International School.

Heydons Hall, Heydons Lane, Sidmouth. EX10 8NJ.

Addition of first floor classroom accommodation.

The Clerk reported that an Appeal in respect of the above had been withdrawn.

08:3/P8.2 Planning Application No. 07/1342/FUL

Erection of a chalet bungalow – 11 Sidlands, Sidmouth.

The Clerk reported that an appeal in respect of the above had been allowed.

08:3/P8.3 Malden House Residential Home – New Sign

It was reported that a new sign had been erected at the above premises. The Town Council would ask that the District Council's Enforcement Officer look into the matter.

**08:3/P9 DELEGATED DECISION MAKING**

The Town Council's Planning Committee debated and decided upon its first devolved planning applications, i.e. signage for the Boots store at Woolbrook and five applications relating to trees.

The Town Clerk recently attended a two day Practitioners Conference at Stoke on Trent. Various seminars and workshops were held, including one on Planning. The Clerk was able to introduce the fact that East Devon District Council had delegated decision making on certain matters of planning to the Local Council and asked if other areas had similar experience. Out of 200 delegates the Town Clerk was unable to find any Council which had taken similar steps as that between East Devon District Council and Sidmouth Town Council. The Clerk also spoke with a representative from the Department for Communities & Local Government who was at the Conference promoting the Government's Planning Portal and she also knew of no other such arrangements between District and Local Councils and was most interested in Sidmouth's involvement.

The Town Council appreciate that it is a bold step for the District Council (as the Planning Authority) and are delighted that they feel confident in this Council's professional and careful approach in order to be entrusted with the decision making.

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**CHAIRMAN OF THE PLANNING COMMITTEE**