

**MINUTES**

**OF SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 2<sup>ND</sup> APRIL, 2008.**

**AT 6.30 P.M.**

**WOOLCOMBE HOUSE, SIDMOUTH**

Members present:-	Councillor	C.F.A. Gibbings (Chairman)
	“	I.J. McKenzie-Edwards (Vice-Chairman)
	“	S.J. Brokenshire
	“	Mrs S. Carr
	“	T.J. Cox
	“	J.W.Hollick
	“	Mrs M. Jolly
	“	G.K. Liverton
	“	P. Sullivan
	“	J. Turner
	“	C.H. Wale
Also in attendance:-	“	A.W.J. Reed

**08:4/P1      APOLOGIES**

Apologies for absence were received from Councillors J.G.T. Dyson, Mrs L. Kelly, Mrs F.I. Newth and S.P. Pollentine

Councillors S. Hughes was absent from the meeting.

**08:4/P2      DECLARATIONS OF INTEREST**

No Declarations of Interest were received.

**08:4/P3      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.

**08:4/P4      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.

08/0449/FUL	THE DONKEY SANCTUARY	DONKEY SANCTUARY MIRE LANE SALCOMBE REGIS Replace timber stables and shed with single unit.
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**APPROVE**

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08/0450/FUL

THE DONKEY SANCTUARY

DONKEY SANCTUARY  
MIRE LANE  
SALCOMBE REGIS  
Side extension to field shelter.

**APPROVE**

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08/0488/FUL

MR R STINSON

15 HARCOMBE LANE  
SIDFORD  
Ground floor extension and loft  
conversion with balcony.

**REFUSE**

- The overlooking aspect will create a loss of amenity to neighbouring properties.
- Contrary to the character of the area.
- May well set a precedent for similar applications.

(1 letter of objection received)

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08/0581/LBC

MRS M COLES

JUBILEE COTTAGE  
75 CHAPEL STREET  
SIDBURY  
Replacement hard wood window.

**APPROVE**

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08/0603/FUL

MR LANGE

YELLOW COTTAGE  
SID LANE  
SIDMOUTH  
Single storey rear extension and  
internal alterations.

**REFUSE**

- The rear extension is considered to be too large and too high and the design inappropriate.
- The front dormers will affect the row of cottages and undermine the street scene within a Conservation Area.

(3 letters of objection received)

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08/0616/FUL

MR A MUIR

TELECOMS MASTS  
SALCOMBE HILL ROAD  
SIDMOUTH  
Installation of antennas associated  
with the switchover from analogue to  
digital television.

**APPROVE**

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08/0618/FUL

MR J BYGOTT WEBB

34 CHURCH STREET  
SIDBURY  
Replacement of flat felt roofs on  
the rear extension with sloping slate  
roofs.

**APPROVE**

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08/0655/LBC

MR MARSHALL

BANWELL HOUSE  
OLD FORE STREET  
SIDMOUTH  
External repairs, replacement  
slates, guttering and velux  
windows.

**APPROVE**

Subject to the final consent of the Conservation Officer on materials.

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08/0665/FUL

MR R FLYNN

STRANDS  
MILLFORD ROAD  
SIDMOUTH  
Single storey extension and  
internal alterations.

**APPROVE**

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08/0677/FUL

A ROSE

31 UPPER HIGHFIELD  
SIDMOUTH  
Conversion of loft including  
raising of roof and installation of  
dormer windows and velux roof  
lights.

**REFUSE**

- Overdevelopment.
- Loss of amenity to neighbouring properties.
- Will dominate the area.

NOTE: This is considered an application for a house not a loft conversion.  
(2 letters of objection received)

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08/0683/FUL

P MITCHELL

LAND ADJACENT TO  
148 SIDFORD ROAD  
SIDFORD  
Erection of dwelling.

**APPROVE**

This was considered to be a good use of redundant industrial land in this particular area.

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08/0704/FUL

MR R COX

137 TEMPLE STREET  
SIDMOUTH  
Erection of detached dwelling.

**REFUSE**

- Unacceptable impact on the street scene of Temple Street.
- Overdevelopment.
- Highway problems envisaged.
- Loss of amenity to Cemetery Lodge and other properties nearby.
- Out of keeping with the area.

(2 letters of objection received)

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**TREE MATTERS**

Tree works at 1 Regency Gate, Sidmouth.

The Clerk reported a letter from East Devon District Council in respect of works to a Pine Tree at the above address which is not covered by a Tree Preservation Order, is too small to require Conservation Area Consent and any planning conditions have now expired. The tree works can proceed at the owners earliest convenience.

Cedar Shade, All Saints Road, Sidmouth.

Concern had been expressed by members of the public regarding works to trees at the above address.

A statement had been received from Mr David Colman, Senior Arboricultural Officer at East Devon District Council, stating that “in the course of the determination of the planning application the trees were assessed and were considered to be of an age and condition whereby they were not considered suitable for retention beyond the short term.

The proposed development provided an opportunity to secure new landscaping to include tree planting and it was therefore considered that the trees should not be considered as constraints on a good quality development with associated landscaping.”

**08:4/P5            PLANNING AUTHORITY – CONFLICTING DECISION**

No conflicting decisions were received.

**08:4/P6            ENFORCEMENT LETTERS**

Planning Application No. 07/2597/COU

Former Garage Sellys Yard York Street/Fore Street, Sidmouth.

Conversion of garage and store into mews cottage.

The Clerk reported a letter from East Devon District Council in connection with the above planning application. Pre-conditions in the approval stated that details of materials must be submitted for approval by the District Council before construction commenced. This proposal is now in the course of construction and such details have yet to be submitted.

With a view to regularising the matter the owner had been requested to submit the details within 28 days.

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**CHAIRMAN OF THE PLANNING COMMITTEE**