

## MINUTES

### OF SIDMOUTH TOWN COUNCIL'S

### PLANNING COMMITTEE MEETING

### HELD ON

WEDNESDAY, 28<sup>TH</sup> MAY, 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.G.T. Dyson                          |
|                   | “          | J.W.Hollick                           |
|                   | “          | Mrs M. Jolly                          |
|                   | “          | Mrs F.I. Newth                        |
|                   | “          | S.P. Pollentine                       |
|                   | “          | P. Sullivan                           |
|                   | “          | J. Turner                             |
|                   | “          | C.H. Wale                             |

#### **08:5/P11**      **APOLOGIES**

Apoloiges for absence were received from Councillors Mrs L. Kelly and G.K. Liverton

Councillor S. Hughes was absent from the meeting.

#### **08:5/P12**      **DECLARATIONS OF INTEREST**

Declarations of Interest were received as follows:-

08:5/P15      08/1168/FUL      Cllr Gibbings      *Personal – Customer of Garage.*

#### **08:5/P13**      **MINUTES**

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on the 2nd, 16th and 30th April, 2008.

#### **08:5/P14**      **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.

#### **08:5/P15**      **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.

07/3356/LBC            MR & MRS C P LOGAN            CLOVELLY HOUSE,  
44 HIGH STREET,  
SIDMOUTH.  
Construction of roof garden including  
lowering raised roof to flat roof and  
replacement of window with double  
doors.

**APPROVE**

Subject to the approval of the Conservation Officer.

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08/1093/FUL            R E PEARSE            BURSCOMBE FARM,  
SIDBURY.  
Demolish and replace 3 bays of existing  
building and cover open yard with  
building.

**APPROVE**

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08/1094/FUL            ROBERT PEARSE            BURSCOMBE FARM,  
SIDBURY.  
Agricultural dairy cow housing.

**APPROVE**

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08/1100/FUL            MR N ROBINSON            FURZEHILL FARM,  
BURNT OAK,  
CHAPEL STREET,  
SIDBURY.  
Replace damaged Nissan hut with  
detached garage building.

**APPROVE**

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08/1101/LBC            MR N ROBINSON            FURZEHILL FARM,  
BURNT OAK,  
CHAPEL STREET,  
SIDBURY.  
Replace roof with box profile steel  
sheeting and new timber frame.

**APPROVE**

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08/1112/LBC            DR PETER WILTON            1 CLIFTON PLACE,  
PEAK HILL ROAD,  
SIDMOUTH.  
Fit flue, rotorvent terminal and fan to  
chimney pot and gas/coal effect fire in  
lounge.

**APPROVE**

Subject to the approval of the Conservation Officer.

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08/1151/LBC            MRS A PARKER            4 PORCH COTTAGES,  
CHURCH STREET,  
SIDFORD.  
Alterations to first floor toilet.

**APPROVE**

Subject to the approval of the Conservation Officer.

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08/1168/FUL                      STATION GARAGE  
(SIDMOUTH) LTD.                      STATION GARAGE,  
STATION ROAD,  
SIDMOUTH.  
Alterations and extension to garage  
workshop.

**APPROVE**

*(Cllr Gibbings declared an interest)*

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08/1183/FUL                      MR M SYMONDS                      24 BARN HAYES,  
SIDMOUTH.  
Replace garage with bedroom extension  
and new garage.

**APPROVE**

(1 letter of objection received)

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08/1185/FUL                      MR & MRS MARCHANT                      64 FURZEHILL,  
SIDBURY.  
Erection of detached dwelling and  
construction of access and parking space.

**APPROVE**

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08/1188/FUL                      MRS S HILL                      GREENDALE,  
FORTESCUE ROAD,  
SIDMOUTH.  
Erection of garage block and home gym  
studio.

**APPROVE**

Subject to the ancillary dwelling being tied to the main dwelling.

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08/1239/FUL                      MR & MRS CLOKE                      BRACKENBURN,  
ALMA LANE,  
SIDMOUTH.  
Replacement garage and utility extension.

**APPROVE**

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08/1246/FUL                      MR K CIOLINO                      9 WARRENS MEAD,  
SIDFORD.  
Garage and dining room extension.

**APPROVE**

Subject to matching materials.

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08/1250/FUL                      MR R HOLDEN                      5 ALL SAINTS ROAD,  
SIDMOUTH.  
Single and two storey rear extension.

**REFUSE**

- Overdevelopment resulting in the loss of light and privacy to neighbouring properties.
- Out of keeping and over dominant within the street scene.
- The character of the whole terrace must be protected.

(1 letter of objection received)

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08/1261/FUL

MR B SMITH

LAND REAR OF THE BOWD INN,  
BOWD,  
SIDMOUTH.

Retention of use of land to process and  
store logs with associated machinery.

**REFUSE**

- Unacceptable intrusion into the Area of Outstanding Natural Beauty.
- Highway dangers.
- The covered area and container for tools represents a visual intrusion and is detrimental to the appearance of the surrounding area.
- Unacceptable noise from machinery; chain saws, etc.

(2 letters of objection received)

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08/1263/FUL

MR M COLLIER

GLENCOE,  
SEAFIELD ROAD,  
SIDMOUTH.

Deletion of condition 2 of Planning  
Permission 04/P1558 (Retention of  
garage/annexe)

**REFUSE**

The original approval was recommended only on a tie to the main property. This should continue.

(1 letter of comment received)

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08/1119/TRE

MR MARK LEWIS

ALL SAINTS VICARAGE,  
ALL SAINTS ROAD,  
SIDMOUTH.

Reduce height by 2m and prune sides of  
one Bay tree.

**APPROVE**

Subject to the comments made in the Arboricultural Officers Report, as attached.

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08/1212/TRE

MRS STRATTON

6A KING CHARLES WAY,  
SIDMOUTH.

Reduce crown and crown clean one  
Cedar.

**SPLIT DECISION**

Subject to the recommendations made in the Arboricultural Officers Report that the crown reduction via thinning be acceptable, but the 1 metre branch reduction should be refused.

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**TREE MATTERS**

Notification of potentially exempt works on trees at Greendale, Fortescue Road, Sidmouth.

A letter was reported from East Devon District Council in connection with works to be carried out on trees at the above location. The works in question are considered to be exempt from the usual requirements of tree protection legislation and therefore do not need consent. The owners are required to replace the trees in the first planting season following removal of the trees.

**08:5/P16**

**PLANNING AUTHORITY – CONFLICTING DECISION**

08:5/P16.1

Planning Application No. 08/0469/FUL

Sid Meadow, Sid Road, Sidmouth.

Construction of new access and driveway to improve visibility.

TOWN COUNCIL

DISTRICT COUNCIL

APPROVE

REFUSE

- 08:5/P16.2      Planning Application No. 08/0603/FUL  
Yellow Cottage, Sid Lane, Sidmouth.  
Single storey rear extension and internal alterations.  
TOWN COUNCIL                      DISTRICT COUNCIL  
REFUSE                                      APPROVE
- 08:5/P16.3      Planning Application No. 08/0724/FUL  
3 Heathlands, Alma Lane, Sidmouth.  
Retention of replacement wooden garden shed.  
TOWN COUNCIL                      DISTRICT COUNCIL  
REFUSE                                      APPROVE
- 08:5/P16.4      Planning Application No. 08/0502/LBC  
The Beacon, Peak Hill Road, Sidmouth.  
Removal of partition wall between ground floor stairwell and music room.  
TOWN COUNCIL                      DISTRICT COUNCIL  
APPROVE                                      REFUSE
- 08:5/P16.5      Planning Application No. 08/0488/FUL  
15 Harcombe Lane, Sidford.  
Ground floor extension and loft conversion with balcony.  
TOWN COUNCIL                      DISTRICT COUNCIL  
REFUSE                                      APPROVE

**08:5/P17      ENFORCEMENT LETTERS**

08:5/17.1      Mocha Restaurant and Prospect Plaice - Unauthorised works to a Listed Building.  
A letter was reported from East Devon District Council in connection with unauthorised works and internal alterations at the above Listed Building.

Authority had been granted to Head of Legal, Licensing and Demographic Member Services to instigate legal action to secure the removal of the unauthorised works within six months.

08:5/P17.2      Sand Farm Barns, Sidbury – Enforcement Action.  
On 19<sup>th</sup> November, 2007, an application was received by the Planning Authority for a Certificate of Existing Lawful Use/Development at the above premises. The application was refused on 6<sup>th</sup> May, 2008.

The application sought to regularise the use of the barn conversion as a single dwelling and is currently in use as such. The continued use of the building as a single dwelling is unauthorised in planning terms and it is the intention of the District Council to seek authority to take the necessary legal action to ensure the cessation of the unauthorised residential use and the views and comments of the Town Council were sought.

It was recommended that a letter be sent to the Planning Authority confirming that Sidmouth Town Council approved Enforcement Action.

**08:5/P18      MATTERS OF REPORT**

No matters of report were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**