

**MINUTES**

**OF SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 13<sup>TH</sup> AUGUST, 2008,**

**AT 6.30 P.M.**

**WOOLCOMBE HOUSE, SIDMOUTH**

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

**08:8/P1      APOLOGIES**

Apologies for absence were received from Councillor Mrs Kelly and Councillor McKenzie-Edwards.

Councillor Hughes was absent from the meeting.

In the absence of Councillor McKenzie-Edwards, Councillor Sullivan acted as Vice-Chairman.

**08:8/P2      DECLARATIONS OF INTEREST**

Declarations of Interest were received as follows:

08:8/P5	08/2074/COU	Cllr G Liverton	<i>Member of EDDC</i>
08:8/P5	08/2074/ COU	Cllr Mrs Newth	<i>Member of EDDC</i>
08:8/P5	08/2074/ COU	Cllr Gibbings	<i>Member of EDDC</i>
08:8/P5	08/1964/FUL	Cllr Pollentine	<i>Owner of adjoining property</i>
08:8/P5	08/1964/FUL	Cllr Hollick	<i>Near neighbour</i>
08:8/P5	08/2074/COU	Town Clerk	<i>Resident – Relative.</i>

**08:8/P3      MINUTES**

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on Wednesday, 9<sup>th</sup> and 23<sup>rd</sup> of July, 2008.

**08:8/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.

**08:8/P5      APPLICATIONS FOR CONSIDERATION**

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Committee is required to make known its observations and recommendations to the Planning Authority based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority.

**Amended plans**

08/1871/FUL

ROYAL GLEN HOTEL  
GLEN ROAD  
SIDMOUTH  
Extension to Orangery.

No objection

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**No other amended plans were received**

08/1190/LBC

MR PAGE

CLIFTON COTTAGE,  
PEAK HILL ROAD,  
SIDMOUTH.  
Alterations comprising construction of new roof to replace polycarbonate roof and raise door.

No objection.

- Provided Conservation Officer approves.
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08/1654/FUL

A GOSLING

24 LIVONIA ROAD,  
SIDMOUTH.  
Replacement of existing conservatory and playroom with two storey rear extension.

No objection.

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08/1742/FUL

DONKEY SANCTUARY

DONKEY SANCTUARY,  
THE SLADE CENTRE,  
MIRE LANE,  
SALCOMBE REGIS.  
Erect two storage sheds for feed and mower.

No objection.

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08/1819/FUL

G WHITE

141 SIDFORD ROAD,  
SIDFORD.  
Formation of new driveway.

- This is considered to be a dangerous access and therefore the application rejected.
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08/1877/FUL

MR M MALTBY

6 MILLFORD AVENUE,  
SIDMOUTH.  
First floor extension.

No objection.

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08/1936/FUL

A BOLIFIELD

MAYFLOWER COTTAGE,  
SIDCLIFFE,  
SIDMOUTH.  
Erection of summerhouse.

- This is considered to be overdevelopment and too large for the site.
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08/1943/LBC

MR & MRS HARRINGTON

3 CHAPEL STREET,  
SIDBURY.  
Install satellite dish on rear main wall.

- Whilst this Council is aware that over recent years it has been the Planning Authority's practice to refuse satellite dishes when attached to Listed Buildings, the Council is strongly of the opinion that in the present times and with the onset of digital television, it is not practical to refuse a dish provided it is sensitively sited.
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08/1944/FUL

MRS LANGWORTHY

48 PRIMLEY ROAD,  
SIDMOUTH.  
Demolish existing garage and shed and  
erection of new garage.

- The roof pitch is very high and this building will be overly dominant in the area.
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08/1946/LBC

VISION EXPRESS UK LTD

FITZALAN HOUSE,  
OLD FORE STREET,  
SIDMOUTH.  
Replacement fascia and projecting signs.

- The Town Council is anxious to encourage a uniformity of good signage in the Conservation Area and wishes to see wooden painted signs wherever possible. This building is not only in Sidmouth's Conservation Area, but is also Listed, and as such wood is a more appropriate material for the sign. It is worthy of note that the properties either side already have wooden fascia signs.
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08/1947/ADV

VISION EXPRESS UK LTD

FITZALAN HOUSE,  
OLD FORE STREET,  
SIDMOUTH.  
Replacement fascia and projecting signs.

- The Town Council is anxious to encourage a uniformity of good signage in the Conservation Area and wishes to see wooden painted signs wherever possible. This building is not only in Sidmouth's Conservation Area, but is also Listed, and as such wood is a more appropriate material for the sign. It is worthy of note that the properties either side already have wooden fascia signs.
  - Attention is drawn to the Conservation Officer's Report dated 5<sup>th</sup> August 2008 and Devon County Council's Highway consultation reply dated 7<sup>th</sup> August 2008.
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08/1956/FUL	MR P VINCENT	54 TEMPLE STREET, SIDMOUTH. Conversion of ground floor office to two bed apartment.
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Whilst the Town Council regret the loss of any shops in this area, can see no reason to refuse this application. Careful consideration must be given to materials as the frontage must not be detrimental to the street scene.

- Proof that this property cannot be sustained as a business must be given prior to any approval.

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08/1964/FUL	RA GIBSON (COLESDEN) LTD	SPENCER HOUSE, EBDONS COURT, CHURCH STREET, SIDMOUTH. Demolition of lean to brick outhouse, two storey extension to front elevation.
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- A two storey extension at the front of this building is totally out of keeping and alien to the property's design.

*(Cllrs Pollentine and Hollick declared an interest and left the Chamber)*

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08/1978/FUL	MR M BURROUGH	THORN PARK FAMILY GOLF CENTRE, SALCOMBE REGIS. Retention of new access for golf range to include existing signage.
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No objection.

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08/1983/FUL	MR C HILLSON	32 LIVONIA ROAD, SIDMOUTH. Two storey extension and rebuild existing garage and store.
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No objection.

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08/1990/VAR	MR & MRS T BARNES	BROOK BARN, HARCOMBE. Amendment to permission ref: 99/P0882 Condition 4.
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No objection.

- The Town Council has no objection to the amendment to permission ref. 99/PO882 Condition 4 provided the condition changes from Brook Barn to Bridge Barn and its content remains the same apart from the name of the property to which it relates.

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08/2005/FUL	PORT ROYAL CLUB	PORT ROYAL CLUB, THE ESPLANADE, SIDMOUTH. Retractable awnings.
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No objection.

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08/2009/AGR	MR D MATTHEWS	RONCOMBE GATE FARM, SIDBURY. Erection of extension to agricultural building.
No objection.		
08/2010/FUL	MR R SIMPSON	EDGE HILL, KNOWLE GARDENS, SIDMOUTH. Single/two storey extension and removal of garage, study and utility room.
No objection. (1 letter of comment received)		
08/2039/FUL	S MORRIS	20 SID VALE CLOSE, SIDFORD. Erection of rear conservatory and garage extension.
<ul style="list-style-type: none"> <li>With the installation of the existing permission for dormers (07/1850/CPL) these requested extensions will create overdevelopment of the site.</li> </ul> (1 letter of objection received)		
08/2040/FUL	MR & MRS DAVIES	CORE HOUSE, BURSCOMBE LANE, SIDMOUTH. Erection of two extensions.
No objection.		
08/2067/FUL	MR & MRS WELLARD	6 PRIMLEY GARDENS, SIDMOUTH. Reconstruct original garage as sunroom with pitched roof, extension to kitchen and replace existing timber garage with new garage.
Split decision. No objection: Sunroom alterations. Objection: Garage. The roof design is unacceptable and incongruous.		
08/2072/FUL	MR & MRS LOCK	2 BROWNLANDS CLOSE, SIDMOUTH Internal alterations and single storey extension.
No objection.		
08/2073/FUL	MR B SHAW	WOODBURY HOUSE, HARCOMBE LANE EAST, SIDFORD. Erection of attached garage/utility room.
No objection.		

08/2074/COU

EDDC

90 LYMEBOURNE PARK,  
SIDMOUTH.

Change of use from 4 bedroom second  
floor flat to office accommodation for  
tenant support services.

No objection.

- Provided the existing offices in Lymebourne Park are re-used for accommodation.  
(1 letter of objection received).

*(The Town Clerk declared an interest)*

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08/2089/FUL

MR D DUMENIL

106 WOOLBROOK ROAD,  
SIDMOUTH.

Alterations to boundary wall to create  
vehicular access.

No objection.

- Subject to highway approval and the non use of existing access, apart from pedestrian.
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08/2028/TCA

MRS P THOMSON

OLD BARN COTTAGE,  
SALCOMBE REGIS.

Fell 1 sycamore tree.

As there is no reported danger and the tree is healthy this Council would wish it to be retained and a TPO placed upon it.

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**08:8/P6**

**PLANNING AUTHORITY – CONFLICTING DECISION**

Planning Application No. 08/0173/FUL

32 Primley Road, Sidmouth.

Single storey extension..

TOWN COUNCIL

REFUSE

DISTRICT COUNCIL

APPROVE

**08:8/P7**

**ENFORCEMENT LETTERS**

08:8/P7.1

Mocha Restaurant, Prospect Place, Sidmouth.

Unauthorised works to Listed Building.

The Clerk reported a letter from East Devon District Council informing that Enforcement Notices had been issued on unauthorised works to the above Listed Building.

The Notices will take effect on the 4<sup>th</sup> September, 2008, requiring the owner to comply with the Notices within six months.

Enforcement Notice EN08/035

- Remove the new shop fronts and first floor balcony balustrading from the property, reinstate the original balustrading.

Enforcement Notice EN08/036

- Remove the galvanised steel extractor flue and inlet flue from the property; reinstate the roof to its former condition before the flue was constructed.

Listed Building Enforcement Notice EN08/037

- Remove the unauthorised timber and glazed doors at first floor level from the building.
- Replace the original full length sash windows.

Listed Building Enforcement Notice EN08/038

- Remove from the building the unauthorised shop front, first floor balustrading and internal alterations.
- Replace the Regency latticed balustrading and shop front, reinstate internally to the condition which existed prior to installation of new staircase.

Listed Building Enforcement Notice EN08/039

- Remove the unauthorised galvanised steel extractor flue and inlet from the building.
- Reinstate the roof to its original condition before the flue was constructed.

Unless the applicant appeals to the Planning Inspectorate, a follow up inspection will be carried out during the week commencing 9<sup>th</sup> March, 2009.

08:8/P2            Planning Application No. 08/0855/LBC  
St Georges, Pauntley, Cotmaton Road, Sidmouth.  
Retrospective application for enlargement of dormer window and lead cladding

The Clerk reported a letter from East Devon District Council in connection with a dormer window which had not been constructed as approved. The proposal was considered to be a modest increase and was considered to remain in keeping with the listed building. However, the dormer had been enlarged further and no longer featured decorative lead flashing.

It was considered that the dormer had not been constructed in accordance with the most recent approved plans and was a large ugly lead clad box rather than the more delicately detailed dormer with rendered sides, moulded cornice, etc., that was expected. The small casement window was 'floating' in the centre of the dormer with wide margins at the top and bottom rather than as shown on the approved drawings. It was considered that this was unacceptable on a prominent roof slop/elevation of a listed building.

This matter had been referred to the Head of Planning & Countryside Services and to the Chairman of the Development Control Committee who have agreed with enforcement action, and the views 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.

**08:8/P8            MATTERS OF REPORT**

The Clerk reported minor amendments in respect of the following:

08:8/P8.1.1        Planning Application No. 03/P1706  
Proposed extension at The Moorings, Glen Road, Sidmouth.

- Alterations to first floor windows
- Alterations to ground floor patio doors and roof
- Alterations to chimney

08:8/P8.1.2        Planning Application No. 08/1188/FUL  
Erection of garage block – Greendale, Fortescue Road, Sidmouth.

- Replacement of the window in the west elevation of the garage block with an arched window.

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**CHAIRMAN OF THE PLANNING COMMITTEE**