

MINUTES

OF SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 24TH SEPTEMBER, 2008,

AT 6.30 P.M.

WOOLCOMBE HOUSE, SIDMOUTH

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

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

08:9/P9 APOLOGIES

Apologies for absence were received from Councillors C.F.A. Gibbings, Mrs M. Jolly and J. Turner.

Councillor Hughes was absent from the meeting.

08:9/P10 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

08:9/P12	08/2405/FUL	Cllr Pollentine	<i>Friend of Agent</i>
08:9/P12	08/2462/LBC	Cllr Pollentine	<i>Friend of Agent</i>
08:9/P12	08/2466/COU	Cllr G.K. Liverton	<i>EDDC Member</i>
08:9/P12	08/2466/COU	Cllr Mrs Newth	<i>EDDC Member</i>
08:9/P12	08/2493/FUL	Cllr McKenzie-Edwards	<i>Customer</i>

08:9/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.

08:9/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.

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 willingness to support, or not, planning applications 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

08/2206/FUL MR K CIOLINO 9 WARRENS MEAD,
SIDFORD.
Garage and dining room extension.

Support the application.

Applications for consideration.

08/2383/FUL ST JOHNS SCHOOL ST JOHNS SCHOOL,
TRUST SIDMOUTH LTD. BROADWAY,
SIDMOUTH.
Retention of extension to
football/hockey field and creation of
landscaped environmental area.

Support the application.

08/2394/FUL MR & MRS FOWLER TORWOOD,
COTTINGTON MEAD,
SIDMOUTH.
Replacement of existing garage with
new pitched roof garage.

Support the application for the replacement garage.

08/2400/FUL MR D CALLUND DEEPWAY COTTAGE,
DEEPWAY,
SIDBURY.
Extension to existing garage to form
living accommodation and alterations
to cottage including repositioning of
windows, new entrance porch and
installation of new staircase.

Support the application.

08/2401/LBC MR D CALLUND DEEPWAY COTTAGE,
DEEPWAY,
SIDBURY.
Extension to existing garage to form
living accommodation and alterations to
cottage including repositioning of
windows, new entrance porch and
installation of new staircase.

Support the application.

08/2405/FUL	MR K BAKER	GROUND FLOOR FLAT, LOWER BROOKLET COTTAGE, HILLSIDE ROAD, SIDMOUTH. Erection of replacement side extension and installation of additional window to rear elevation.
Support the application. <i>(Councillor Pollentine declared an interest and left the Chamber)</i>		
08/2422/LBC	J HEMS & V DAVID	1 LABURNUM COTTAGES, CHURCH STREET, SIDFORD. Re-thatching of front elevation with water reed.
Support the application.		
08/2423/LBC	MRS NORTHCOTT	2 LABURNUM COTTAGES, CHURCH STREET, SIDFORD. Re-thatching of front elevation with water reed.
Support the application.		
08/2462/LBC	MR & MRS S ELEY	RIDGEWAY FARM, RIDGEWAY, SIDBURY. Extension, enlargement of roof terrace, installation of patio window, removal of internal wall and opening of walkway in garden wall.
Support the application. <i>(Councillor Pollentine declared an interest and left the Chamber)</i>		
08/2466/COU	EAST DEVON DISTRICT COUNCIL	ARCOT PARK FLATS, SIDMOUTH. Change of use from drying area to off road parking area.
Support the application. Provided this is for residents of the flats and not general use. <i>(Councillors G.K. Liverton and Mrs Newth declared an interest)</i>		
08/2477/LBC	N & G STOUT	MOCHA RESTAURANT, PROSPECT PLACE, SIDMOUTH. Renewal of first floor balcony balustrading.
Support the application.		

08/2493/FUL MR J ROSEWELL CHELSON FARM,
SALCOMBE REGIS.
Construction of new vehicle access road.
Unable to support the application.
Invasion of the Area of Outstanding Natural Beauty without sufficient justification.
(Councillor McKenzie-Edwards declared an interest)

08/2351/TCA MRS BUDD LITTLE MYRTLE
MILLFORD ROAD,
SIDMOUTH.
Fell one Lawson Cypress and one
Sycamore. Re-shape one Yew tree.

Tree 1 : The Lawson Cypress is currently of insufficient size to be covered by Conservation Area Legislation and the removal of this tree is exempt of the requirements to seek the consent of the Local Planning Authority.

Trees 2 and 3 : Subject to the comments made in the Arboricultural Officers Report, as attached.

08/2437/TCA MR HUGHES HONEYSUCKLE HOUSE,
MILLFORD ROAD,
SIDMOUTH.
Fell one Ash, reduce by five metres
and shape one group of Ash trees.

Subject to the comments made in the Arboricultural Officers Report, as attached.
(1 letter of objection received)

08/2453/TRE MRS V HOPKINS 117 SIDFORD ROAD,
SIDFORD.
Fell one Larch tree.

Refuse. As comments made in the Arboricultural Officers Report, as attached.

08/2459/TCA MATTHEW RAISTRICK BELMONT HOTEL,
THE ESPLANADE,
SIDMOUTH.
Crown reduce northern aspect of one
Oak, one Sycamore and one Beech.

This application has been withdrawn.

08/2471/TCA MR SPINKS GREENSLEEVES,
BICKWELL VALLEY,
SIDMOUTH.
Shorten long branches by 25% on one
Cedar.

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

08/2476/TRE MISS ANNE WOOLF 8 LUSWAYS,
SALCOMBE HILL ROAD,
SIDMOUTH.
Reduce height by 30% and balance
remaining crown of one Beech tree.

This application has been withdrawn.

08/2479/TCA MR DOE GRITTLETON,
5 SID LANE,
SIDMOUTH.
15-25% crown reduction via thinning,
light internal thinning and raise crown to
3 metres of one Copper Beech. 25%
crown reduction via thinning and removal
of epicormic growth from one
Cotoneaster. Remove dead wood and
reduce branches away from BT cables of
one Golden Rain tree.

This application has been withdrawn.

08:9/P13 **UNSUPPORTING DECISION**
Planning Application No. 08/1944 - 48 Primley Road, Sidmouth.
Demolish existing garage and shed and erection of new garage.
TOWN COUNCIL DISTRICT COUNCIL
Unable to support Granted

08:9/P14 **ENFORCEMENT LETTERS**
08:9/P14.1 Planning Application No 07/2004/LBC - Radway Inn, Radway Place, Sidmouth.
Transparent sheet roofing on pergola in beer courtyard.
The Clerk reported a letter from East Devon District Council in connection with the above application. One of the conditions imposed required that the roofing on the pergola should discontinue on or before 25th September, 2008 and the land returned to its former condition. The owner had been asked by the Planning Authority to confirm whether or not the use had ceased and the structure had been removed.

If the owner wishes to seek renewal of permission, the application forms must be submitted by the end of the designated period.

08:9/P14.2 Planning Application No. 08/1484/LBC
2 & 3 Albert Terrace, Sidmouth – Front boundary wall.
The Clerk reported a letter from East Devon District Council in connection with the above application which had been refused permission by the Planning Authority. The owner had been asked to rebuild the flint stone coping to match the existing stone wall that fronts the property and to liaise with the Conservation Officer to ensure that the materials and works are acceptable.

08:9/P14.3 Planning Application No. 07/2239/FUL
Sidmouth Garden Centre / Riverford Farm Shop – Breach of Planning Control.
The Clerk reported a letter from East Devon District Council in connection with the use of a building extension by “Riverford Farm Shop” at the Sidmouth Garden Centre. The owner of the Garden Centre understood that he did not require planning permission to operate the business. The District Council intends to refer the matter to the Head of Planning and Countryside Services for assessment as to whether enforcement action is appropriate in these circumstances and the views of the Town Council were sought.

It was recommended that a letter be sent to the Planning Authority informing them that Sidmouth Town Council would not be in favour of Enforcement Action as it was considered that Riverford Farm Shop is complimentary to the Garden Centre and the Town Council has no objection to its continued use and consider no action should be taken.

08:9/P14.4 Planning Application No. 03/P1879 - Temporary permission to erect panel fence on approved bank at plots 1-5 & 12-15 inclusive.
Former Sidford Relief Road, Newlands Road, Sidmouth.

The Clerk reported a letter from East Devon District Council in connection with the above application. One of the conditions imposed required that the use should discontinue on or before 30th September, 2008 and the land returned to its former condition. The owner had been asked by the Planning Authority to confirm whether or not the use had ceased and the structure had been removed.

If the owner wishes to seek renewal of permission, the application forms must be submitted by the end of the designated period.

08:9/P14.5 Coastlands, Laskeys Lane, Sidmouth – Large ‘For Sale’ board.

The Clerk reported a letter from East Devon District Council in connection with the unauthorised display of a large advertisement sign advertising the sale of the above property. Advertising consent is required for the retention of the sign because in our opinion this is a residential development and the sign should not exceed 0.5 square metres in size.

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

08:9/P14.6 Application No. 08/1406/CPE - Use of cottage as single dwelling house.
The Cottage, Sand Farm Barns, Sidbury.

The Clerk reported a letter from East Devon District Council in connection with an application for a Certificate of Lawful Use which had been refused by the District Council. The District Council intends to refer the matter to the Head of Planning and Countryside Services for assessment as to whether enforcement action is appropriate in these circumstances 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 supported Enforcement Action.

08:9/P15 MATTERS OF REPORT

08:9/P15.1 Planning Application No. 08/0224/FUL
22 Winslade Road, Sidmouth.
Demolition of existing dwelling and erection of 4 dwellings.

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

08:9/P15.2 Planning Application No. 07/1258/MFUL
Fortfield Hotel, The Esplanade, Sidmouth.

The Clerk reported a letter from East Devon District Council in connection with the condition of the Fortfield Hotel, Sidmouth.

Andy Carmichael, Principal Planning Officer for the Head of Planning and Countryside Services at East Devon District Council has been in discussion with several parties interested in the hotel but as yet has had no formal submission in the form of a planning application.

He appreciates that the building is deteriorating and residents around the site wish the matter to be resolved. He is keen to see the site brought into use once more but as this is such a sensitive site any scheme needs to be of a high quality and the current economic climate may not assist in a quick solution. He will ask the Enforcement Officer to check the site to see whether it would be reasonable to serve a Section 215 “Amenity Notice” and asks that if the Town Council has any evidence that the condition of the site is causing a threat to public safety, to contact him.

It was recommended that a letter be sent to Mr Carmichael stating that Sidmouth Town Council consider the site to be potentially dangerous and would ask East Devon District Council to take any action necessary. Building and land need to be in reasonable order.

08:9/P15.3 Planning Application No. 08/2163/FUL
Donkey Sanctuary, The Slade Centre, Mire Lane, Salcombe Regis.
Extend single storey workshop building to provide staff W.C. and accessible W.C.

It was reported that the above planning application, which had been discussed at a meeting of Sidmouth Town Council's Planning Committee on Wednesday, 10th September, 2008, is within Branscombe Parish Council and not Sidmouth.

08:9/P15.4 A375 Sidbury Village : Highway Structural Maintenance Scheme

The Clerk reported that the A375 road through Sidbury will be closed to traffic Monday to Friday from Monday 13th October to Friday 31st October, 2008, due to planned road works. The affected roads will be open to traffic as normal on Friday evenings and weekends.

08:9/P15.5 Planning Application No. 06/2598/MFUL & 07/3304/LBC
Cedar Shade, All Saints Road, Sidmouth.

On 16th May, 2008, the Clerk wrote to the District Council regarding the above applications expressing concern regarding the behavior of the Property Developers at Cedar Shade in respect of trees. The Clerk reported that a reply was still awaited.

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CHAIRMAN OF THE PLANNING COMMITTEE