

**MINUTES**

**OF SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 5<sup>TH</sup> NOVEMBER, 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 F.I. Newth
	“	S.P. Pollentine
	“	C.H. Wale

**08:11/P1      APOLOGIES**

Apologies for absence were received from Councillors G.K. Liverton, P. Sullivan and J. Turner.

Councillors S. Hughes, Mrs M. Jolly and Mrs L. Kelly were absent from the meeting.

**08:11/P2      DECLARATIONS OF INTEREST**

Declarations of Interest were received as follows:-

08:11/P5	08/2754/FUL	Cllr Brokenshire	<i>Wife is close relative of Applicant</i>
08:11/P5	08/2754/FUL	Cllr Cox	<i>Friend of Applicant</i>
08:11/P5	08/2754/FUL	Cllr Pollentine	<i>Friend of Applicant</i>
08:11/P5	08/2776/LBC & 08/2790	Cllr Pollentine	<i>Friend of Applicant</i>

**08:11/P3      MINUTES**

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on 8<sup>th</sup> and 22<sup>nd</sup> October, 2008.

**08:11/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.

**08:11/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.

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.

08/2697/FUL                      DEVON & CORNWALL                      22-25 & 26-29 CHAMBERS CLOSE  
LEASEHOLD    AND 25-28 LOCK CLOSE,  
SOLUTIONS    SIDMOUTH.  
Erection of timber storage sheds

Support the application.

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08/2713/FUL                      MR PHILIP HUGHES                      PENNY ROYAL,  
MUTTERS MOOR ROAD,  
SIDMOUTH.  
Erection of dwelling.

Support the application subject to :

- Consideration of a 106 Agreement.
- Energy conservation must be considered.
- Preservation of trees.

NOTE : The Town Council considered the design and ridge height particularly commendable.

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08/2754/FUL                      MRS S THOMAS                      NETHERBY,  
WINDSOR MEAD,  
SIDFORD.  
Conservatory to front of dwelling.

Support the application.

*(Councillors Cox, Brokenshire and Pollentine declared an interest and left the Chamber)*

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08/2763/FUL                      MR B JENKINS                      12 COTFORD ROAD,  
SIDBURY.  
Construction of first floor extension over  
rebuilt garage and internal alterations.

Support the application.

NOTE : The Town Council considered the proposal to be a vast improvement on what is there already.

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08/2778/LBC                      MR B JENKINS                      12 COTFORD ROAD,  
SIDBURY.  
Construction of first floor extension over  
rebuilt garage and internal alterations.

Support the application.

NOTE : The Town Council considered the proposal to be a vast improvement on what is there already.

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08/2776/LBC            MR RICHARD ELEY            BARRINGTON VILLA GUEST HOUSE,  
SALCOMBE ROAD,  
SIDMOUTH.  
Construction of two storey extension  
(amendments to upper ground floor  
Listed Building Consent 08/0395/LBC)  
to include balcony to front elevation.

Support the application.

*(Councillor Pollentine declared an interest and left the Chamber)*

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08/2790/FUL            MR RICHARD ELEY            BARRINGTON VILLA GUEST HOUSE,  
SALCOMBE ROAD,  
SIDMOUTH.  
Construction of two storey extension  
(amendments to upper ground floor  
Listed Building Consent 08/0395/LBC)  
to include balcony to front elevation.

Support the application.

*(Councillor Pollentine declared an interest and left the Chamber)*

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08/2822/FUL            MR C HILLSON            32 LIVONIA ROAD,  
SIDMOUTH.  
Revisions to 08/1983/FUL for two  
storey extension, dormer windows and  
rebuild of garage and store.

Support the application.

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08/2736/TRE            MR NEWMAN            1 GREY TURRET,  
MANOR ROAD,  
SIDMOUTH.  
Fell one Lime, crown clean one Lime  
and one Beech. Crown reduce one  
Bay by 25%.

Approve. Subject to the comments made in the Arboricultural Officers Report.

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08/2761/TCA            MR B WARD            SEAGULLS,  
BROADWAY,  
SIDMOUTH.  
Fell one Western Red Cedar

Approve. Subject to the comments made in the Arboricultural Officers Report.

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08/2804/TCA            MRS W HERZBERG            CHESTNUT HOUSE,  
BROADWAY,  
SIDMOUTH.  
Light pruning of lower lateral limbs of  
one Walnut. Remove one Conifer.  
Coppice one Holly and one Laurel.

Defer. Awaiting Arboricultural Report.

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08/2829/TCA

MR RUGG-GUNN

MORVEN,  
BOUGHMORE ROAD,  
SIDMOUTH.

Fell one Cypress tree (T1). Reduce height by 8 feet one Mimosa tree (T2). Remove one overhanging limb from one Mimosa tree (T3).

Defer. Awaiting Arboricultural Report.

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### **TREE MATTERS**

Notification of potentially exempt works on the following:

- 1 Gilchrist Way, Sidmouth.

A letter was reported from East Devon District Council in connection with proposed works to be carried out on six dead or dying Elm trees growing along the eastern boundary of the above location. Three of the trees were reported to be outside the area covered by a Tree Preservation Order, the other three trees closest to the wall are within the area covered by the TPO. 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.

Any works to the Ash tree growing adjacent to the eastern boundary will require consent under the TPO.

- 24 Livonia Road, Sidmouth.

A letter was reported from East Devon District Council in connection with the felling of a Beech tree to the south of the above property. 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.

**08:11/P6**

### **UNSUPPORTED DECISIONS**

08:11/P6.1

Planning Application No. 08/2163/FUL

The Donkey Sanctuary, Weston.

Extend single storey workshop building to provide staff WC and accessible WC.

TOWN COUNCIL

DISTRICT COUNCIL

Unable to support

Granted

08:11/P6.2

Planning Application No. 08/2201/OUT

17 & 18 Mill Street, Sidmouth.

Erection of 4 houses. (outline)

TOWN COUNCIL

DISTRICT COUNCIL

Support

Refuse

08:11/P6.3

Planning Application No. 08/1795/VAR

Chineway Farm, Putts Corner, Sidbury.

Removal of Conditions (for Agricultural Occupancy Condition) from Planning Consent No.7/39/84/P0319/01284

TOWN COUNCIL

DISTRICT COUNCIL

Unable to support

Granted

**08:11/P7**            **ENFORCEMENT LETTERS**

08:11/P7.1        Planning Application No. 08/0326/FUL  
Craiglands, Convent Road, Sidmouth.  
Two storey side/rear extension.

Letters had been received from East Devon District Council regarding the above development and concerns raised by neighbours:-

- Built closer to the boundary.
- Bay windows cannot be seen on the plans.
- Health and safety during construction.

Following a site meeting by the District Council's Enforcement Officer it was decided that no breach of planning control had taken place and no enforcement action would be taken.

08:11/P7.2        Martin the Newsagent, 16 Fore Street, Sidmouth. – Lottery Antenna.

A letter had been received from East Devon District Council concerning the siting of a Lottery satellite antenna at Martins The Newsagent, Fore Street, Sidmouth, a property that is within the designated Conservation Area and is a Grade II listed building, the retention of which requires the benefit of planning permission.

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

08:11/P7.3        35 Witheby, Sidmouth.  
Erection of fence in excess of 1 metre adjacent to a highway.  
In addition permitted development rights have been removed for walls and fences.

A letter had been received from East Devon District Council regarding the erection of a fence which is in excess of 1 metre adjacent to a highway at the above address. When planning permission was granted for the original housing development a condition was attached that removed permitted development rights for the erection of fences, walls, sheds and garages. As such the erection of any fence or means of enclosure would require a specific application for planning permission.

With a view to regularising the matter the owner had been requested to apply for the necessary permission within 28 days or remove the aforementioned section of fencing.

**08:11/P8**            **MATTERS OF REPORT**

08:11/P8.1        Fortfield Hotel, Fortfield Place, Sidmouth.

A letter had been received from East Devon District Council concerning the condition of the Fortfield Hotel and adjoining building as well as the land at the site. Following an inspection of the building both internal and external by the District Council's Enforcement Officer and two members of the Environmental Health Section it was considered that the property adversely affected the amenity of the neighbourhood and the owner had been asked to remove all rubbish and overgrown vegetation and make the property secure and thereafter maintain regular visits to ensure that the property remains in a clean and tidy condition and secure.

The Environmental Health Section also request that works are carried out which require the owner by service of notice of not less than 48 hours to effectively secure the building which is a danger to public health.

It was also recommended that the owner employs some form of security to ensure unwanted visitors do not enter the property and cause any further damage or destruction to this attractive building.

08:11/P8.2      Flat 1 Glen Close House, Glen Road, Sidmouth  
Replacement of windows in a listed building which appear to be replica  
windows but are double glazed.

A letter had been received from East Devon District Council in connection with replacement windows in the sun room to the rear of the above property. The windows were installed in connection with planning permission 05/1217/LBC for a replacement sun room which had become faulty and needed to be replaced for safety purposes. Planning permission would normally be required for works of this nature; however, it was considered that as the replacement windows appeared to be exact replicas of those which were originally granted, permission would not be required on this occasion.

08:11/P8.3      Planning Application No. 07/2740/FUL – 8 Bramble Close, Sidmouth

A letter had been received from East Devon District Council in respect of minor amendments to the above planning permission. The amendments related to:

- Erection of new stud partition wall to subdivide study into study and utility and create new access off hall to serve study.
- Revised design to window of study.

The following proposed amendment was **not** acceptable as a minor amendment and would require a separate application for planning permission.

- Replace approved garage with garage of different form and design.

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**CHAIRMAN OF THE PLANNING COMMITTEE**