

**MINUTES**

**OF SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 3<sup>RD</sup> DECEMBER, 2008.**

**AT 6.30 P.M.**

**WOOLCOMBE HOUSE, SIDMOUTH**

Members present:-	Councillor	C.F.A. Gibbings (Chairman)
	“	P. Sullivan (Vice-Chairman)
	“	S.J. Brokenshire
	“	Mrs S. Carr
	“	J.G.T. Dyson
	“	J.W.Hollick
	“	Mrs L. Kelly
	“	S.P. Pollentine
	“	J. Turner.
	“	C.H. Wale

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

**08:12/P1 APOLOGIES**

Apologies for absence were received from Councillors I.J. McKenzie-Edwards, T.J. Cox, Mrs M. Jolly, G.K. Liverton and Mrs F.I. Newth.

Councillor Hughes was absent from the meeting.

**08:12/P2 DECLARATIONS OF INTEREST**

Declarations of Interest were received as follows:-

08:12/P5 Cllr Pollentine 08/2884/LBC

*The Applicant is a Governor at Sidbury School with Cllr Pollentine.*

**08:12/P3 MINUTES**

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on the 5<sup>th</sup> and 19<sup>th</sup> November, 2008.

**08:12/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.

**08:12/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.

08/2884/LBC                      MR SIMON PRICE                      4 OAK BRIDGE,  
RIDGEWAY,  
SIDBURY.  
Replacement of windows.

Support

*(Cllr Pollentine declared an interest)*

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08/2966/FUL                      MR T BARRINGTON                      2 HILL COTTAGES,  
FORE STREET,  
SIDBURY.  
Single storey rear extension and roof  
replacement.

Support

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08/2969/FUL                      MR J ROSEWELL                      CHELSON FARM,  
SALCOMBE REGIS.  
Construction of new access road  
incidental to existing farm use.

Unable to support the application.

Invasion of the Area of Outstanding Natural Beauty without sufficient justification.

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08/2994/FUL                      MR & MRS R STEVENS                      1 BEGONIA COTTAGES,  
CHURCH STREET,  
SIDFORD.  
Single storey rear extension and two rear  
facing dormers at first floor level.

Support

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08/2995/FUL                      MR J LE CARPENTIER                      7 PRIMLEY ROAD,  
SIDMOUTH.  
Proposed amendments to design of  
kitchen extension and existing garage.

Support

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08/2997/FUL                      MR & MRS S CAVIN                      HAWTHORNS,  
FORTESCUE ROAD,  
SIDMOUTH.  
Side and rear extensions and rear dormer  
window.

Support

NOTE : It was considered that the dormer window at the rear was large and overbearing and would ask if the design of the dormer could be improved.

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08/3017/FUL            MR N GRAY            PLYFORD FARM,  
LAND SOUTH OF PIN HILL FARM,  
SIDBURY.  
Retention of studio office.

Unable to support.

Insufficient details of services attached or intended to be attached and more importantly, no details of how long “temporary” is intended to be.

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08/3044/FUL            THE CARAVAN CLUB            THE CARAVAN CLUB,  
PUTTS CORNER,  
SIDBURY.  
20 all weather caravan pitches.

Support

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08/3053/FUL            MR I MACKIE            12 PRIMLEY PADDOCK,  
SIDMOUTH.  
Extension.

Support

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08/3054/FUL            MR R BELLAIRS            43 ARCOT PARK,  
SIDMOUTH.  
Single storey rear extension.

Support

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08/3065/FUL            DR R ADAMS            LONGWOOD,  
BICKWELL VALLEY,  
SIDMOUTH.  
Formation of first floor balcony over  
existing flat roof extension.

Support

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08/2848/TRE            HILLSDON  
MANAGEMENT            KNOWLE GRANGE,  
KNOWLE DRIVE,  
SIDMOUTH.  
Trim 3 Yew trees. Reduce height by 20%  
and reshape one Sycamore.

This application had been withdrawn.

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08/2970/TCA            MR M RAISTRICK            BELMONT HOTEL,  
THE ESPLANADE,  
SIDMOUTH.  
Remove 2 small limbs growing over  
footpath on 1 Oak. Reduce 1 Sycamore  
back from building to provide 2 metres  
clearance. 15% crown reduction via  
thinning of 1 Beech.

Approve.

Subject to the comments made in the Arboricultural Officers Report.

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08/3016/TCA

AUDLEY  
MANAGEMENT

AUDLEY,  
ALL SAINTS ROAD,  
SIDMOUTH.  
Fell 1 Birch.

Refuse.

The tree has obviously been there for some time but no information was provided to support the suggestion that the tree is damaging the boundary wall. It was therefore recommended that a further application be submitted in 6 months with evidence that this may occur.

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### **TREES**

#### **Tree felling at 1 Pathwhorlands, Sidmouth.**

An email was reported from East Devon District Council regarding the proposed felling of a Monterey Cypress at the rear of the above property. The tree is not protected by a Tree Preservation Order.

#### **Beech tree in the Byes.**

It was reported that a large Beech tree in The Byes was to be felled.

The tree is located approximately 300m north of the Tollhouse between the cycletrack and footpath. The tree is suffering from a severe attack of the fungus *Meripilus giganteus* which affects the root system. The fungus weakens the roots without the top growth showing much sign of distress until the tree falls over due to lack of support in the ground. It is proposed to fell the Beech during the winter period.

**08:12/P6**

### **UNSUPPORTED DECISIONS**

Planning Application No. 08/2462/LBC

Ridgeway Farm, Ridgeway, Sidbury.

Extension, enlargement of roof terrace, installation of patio window, removal of internal wall and opening of walkway in garden wall.

TOWN COUNCIL

DISTRICT COUNCIL

Support

Refused.

**08:12/P7**

### **ENFORCEMENT LETTERS**

08:12/P7.1

4 Yardlands, Sidmouth.

Erection of a summerhouse in rear garden.

A letter was reported from East Devon District Council in connection with a summerhouse erected in the garden of the above address, the retention of which required 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 summerhouse.

08:12/P7.2

Planning Application No. 06/3390/FUL

Land adjacent to Convent Fields, Sidmouth – Two dwellings.

A letter was reported from East Devon District Council concerning the development and construction of two dwellings on land adjacent to Convent Fields, Sidmouth.

Conditional planning permission was granted on 23<sup>rd</sup> March 2007, for the construction of these two dwellings, one of the conditions imposed stated that:-

*“The garages hereby permitted shall be used only as such and at no time shall be converted to provide additional living accommodation. Reason – To ensure that adequate garaging accommodation remains available.”*

The garage currently under construction is not being built in accordance with the approved drawings, namely, provision is being made to divide the garage in two with boundary walls dividing the garage at first floor for the provision of a bathroom and a staircase at ground floor level. This development is not in accordance with conditional planning permission.

With a view to regularising the matter the owner had been requested to remove the internal walls and the garage be built according to the approved drawings or apply for the necessary planning permission with 28 days.

08:12/P7.3      16 Darnell Close, Sidmouth.  
Erection of 6ft timber fence adjacent to a highway.

A letter was reported from East Devon District Council in connection with the erection of a fence at the above location, part of which exceeded the permitted height of 2.0 metres. As this section is adjacent to a highway it was considered to be in breach of permitted development.

With a view to regularising the matter the owner had been requested to reduce the height of the fence to no higher than 1.0 metre or apply for the necessary permission within 28 days.

08:12/P7.4      Mobile Home at Mortice Farm, Salcombe Regis.  
Enforcement Notice to remove timber structure from the land.

It was reported that an enforcement notice had been issued on 1<sup>st</sup> December, 2008, to take effect on 5<sup>th</sup> January, 2009, requiring the landowner to comply with the Notice within one month from that date. The Notice required the landowner to remove the timber structure from the land.

**08:12/P8      MATTERS OF REPORT**

08:12/P8.1      Planning Application Nos. 08/0221/FUL & 08/1055/FUL  
69 Primley Road, Sidmouth.  
First Floor rear bedroom

It was reported that Appeals in respect of the above had been dismissed.

08:12/P8.2      Planning Application No. 07/2588/FUL  
Sherwood, boughmore Road, Sidmouth.  
Two storey extensions.

It was reported that a minor amendment had been made to the above application. The amendment related to the replacement of the approved flat roofed dormer with pitched roof dormer to match others on the property.

08:12/P8.3      Middle Knapp Farm, Sidbury.

It was reported that a Certificate of Lawful Development for an existing use relating to the residential use of a building at the above location had been submitted and this was noted.

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**CHAIRMAN OF THE PLANNING COMMITTEE**