

MINUTES

OF SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 17th DECEMBER, 2008.

AT 6.30 P.M.

WOOLCOMBE HOUSE, SIDMOUTH

Members present:-	Councillor	I.J. McKenzie-Edwards (Chairman)
	“	P. Sullivan (Vice-Chairman)
	“	Mrs S. Carr
	“	T.J. Cox
	“	Mrs M. Jolly
	“	Mrs F.I. Newth
	“	S.P. Pollentine
	“	J. Turner
	“	C.H. Wale
Also in attendance	“	A.W.J. Reed

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

08:12/P9 APOLOGIES

Apologies for absence were received from Councillors C.F.A. Gibbings, S.J. Brokenshire, J.G.T. Dyson, J.W.Hollick, Mrs L. Kelly and G.K. Liverton.

Councillor Hughes was absent from the meeting.

08:12/P10 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

08:12/P12 Cllr McKenzie-Edwards 08/3097/FUL *Customer of Applicant*

08:12/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.

08:12/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.

DEVON COUNTY
COUNCIL
COUNTY MATTER
PLANNING
APPLICATION

MR MALCOLM
BURROUGH

LAND ADJACENT TO
CORE HILL ROAD,
SIDMOUTH.

Proposed infilling of two depressions
with inert materials, provision of new
access and restoration to agriculture.

Support.

08/3073/FUL

JOHN LUFFMAN
TRADING LTD.

LAND EAST OF STOWFORD
LODGE,
CHAMBERS CLOSE,
SIDMOUTH.

Proposed use of land for temporary
processing, screening and crushing of soil
and sub soils during construction of
extension (granted planning consent
07/2898/FUL - Extension of Waitrose)

Support.

08/3074/FUL

MISS M BONNER

4 GLEBELANDS,
SIDMOUTH.

Proposed block paving to front driveway.

Support.

(Councillor Reed arrived at the meeting during discussion of the next item.)

08/3087/FUL

MRS L DILLON

BOSWELL FARM,
HARCOMBE.

Removal of condition No. 8 on Planning
Permission 83/P0320 relating to holiday
occupancy.

Unable to support without an economic report as to the need for the release of this condition.

08/3091/VAR

MRS L DILLON

BOSWELL FARM,
HARCOMBE.

Removal of condition No. 2 on Planning
Permission 87/P2325 originally stating no
holiday unit shall be occupied by any one
person or family for more than four
successive weeks in any one year.

Unable to support without an economic report as to the need for the release of this condition.

08/3094/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 porch and new staircase.

Support

08/3095/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 porch and new staircase.

Support

08/3097/FUL MR J ROSEWELL CHELSON FARM,
SALCOMBE REGIS.
Erection of new barn and implement
shed.

Support

(Councillor McKenzie-Edwards declared an interest)

08/3110/FUL DR A RIDLER WATERPARK COTTAGE,
CONVENT ROAD,
SIDMOUTH.
Proposed replacement garage and
alterations.

Unable to comment.
Insufficient information, there being no plans or drawings.

08/3131/FUL MR & MRS A HILDERLY 49 MALDEN ROAD,
SIDMOUTH.
Construction of single storey bedroom
extension.

Support

08/3055/TCA MR SPINKS GREENSLEEVES,
BICKWELL VALLEY,
SIDMOUTH.
Thin, to secure larger stems from 3
Hazel trees.

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

08/3120/TCA MR D YOUNG 12 MEADOW VIEW CLOSE,
SIDMOUTH.
Raise crown of 1 Lawson Cypress by
4 metres.
This matter was delegated to the Chairman to make a decision upon receipt of the Arboricultural Report.

08/3148/TRE MR P CLEMENTS 30 THE LAURELS,
SIDMOUTH.
Reduce the height of 1 Cypress and
1 Ash tree by 25%. Reduce the crown
by 25% and brace 1 Lime.
Brace the crown of 1 Tulip tree.
Deferred until the next meeting awaiting the Arboricultural Report.

TREES

Planning Application No. 08/2028/TCA
Old Barn Cottage, Salcombe Regis.
Tree Preservation Order No 13/2008

The Clerk reported that a Tree Preservation Order had been confirmed on a Sycamore tree at the above location.

08:12/P13 EAST DEVON LOCAL DEVELOPMENT FRAMEWORK
ISSUES AND OPTIONS REPORT

East Devon District Council has produced a Local Development Framework – Issues and Options Report and an accompanying questionnaire. The issues and Options Report sets out key planning and development challenges and opportunities facing East Devon in the future. It also identifies potential options for responding to these challenges and opportunities.

It was recommended that a working party be formed to analyse this document. The Working Party would consist of The Chairman and Vice-Chairman of the Council and the Chairman and Vice-Chairman of the Planning Committee together with Councillors Dyson and Mrs Jolly and would take place on Thursday, 8th January, 2009, at 10.00 a.m.

(This item will also appear on the agenda for the next Full Council meeting)

8:12/P14 UNSUPPORTED DECISIONS

Planning Application Nos. 08/2776/LBC & 08/2790/FUL
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.

TOWN COUNCIL

DISTRICT COUNCIL

Support

Refused.

08:12/P15 ENFORCEMENT LETTERS

08:12/P15.1 Planning Application No. 06/3390/FUL
Land adjacent to 4 Convent Fields, Sidmouth – two dwellings.

The Clerk reported a letter from East Devon District Council concerning the development and construction of two dwellings on land adjacent to 4 Convent Fields, Sidmouth, and the construction of the two garages and conditions imposed stating that they were not to be converted to provide additional living accommodation.

The owner had confirmed that the garages were not to be converted to provide additional accommodation. Therefore, the Planning Authority proposes to take no further action in respect of this minor breach of planning control provided that the condition relating to the use of these garages remains in accordance with the conditional planning permission.

08:12/P15.2 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.

The Clerk reported a letter from East Devon District Council informing that an application for the above matter was still awaited and that the unauthorised fencing still remained in situ.

Unless the District Council hears from the owner by the 5th January, 2009, the matter would be reported to the Development Control Committee whose decision may be to authorise that legal action be taken to resolve the matter.

08:12/P16 MATTERS OF REPORT

Planning Application No 07/0268/RES – Minor amendment

Land rear of 7, Ridgeway Mead, Sidmouth.

Erection of detached dwelling (approval of reserved matter 05/1857/OUT)

It was reported that minor amendments had been made to the above application. The amendments were as follows:-

- The chimney has been relocated to the opposite (north west) roof slope
- The window north west of the living room has been removed from the scheme
- A small basement window has been added
- The applicants have chosen a new design for the kitchen window frames.

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CHAIRMAN OF THE PLANNING COMMITTEE