

**MINUTES**

**OF SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 21ST JANUARY, 2009.**

**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 M. Jolly
	“	Mrs L. Kelly
	“	S.P. Pollentine
	“	J. Turner
	“	C.H. Wale

**09:1/P9            APOLOGIES**

Apologies for absence were received from Cllrs. Mrs F.I. Newth, G.K. Liverton and C.H. Wale.

Councillors Hughes and Sullivan were absent from the meeting.

**09:1/P10            DECLARATIONS OF INTEREST**

Declarations of Interest were received as follows:-

09:1/P13	09/0035/LBC	Cllr Pollentine	<i>Friend of Agent</i>
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**09:1/P11            MINUTES**

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meeting held on 3<sup>rd</sup> and 17<sup>th</sup> December, 2008.

**09:1/P12            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.

**09:1/P13            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**

08/1844/FUL                      MR D WATT                      SOUTHCOTBE HOUSE,  
SALCOMBE REGIS.  
Demolition of existing dwelling  
and garage and construction of  
replacement dwelling and garage.

Object.

- Totally out of keeping with the hamlet of Salcombe Regis, by nature of its size.
- Detrimental to the Area of Outstanding Natural Beauty and Coastal Preservation Area.
- A replacement building is acceptable but any proposal would need to be complimentary to the design / size elsewhere in Salcombe Regis, especially in view of the sensitive site in which the existing house stands.

(1 letter of comment received)

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08/2929/FUL                      MR D SMITH &  
MR M WALKER                      7 & 8 BRAMBLE CLOSE,  
SIDMOUTH.  
Erection of close boarded  
boundary fence.

Object.

It was recommended that the fence is set back in line with the existing fence.

(1 letter of objection received)

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**Application for consideration**

08/2886/FUL                      MR GEORGE SYMONDS                      THE DOVE,  
DOVE LANE,  
SIDMOUTH.  
Blocking up two ground floor  
windows.

Object to blocking up the windows with bricks.

- Detrimental to the street scene within the Conservation Area.

It was recommended that another solution is found to cover the windows, preferably on the inside, to retain the character of the windows.

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08/3106/FUL                      MR & MRS PETER &  
PAMELA ELLISSON                      BARN OWL,  
50 MALDEN ROAD,  
SIDMOUTH.  
Alterations and extensions to  
existing dwelling.

Support.

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09/0017/FUL	MR GAVIN ARMSTRONG	96 ALEXANDRIA ROAD, SIDMOUTH. Proposed extension to existing bungalow.
Support.		
09/0018/FUL	MR S PLUNKETT & MS S PARADISE	STARCOMBE FARM TRACK TO STARCOMBE FARM, SIDBURY. Proposed change of use of outbuilding to create holiday accommodation including extensions and alterations.
Support. Provided the use is tied to the dwelling.		
09/0033/FUL	MRS G CHALDLER	BROXHOLM, 35 WITHEBY, SIDMOUTH. Retention of boundary fence.
Object. This would set a precedent within the open plan estate.		
09/0035/LBC	MR & MRS S ELEY	RIDGEWAY FARM, RIDGEWAY, SIDBURY. Proposed listed building consent for the installation of patio windows, removal of internal wall and opening of walkway in garden wall.
Support. Provided the patio window matches the existing windows to the satisfaction of the Conservation Officer. <i>(Councillor Pollentine declared an interest)</i>		
09/0045/FUL	MR & MRS B HILL	4 YARDELANDS, SIDMOUTH. Retrospective application for Erection of summer house.
Defer. Insufficient information, no plans available.		
08/3168/TRE	MR T KITCHEN	WOOLBROOK SERVICE RESERVOIRS, BALFOURS, SIDMOUTH. Reduce low limbs by up to 2.5 metres on the north side of one Oak tree.
Approve. Subject to the comments made in the Arboricultural Officers Report. (1 letter of comment received)		

08/3180/TCA

MR A LONG

41 CHURCH STREET,  
SIDBURY.

Remove lower whorl of branches,  
reduce the crown by 20% and  
crown clean one Cedar tree.

Approve.

Subject to the comments made in the Arboricultural Officers Report.

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08/3226/TCA

MR J EDEN

REDSTOCK,  
BICKWELL VALLEY,  
SIDMOUTH.

Fell one Maple.

Approve.

Subject to the comments made in the Arboricultural Officers Report.

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### **TREES**

#### **Notification of potentially exempt works on trees at Sidholme Methodist Guest House, Sidmouth.**

A letter was reported from East Devon District Council in connection with works on a dead Pine tree at the above property. The works in question are considered to be exempt from the usual requirements of tree protection legislation and therefore does not need consent.

### **09:1/P14      POLICY FOR TREES**

The Chairman of the Planning Committee proposed that a small Working Party be formed to consider a Tree Policy which could be discussed with East Devon District Council's Arboriculturalist prior to being presented to Full Council for approval.

It was agreed that the Chairman (Councillor Gibbings) and Vice-Chairman (Councillor McKenzie-Edwards) together with Councillor Mrs Kelly and Councillor Pollentine would be Members of the Working Party.

### **09:1/P15      UNSUPPORTED DECISIONS**

No unsupported decisions were reported.

### **09:1/P16      ENFORCEMENT LETTERS**

#### **09:1/P16.1      Sand Farm Barns, Sidbury – Log Cabin.**

A letter was reported from East Devon District Council in connection with a log cabin wooden structure located on agricultural land adjacent to the large agricultural building within Sand Farm. Whilst the structure may have been in position for more than 4 years, its positioning on agricultural land constituted a change of use of that land for domestic purposes and a change of use required an application for planning permission.

With a view to regularising the matter the owner had been requested to ensure that the unauthorised log cabin is removed.

#### **09:1/P16.2      Royal York and Faulkner Hotel, Esplanade, Sidmouth.**

##### **Various works to a Listed Building.**

A letter was reported from East Devon District Council in connection with various works to the above listed building including the renovation of balconies serving the first floor bedrooms on the southern elevation. The work had been necessitated because the balustrading and timbers forming the balcony had become rotten due to their proximity to the sea and Listed Building Consent was required.

With a view to regularising the matter the owner had been requested to apply for planning permission within 28 days. In the meantime the works should cease until the necessary consent had been sought.

**09:1/P17**

**MATTERS OF REPORT**

Planning Application No. 08/2763/FUL

12 Cotford Road, Sidbury.

Construction of first floor extension over rebuilt garage  
and internal alterations.

It was reported that an informal site meeting at 8.40 a.m. followed by a public meeting at The Knowle, Council Offices to commence at 11.00 a.m. had been arranged to take place on Friday 23<sup>rd</sup> January 2009.

The Chairman of the Planning Committee, Councillor Gibbings, would be attending as the Town Council's representative.

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**CHAIRMAN OF THE PLANNING COMMITTEE**