

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 22ND APRIL, 2009,

AT 6.30. P.M.

WOOLCOMBE HOUSE, WOOLCOMBE LANE,

SIDMOUTH, DEVON.

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
	“	S. Hughes
	“	Mrs M. Jolly
	“	G.K. Liverton
	“	Mrs F.I. Newth
	“	S.P. Pollentine
	“	P. Sullivan
	“	J. Turner
	“	C.H. Wale

09:4/P8 APOLOGIES

Apologies were received from Councillor Mrs Kelly.

09:4/P9 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

09:4/P12	Cllr Cox	09/0657	<i>Personal - Colleague and friend.</i>
09:4/P12	Cllr G.K. Liverton	09/0718	<i>Prejudicial - Neighbour.</i>
09:4/P12	Cllr Carr	09/0729	<i>Personal - Close friend.</i>
09:4/P12	Cllr Carr	09/0731	<i>Personal - Close friend.</i>
09:4/P12	Cllr Pollentine	09/0729	<i>Personal - Friend.</i>
09:4/P12	Cllr Pollentine	09/0731	<i>Personal - Friend.</i>
09:4/P12	Cllr Pollentine	09/0735	<i>Prejudicial - Neighbour</i>
09:4/P12	Cllr Pollentine	09/0578	<i>Prejudicial - Neighbour</i>
09:4/P12	Cllr Hollick	09/0650	<i>Prejudicia - Neighbour</i>

09:4/P10 MINUTES

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on Wednesday, 4th and 18th March, 2009.

09:4/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.

09:4/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.

Applications for consideration

08/2989/FUL

MR D STAPLETON

ANGEL LODGE,
MILLFORD ROAD,
SIDMOUTH.

Variation of condition 1 of approved application 05/2624/FUL to remove sedum roof from flat roof sections.

Unable to support.

The Town Council only considered this development acceptable because of the flat roof having a Sedum covering which was considered would protect the amenities of neighbouring properties and would, therefore not want to see this condition removed.

(2 letters of objection received)

09/0458/FUL

MS K BURGESS

LAVINIA,
14 NEWTOWN,
SIDMOUTH.

Re-roof of existing front and rear roof slopes, demolition and re-building of rear boundary wall, revised eaves detail to rear extension, replacement of ceilings at second and ground floor and re-lead chimney flashings, rendering of chimney, replacement rear bedroom window and replacement of gutters.

Support

09/0459/LBC

MS K BURGESS

LAVINIA,
14 NEWTOWN,
SIDMOUTH.

Re-roof of existing front and rear roof slopes, demolition and re-building of rear boundary wall, revised eaves detail to rear extension, replacement of ceilings at second and ground floor and re-lead chimney flashings, rendering of chimney, replacement rear bedroom window and replacement of gutters.

Support

09/0509/FUL

MR D GODDARD

DUXHURST COTTAGE,
HARCOMBE.

New garage and outbuildings to replace existing garage and kennel.

Support

09/0552/FUL	MS JODI CANTI	SAND FARM BARN, SIDBURY. Retention of log cabin for use as occasional seasonal workers accommodation / holiday (camping) use in conjunction with equestrian use of the site.
Support		
09/0583/FUL	DONKEY SANTUARY	TROW FARM, SALCOMBE REGIS. Construction of 2 woodchip soft yards for use by donkeys.
Support		
09/0627/FUL	MRS V MARSHALL	LAVENDERS, FIRE BEACON LANE, SIDMOUTH. Single storey side kitchen extension.
Support		
09/0641/LBC	MS D PEACOCK	PERIWINKLE COTTAGE, 2 HILLSIDE VIEW, CHURCH STREET, SIDFORD. Render front of property, replacement windows and doors to front and rear elevations and removal of conservatory at rear.
Support		
09/0650/FUL	MR J LASCELLES	LAND ADJACENT TO BEGGARS ROOST, GREENHEAD, SIDBURY. Erection of dwelling.
Unable to support.		
<ul style="list-style-type: none"> • This is considered to be overdevelopment of the site. • A two storey property is unacceptable, single storey may be more appropriate. 		
(1 letter of comment received)		
<i>(Councillor Hollick declared an interest and left the Chamber)</i>		
09/0652/FUL	MR G ARMSTRONG	96 ALEXANDRIA ROAD, SIDMOUTH. Proposed extension to existing bungalow.
Support		
09/0657/FUL	MR NICK HARPER	12 MANSTONE MEAD, SIDMOUTH. Two storey side and rear extensions to include double garage and replacement windows.
Unable to support.		
Encroaches on privacy of neighbours.		
(1 letter of comment received)		
<i>(Councillor Cox declared an interest)</i>		

09/0685/FUL	MR F BARRITT	PINE COTTAGE, BURSCOMBE LANE, SIDFORD. Construction of single storey front and side extensions.
Support		
09/0692/FUL	MR BENNETT	THE GALLERY, CONVENT ROAD, SIDMOUTH. Construction of first floor balcony and external staircase.
Support		
09/0708/FUL	MR G NEAL	1 SUMMERFIELD, SIDMOUTH. Extensions and alterations.
Support		
09/0718/FUL	MR J HAMMOND	35 TYRRELL MEAD, SIDMOUTH. Construction of single storey rear extension.
Support <i>(Councillor G.K. Liverton declared an interest and left the Chamber)</i>		
09/0729/FUL	MR G BESS	RADWAY LODGE, VICARAGE ROAD, SIDMOUTH. Erection of two storey side extension and creation of additional car parking area.
Support The Town Council is pleased to see that Grasscrete is to be used. <i>(Councillor Mrs Carr declared an interest)</i> <i>(Councillor Pollentine declared an interest and left the Chamber)</i>		
09/0731/LBC	MR G BESS	RADWAY LODGE, VICARAGE ROAD, SIDMOUTH. Erection of two storey side extension and creation of additional car parking area.
Support The Town Council is pleased to see that Grasscrete is to be used. <i>(Councillor Mrs Carr declared an interest)</i> <i>(Councillor Pollentine declared an interest and left the Chamber)</i>		
09/0734/FUL	MR & MRS T & M ROGERS	LONG CLOSE COTTAGE, FORE STREET, SIDBURY. Extensions and alterations to include raising of ridge line, single storey extensions and replacement car port.
Support		

09/0735/COU	MR B TEMOANANUI	1 LYMEBOURNE VILLAS, ARCOT ROAD, SIDMOUTH. Change of Use of part of ground floor from Chiropractic Clinic to Dentist Surgery.
Support	<i>(Councillor Pollentine declared an interest and left the Chamber)</i>	
09/0737/FUL	SIDMOUTH TYRES & EXHAUSTS	UNIT 5C, ALEXANDRIA INDUSTRIAL ESTATE, SIDMOUTH. Alterations and extensions to vehicle repair workshop to include raising of roof and enlarged goods entrance.
Support		
09/0762/FUL	MR B MAYLED	FLAT 4, HEATHERBY, SOUTHWAY, SIDMOUTH. Proposed attic conversion and dormer window.
Support		
09/0578/TRE	FORD SIMEY SOLICITORS.	LAND SOUTH OF BULVERTON BARN, STATION ROAD, SIDMOUTH. Fell 2 Sycamore trees (T3 and G5), 1 Ash tree (T5), 1 Lime tree (T6) 3 Austrian Pine trees (T7, T8, T9) and 2 groups of Elm trees (G1 and G5).
Approve.	Subject to the comments and conditions regarding replanting made in the Arboricultural Officers Report.	
	<i>(Councillor Pollentine declared an interest and left the Chamber)</i>	
09/0600/TCA	DR D HEWETT	BICKWELL BROOK, BICKWELL VALLEY, SIDMOUTH. Re-pollard 2 Lime trees.
Approve.	Subject to the comments made in the Arboricultural Officers Report.	
09/0700/TCA	DR T CLARKE	POST COTTAGE, SALCOMBE REGIS. Fell 1 Silver Birch.
Defer.	Awaiting the Arboricultural Officers Report.	
09/0740/TCA	MR P LEE	UPLANDS, BOUGHMORE ROAD, SIDMOUTH. Fell 1 Ash.
Defer.	Awaiting the Arboricultural Officers Report.	

TREE MATTERS

i) Land at Bulverton Park and Trees.

A felling license application had been sent to the Forestry Commission for the removal of 10 Hybrid Black Poplar and 1 Black Pine from land at Bulverton Park, Sidmouth. The trees are the subject of a 1956 area Tree Preservation Order (TPO). However the volume of material removed is such that the works will require a felling license and not an application under the TPO.

The Poplars have reached the end of their useful life and their removal is considered appropriate and will be supported by a new planting scheme on a 1 : 1 basis with native tree species mainly Oak and Pine.

These works have come as a result of a safety inspection of the trees along Station Road and are in addition to those within application 09/0578/TRE.

ii) Notification of potentially exempt works on a Ceanothus tree at London Court, Fore Street, Sidmouth.

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

iii) Tree Preservation Order No. 19/2008
Trees on land adjacent to Greendale and Holmesley, Fortescue Road, Sidmouth.

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

iv) Cedar Shade, Sidmouth. Residential Development.
Plant Schedule. Landscape Specificaion. 10 Year Management Plan.

The Clerk reported that a Landscape Plan in respect of the above was in the office and available for Members inspection.

09:4/P13 TREE POLICY

Members of the Planning Committee had formulated a Tree Policy, see attached, which was presented for approval.

It was recommended that the Policy together with Appendix 'A' which contains East Devon District Council's Tree Policy, see attached, be presented to the next Full Council meeting.

09:4/P14 UNSUPPORTED DECISIONS

09:4/P14.1 Planning Application No. 08/2929/FUL

7 & 8 Bramble Close, Sidmouth.

Erection of close boarded boundary fence.

TOWN COUNCIL

DISTRICT COUNCIL

Object

Approve

09:4/P14.2 Planning Application No. 08/2969/FUL

Chelson Farm, Salcombe Regis.

Construction of new access road incidental to existing farm use.

TOWN COUNCIL

DISTRICT COUNCIL

Object

Approve

09:4/P15 ENFORCEMENT LETTERS

09:4/P15.1 Avalon, Vicarage Road, Sidmouth – garden shed.

The Clerk reported a letter from East Devon District Council in connection with a shed which had been erected in the rear garden of Avalon, Vicarage Road, Sidmouth, the retention of which required the benefit of planning permission.

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

09:4/P15.2 Alexandria Industrial Estate – advertisement sign.

The Clerk reported a letter from East Devon District Council concerning the unauthorised display of an advertisement sign advertising units to let at Fords of Sidmouth, Alexandria Industrial Estate. The District Council resolved to take no action at this stage and would re-consider its position in 6 months time.

09:4/P15.3 Land south of Long Chimney – various matters.

The Clerk reported a letter in connection with works that are being undertaken at the above location to set up a new farming enterprise.

The District Council's Enforcement Officer saw a number of activities and developments on the site which have planning implications, including:-

- Hay and straw barn
- Caravans
- Lorry body
- Garden area
- Shipping container

09:4/P15.4 Land at Bowd, Sidmouth – Enforcement Notice.

In April 2009 the Planning Inspectorate dismissed an Appeal against an Enforcement Notice as issued by the Planning Authority in September 2008, in connection with the change of use of the land for the processing and storage of logs and equipment associated with a landscape gardening business at The Bowd, Sidmouth. The requirements are that the following action be taken:-

- Cease using the land for the processing and storage of logs associated with a landscape gardening business.
- Remove from the land the small canvas lean-to, the steel contained and 3 signs.

09:4/P16 MATTERS OF REPORT

09:4/P16.1 Planning Application No. 08/1261/FUL

Land adjacent to the Bowd Inn, Sidmouth Road, Sidmouth.

Retention of use of land to process and store logs with associated machinery.

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

09:4/P16.2 Quality Parish Scheme – Advertisement Consent applications and works to Trees.

The Clerk reported an email from Steven Belli, Development Manager at East Devon District Council, who is carrying out a review of how Quality Councils have been managing with Advert and Tree applications and whether or not this Council wish to carry on dealing with these applications.

This matter will be discussed at the next meeting of the Planning Committee to be held on Wednesday, 6th May, 2009, and Sidmouth Town Council's comments will be fed into that review.

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CHAIRMAN OF THE PLANNING COMMITTEE