

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 17TH JUNE, 2009,

AT 6.30. P.M.

WOOLCOMBE HOUSE, WOOLCOMBE LANE,

SIDMOUTH, DEVON.

Members present:-	Councillor	I.J. McKenzie-Edwards (Chairman)
	“	J.W.Hollick (Vice-Chairman)
	“	Mrs S. Carr
	“	J.G.T. Dyson
	“	Mrs M. Jolly
	“	Mrs L. Kelly
	“	P. Sullivan
	“	J. Turner
	“	C.H. Wale

Councillors Brokenshire and Hughes were absent from the meeting.

09:6/P8 APOLOGIES

Apologies were received from Councillors Mrs Newth, G.K. Liverton and S. Pollentine.

09:6/P9 DECLARATIONS OF INTEREST

No Declarations of Interest were received.

09:6/P10 MINUTES

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on 6th May, 20th May and 3rd June, 2009.

09:6/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.

09:6/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.

Amended plan

09/0937/FUL

MR A BLYTH

RIVENDELL,
2 DRAKES AVENUE,
SIDFORD.
Single storey rear annexe extension.

Support.

Applications for consideration

09/0525/FUL

MR R HEATHCOTE

30 LADYMEAD,
SIDMOUTH.
Demolition of existing conservatory and
erection of two-storey attached dwelling.

Support.

09/1057/LBC

SIR J CAVE

LINCOMBE FARMHOUSE,
RIDGEWAY,
SIDBURY.
Rethatching property in water reed.

Support.

09/1059/LBC

MR S ELEY

RIDGEWAY BARN,
RIDGEWAY,
SIDBURY.
Rethatching property in water reed.

Support.

09/1063/FUL

MR P CHURCHILL

CULVER HOUSE,
VICARAGE ROAD,
SIDMOUTH.
Alterations and extensions (to include
erection of two storey extensions and
replacement of bedsit accommodation
with self contained flats).

Unable to support.

These extensions detract from the main building of Culver House. The flat roofs are totally unacceptable and aesthetically displeasing.

NOTE : The Council is supportive of the need for an upgrade to Culver House, but this design would not be appropriate.

(2 letters of observation received)

09/1106/FUL

MR M FISHER

CHARTRIDGE,
BICKWELL VALLEY,
SIDMOUTH.
Replacement garage.

Support.

09/1045/TCA

MR GUNSTON

LONG ACRE,
SID ROAD,
SIDMOUTH.
Cut back overhanging branches from one
Western Red Cedar.

Approve.

Subject to the comments made in the Arboricultural Officers Report.

(1 letter of objection received)

09/1084/TCA

MR A LOW

THE BARTON,
BUCKLEY ROAD,
SIDBURY.

Fell one Cherry and replant with another tree.

Defer.

Awaiting the Arboricultural Officers Report.

TREE MATTERS

Tree Preservation Order No 6/2009.

The Clerk reported a letter from East Devon District Council in respect of a Tree Preservation Order made on an Oak Tree on land at Oak Cottage, Kestell Road, Sidmouth.

09:6/P13 UNSUPPORTED DECISIONS

09:6/P13.1 Planning Application No. 09/0692/FUL

The Gallery, Convent Road, Sidmouth.

Construction of first floor balcony and external staircase.

TOWN COUNCIL

DISTRICT COUNCIL

Support

Refused.

09:6/P13.2 Planning Application No. 08/2989/FUL

Angel Lodge, Millford Road, Sidmouth.

Variation of condition 1 of approved application No. 05/2624/FUL to remove sedum roof from flat roof sections.

TOWN COUNCIL

DISTRICT COUNCIL

Unable to support

Granted.

09:6/P14 ENFORCEMENT LETTERS

Torwood, Cottington Mead, Sidmouth.

Works being carried out to create dormer.

The Clerk reported a letter from East Devon District Council in connection with works to install rooflights and dormer windows at Torwood, Cottington Mead, Sidmouth. Rooflights and dormer windows erected in the side elevations of the property were covered by restrictions stating that the windows would have to be both obscure glazed and fixed closed. Clear glazed and opening windows had been installed in the south eastern elevation of the property.

During a visit made by the District Councils Enforcement Officer an assessment was made of the loss of privacy and associated impact the works had on the amenity of the surrounding area. As a result of this visit it was felt that the installation of clear glazed and opening windows did result in some loss of privacy.

The predominant view from the window in the southern facing dormer was across the roof and the rear garden of Verne Ridge, and down Cottington Mead. Given that the overlooking that occurred was only achieved when standing within 1 metre of the window, and the window is approximately 10 metres from the property's boundary, the degree of overlooking was not considered to be unusual in a residential area. It was also considered that should a retrospective application be submitted for the retention of the windows, the loss of privacy and degree of overlooking caused by the works would not warrant such an application for refusal.

On the basis that the breach was considered to be relatively minor and not deemed to be expedient for the matter to be pursued further. The Planning Authority was duly granted on 21st May 2009. As such, no further action will be taken on this matter.

09:6/P15 MATTERS OF REPORT

09:6/P15.1 Temporary Road Closure Order

A Temporary Road Closure Order was reported in respect of the B3176 Station Road, Sidmouth, from the junction with Dark Lane and junction with Bulverton Park, from Monday 22 June, to Friday 26th June, 2009, to enable Devon County Council Highways to carry out drainage works.

09:6/P15.2 Temporary Prohibition of horses and riders.

A Temporary prohibition of horses and riders was reported in respect of Bridleway 77, Sidmouth, for 50m either direction from Little Sweetcombe, from Tuesday 23rd June until Tuesday 22nd December, 2009, (anticipated finish), to enable Devon County Council Public Right of Way works to be carried out for health and safety reasons.

.....
CHAIRMAN OF THE PLANNING COMMITTEE