

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 1ST JULY, 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)
	“	S.J. Brokenshire
	“	Mrs S. Carr
	“	Mrs M. Jolly
	“	G.K. Liverton
	“	S.P. Pollentine
	“	P. Sullivan
	“	J. Turner
	“	C.H. Wale
Also in attendance :	“	A.W.J. Reed

09:7/P1 APOLOGIES

Apologies were received from Councillors J.G.T. Dyson, S. Hughes, Mrs L. Kelly and Mrs F.I. Newth.

09:7/P2 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

09:7/P4	09/0833/ADV	Cllr Hollick	<i>Personal – Near neighbour</i>
09:7/P4	09/0833/ADV	Cllr Mrs Jolly	<i>Personal – Friend of applicant</i>
09:7/P4	09/0833/ADV	Cllr Pollentine	<i>Personal – Friend of applicant</i>
09:7/P4	09/0091/FUL	Cllr Pollentine	<i>Personal – Member of Rugby Club</i>
09:7/P4	09/1184/FUL	All Members of STC	<i>Prejudicial - Owners</i>
09:7/P4	09/1217/FUL	Cllr Hollick	<i>Personal – Friend of Applicant</i>
09:7/P4	09/1217/FUL	Cllr Pollentine	<i>Personal – Friend of Agent</i>
09:7/P4	09/1217/FUL	Cllr Reed	<i>Personal – Related to Applicant</i>
09:7/P4	09/1218/LBC	Cllr Hollick	<i>Personal – Friend of applicant</i>
09:7/P4	09/1218/LBC	Cllr Pollentine	<i>Personal – Friend of Agent</i>
09:7/P4	09/1218/LBC	Cllr Reed	<i>Personal – Related to Applicant</i>

09:7/P3 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.

09:7/P4 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

DEVON COUNTY COUNCIL
COUNTY MATTER
PLANNING
APPLICATION

MR MALCOLM
BURROUGH

LAND ADJACENT TO
CORE HILL ROAD,
SIDMOUTH.
Resubmission of application for infilling
of two depressions in agricultural land
with inert sub soils.

Support.

09/0833/ADV MR & MRS HAYMAN 6 CHURCH STREET,
SIDMOUTH.
Hanging sign.

Refuse.

As this is a sign on a Listed Building, wood is required, together with a more ornate hanging bracket. (The advice of the Conservation Officer was not to hand when the previous meeting was held and therefore the decision of the Planning Committee was contrary to Listed Building Policy).

(Cllrs Hollick, Pollentine and Mrs Jolly declared an interest and left the Chamber)

09/0091/FUL SIDMOUTH RUGBY CLUB SIDFORD PLAYING FIELDS,
BYES CLOSE,
SIDFORD.
Construction of single storey pavilion
adjacent to existing changing rooms.

Support

(1 letter of objection received)

(Cllr Pollentine declared an interest and left the Chamber)

09/1139/RES MR JOHN DUGGAN COLEBROOK,
ICE HOUSE LANE,
SIDMOUTH.
Erection of 4 bedroom detached dwelling
and carport.

Unable to support.

The Appeal decision was for a modest 3 bedroom chalet style bungalow and this application is for a larger four bedroomed house which the Planning Committee consider overdevelopment and detrimental to nearby properties (in particular Holbrook)

(1 letter of objection received)

09/1156/FUL MR R TYE 2 CHETTISHOLT COTTAGES,
BOWD,
SIDMOUTH.
Erection of two storey extensions to
include dormer.

Support

09/1173/FUL MISS J ALLERTON MERRIFIELD COTTAGE,
65 HOLMDALE,
SIDMOUTH.
Erection of two storey side and single
storey rear extension.

Support

09/1182/FUL	MR D LAIDLER	131B TEMPLE STREET, SIDMOUTH. Replace windows at first floor level.
Support		
09/1184/FUL	SIDMOUTH TOWN FOOTBALL CLUB	SIDMOUTH TOWN FOOTBALL CLUB, MANSTONE LANE, SIDMOUTH. Modifications to south elevation of clubhouse and retention of extended goal storage shed.
Unable to comment. <i>(All Town Councillors declared an interest as Landlord of the property.)</i>		
09/1186/FUL	MRS C BREWSTER	ST KILDA LODGE, ALMA LANE, SIDMOUTH. Erection of two storey extension.
Support		
09/1196/FUL	MR STEVEN BROOM	96 MANSTONE AVENUE, SIDMOUTH. Retrospective permission of two storey extension.
Support		
09/1217/FUL	MR B JENKINS	12 COTFORD ROAD, SIDBURY. Proposed alterations and extension to provide additional first floor bedroom.
Support <i>(Cllrs Hollick, Pollentine and Reed declared an interest and left the Chamber)</i>		
09/1218/LBC	MR B JENKINS	12 COTFORD ROAD, SIDBURY. Proposed alterations and extension to provide additional first floor bedroom.
Support <i>(Cllrs Hollick, Pollentine and Reed declared an interest and left the Chamber)</i>		
09/1234/FUL	MISS NICOLA WATERS	EDENHURST, ICE HOUSE LANE, SIDMOUTH. Solar PV installation on garage. Nine panels at a 10 degree angle on the garage roof using a solion mounting system.
Support		
09/1252/AGR	MR N CHURCHILL	BEECHWOOD FARM, SIDBURY. Replacement hay & agricultural implement store.
Support		

09/1084/TCA

MR A LOW

THE BARTON,
BUCKLEY ROAD,
SIDBURY.

Fell one Cherry and replant with another tree.

Approve.

Subject to Option 2 of the Arboricultural Officers Report.

“The tree is close to the end of its safe useful life expectancy and will require removal within the next 10 years. The proposal includes the planting of a replacement tree without the need or expense of TPO.”

09/1147/TCA

MR A CHILTON

SOLDIERS HILL HOUSE,
SALCOMBE REGIS.

Selective felling of 17 trees and works to the crowns or coppicing of 10 trees within and on the edge of the copse to the west of the property.

Approve.

Subject to the comments made in the Arboricultural Officers Report.

TREE MATTERS

Notification of potentially exempt works on a Sycamore tree at Northcombe Farm, Salcombe Regis.

The Clerk reported a letter from East Devon District Council in connection with a Sycamore tree which had recently fallen. The removal of the tree was considered to be exempt from the normal requirement to seek the consent of the District Council.

There is a duty under the Act to plant replacement trees when trees are removed under this exemption. In this instance replanting would be required in the first planting season following removal (November to March). The tree should be either a Common Oak or Ash with a minimum girth of 8-10cm.

09:7/P5

UNSUPPORTED DECISIONS

09:7/P5.1

Planning Application No. 09/0814/FUL
205 Manstone Avenue, Sidmouth.

Single storey front extension and two storey rear extension.

TOWN COUNCIL

DISTRICT COUNCIL

Object.

Granted.

09:7/P5.2

Planning Application No. 09/0822/LBC
9 Cotford Road, Sidbury.

Hardwood conservatory to rear of property.

TOWN COUNCIL

DISTRICT COUNCIL

Support

Refuse.

09:7/P6

ENFORCEMENT LETTERS

09:7/P6.1

Planning Application No. 08/0959/COU
Dove Gaming, Dove Lane – planning conditions

The Clerk reported a letter from East Devon District Council regarding a complaint that the conditions of planning permission 08/0959/COU for the change of use of the ground floor of the public house to an amusement centre is not being complied with.

The ground floor “shop window” facing into Fore Street contains a number of old gaming machines and in the centre of the display is an advertisement sign together with two further signs at the top of the display window indicating that the premises are now open.

Condition 4 of conditional planning permission 08/0959/COU states that:

“a retail display shall be maintained at all times in the shop window facing Fore Street. (Reason – in the interests of safeguarding the retail character of the area which forms part of the designated Town Centre Shopping Area)”

The owner had been advised that any advertisements contained within 1 metre of the interior of a shop window were not allowed by the Advertisement Regulations and therefore required a separate application for advertisement consent.

The owner had been asked to remove the advertisement sign within the “shop window” and ensure that this window is maintained as a retail display as required by the planning condition.

09:7/P6.2 Jimmy Small – The Bowd, Sidmouth.

The Clerk reported a letter from East Devon District Council regarding the unauthorised use of land at the Bowd for the siting of mobile homes which are being used for residential purposes. Mr Small was requested to cease the unauthorised use and to permanently remove all the mobile homes from the land within 2 months. This period had now expired and Mr Small had indicated that he would not be removing them.

It is the intention of the District Council to prepare a report for the Development Control Committee, under the delegated procedure, with a recommendation that legal action is taken to cease the unauthorised use and the views of the Town Council are sought.

It was recommended that a letter be sent to the District Council’s Enforcement Officer informing that Sidmouth Town Council would support any enforcement action taken.

09:7/P7 RETROSPECTIVE PLANNING APPLICATIONS

The Planning Committee had been made aware of the contents of East Devon District Council’s letter to the Communities and Local Government regarding retrospective Planning Applications.

It was agreed that the Town Council write to the Communities and Local Government Office supporting the views of Kate Little’s letter (see attached).

09:7/P8 MATTERS OF REPORT

No matters of report were received.

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CHAIRMAN OF THE PLANNING COMMITTEE