

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 15TH 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
	“	P. Sullivan
	“	J. Turner

09:7/P9 APOLOGIES

Apologies were received from Councillors J.G.T. Dyson, Mrs L. Kelly, S.P. Pollentine, Mrs F.I. Newth and C.H. Wale.

Councillors S. Hughes, G.K. Liverton and A.W.J. Reed were absent from the meeting.

09:7/P10 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

09:7/P13	09/1269/COU	Cllr Brokenshire	<i>Personal – Near neighbour and objector.</i>
09:7/P13	09/1269/COU	Cllr Hollick	<i>Prejudicial – Son-in-law is Director of Letting Agent.</i>
09:7/P13	09/1269/COU	Cllr Sullivan	<i>Prejudicial – Near neighbour.</i>

09:7/P11 MINUTES

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meeting held on the 17th June, 2009.

09:7/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.

09:7/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.

Applications for consideration

09/0888/LBC MR & MRS S TAYLOR 1 & 2 PRIMLEY HOUSE,
SIDFORD ROAD,
SIDMOUTH.
Proposed repair of existing porch,
erection of screen wall and formation of
secondary doors into porch.

Support.

09/1316/FUL MR & MRS S TAYLOR 1 & 2 PRIMLEY HOUSE,
SIDFORD ROAD,
SIDMOUTH.
Proposed erection of screen wall.

Support.

09/1188/LBC MR I MERRIMAN 5B FORTFIELD TERRACE,
SIDMOUTH.
Damp proofing works to vault.
Replacement of doors and frames to two
vaults and formation of concrete door
threshold.

Support.

09/1256/FUL MRS MARY WATSON 3 THE BROWNS,
SID ROAD,
SIDMOUTH.
Side facing conservatory.

Support.

09/1269/COU MRS SHAIREM HAIDER 109 TEMPLE STREET,
SIDMOUTH.
Change of use from (A1) newsagents to
(A5) Indian take-away.

Three Members had declared an interest and the Committee was not quorate. The following recommendation was therefore made as a Chairman's Decision.

Unable to support.

- Traffic hazards are envisaged.
- Creation of smell, noise, pollution and litter.

(12 letters of objection had been received)

(Cllrs Hollick and Sullivan declared an interest and left the Chamber)
(Cllr Brokenshire declared an interest and left the Chamber during discussion of this item)

09/1276/FUL MR PETER NEWMAN 1 GREY TURRET,
MANOR ROAD,
SIDMOUTH.
Demolish existing conservatory and
rebuild enlarged conservatory.

Support.

09/1284/FUL MISS M P NICHOLSON LAVENDER,
GREENHEAD,
SIDBURY.
Extension to existing garage building to
form artist's studio.

Support.
Provided the use is tied to the dwelling.

09/1313/FUL MR & MRS T & M ROGERS LAND AT THE OLD CIDER BARN,
CHELSON LANE,
HARCOMBE,
SIDMOUTH.
Erection of timber building for
agricultural use.

Support.
Provided this is for agricultural use only.

09/1321/FUL ROSEMOUNT
MANAGEMENT
(SIDMOUTH) FLAT 3,
ROSEMOUNT,
STATION ROAD,
SIDMOUTH.
Proposed removal of disused single flue
chimney stack.

Support.

TREE MATTERS

Notification of exempt works on a protected Silver Birch tree at 78 Woolbrook Road, Sidmouth.

A letter was reported from East Devon District Council in connection with the proposed felling of a dead Silver Birch tree at the above location. The work in question was considered to be exempt from normal requirements to seek the consent of the District Council.

There is a duty to plant a replacement tree when trees are removed. However in this case replanting would not be required.

09:7/P14 UNSUPPORTED DECISIONS

No unsupported decisions had been received.

09:7/P15 ENFORCEMENT LETTERS

Avalon, Vicarage Road, Sidmouth – garden shed.

A letter was reported from East Devon District Council in connection with a domestic shed erected in the rear garden of Avalon which lies within the flood plain. No planning application had been received to regularise the erection of the shed which did not enjoy permitted development rights.

However, following consultation with the District Council's Chairman of the Development Control Committee the District Council had decided that it was not expedient to take enforcement action and no action would be taken in connection with the location of the shed.

The owner had been made aware that the shed technically remained unauthorised in planning terms but this did not prevent the retention of the shed for domestic use as it had been agreed by the Planning Authority that no further action would be taken.

09:7/P16 **MATTERS OF REPORT**

09:7/P16.1 Redevelopment proposals at Fortfield Hotel, Sidmouth.
Exhibition – 30th July, 2009.

A letter was reported from Messrs Luken Beck, development consultants, in connection with the redevelopment of the Fortfield Hotel.

In recent months, work had been undertaken in terms of finding a solution to the problems surrounding the Fortfield Hotel. The owners of the hotel had approached developers to assist in the overall project and various aspects of the project and had discussed a number of matters with the local planning authority.

An exhibition is to be held at the Manor Pavilion Arts Centre, Sidmouth, on 30th July from 2.00 p.m. until 7.00 p.m. The architect and the development consultants will be present to explain the proposals and share ideas and discuss a proposed development of the hotel with immediate neighbours, local residents and the wider community in Sidmouth including the Town Council. Attendees will be invited to complete a short questionnaire to enable any observations on the project to be taken into account before submitting a planning application to the Council.

09:7/P16.2 Chairman's apologies.

The Chairman reported that he would be unable to attend the following three planning committee meetings, therefore Councillor Hollick would be acting as Chairman in his absence. Councillor Mrs Kelly had been asked if she would be willing to act as Vice-Chairman in these instances and had agreed. No objections were raised to these arrangements.

In the absence of the Clerk it was understood that appointment of an acting Vice-Chairman should be properly be agreed upon at the next planning committee meeting.

.....
CHAIRMAN OF THE PLANNING COMMITTEE