

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 29TH JULY, 2009,

AT 6.30. P.M.

WOOLCOMBE HOUSE, WOOLCOMBE LANE,

SIDMOUTH, DEVON.

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

09:7/P17 APOLOGIES

Apologies were received from Councillors I.J. McKenzie-Edwards, S. Hughes, Mrs M. Jolly, G.K. Liverton, Mrs F.I. Newth and S.P. Pollentine.

Councillor A.W.J. Reed was absent from the meeting.

In the absence of Councillor McKenzie-Edwards, Councillor Hollick acted as Chairman and Councillor Mrs Kelly acted as Vice-Chairman.

09:7/P18 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

09:7/P20	All Members of STC	09/1226/LBC	<i>Prejudicial - Trustee</i>
09:7/P20	Councillor Wale.	Manstone School	<i>Personal - Wife employee</i>

09:7/P19 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/P20 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

TOWN & COUNTRY PLANNING GENERAL REGULATIONS 1992 – REGULATION 3. ST NICHOLAS C OF E JUNIOR SCHOOL ST NICHOLAS C OF E JUNIOR SCHOOL, WOOLBROOK ROAD, SIDMOUTH.
Permanent retention of existing modular classroom block no. 10.

Support.

TOWN & COUNTRY PLANNING GENERAL REGULATIONS 1992 – REGULATION 3. SIDMOUTH INFANTS SCHOOL SIDMOUTH INFANTS SCHOOL, MANSTONE AVENUE, SIDMOUTH.
Solar panels fitted to the roof of the main school building in a single array of 39 panels covering 13.6m x 4m.

Support.

(Cllr Wale declared an interest and left the Chamber)

09/0962/FUL MR M HORWOOD LAND ADJOINING THE HILL, MUTTERS MOOR ROAD, SIDMOUTH.
Erection of detached two storey dwelling and garage.

Defer. Insufficient information.

09/1226/LBC SID VALE ASSOC. SIDMOUTH MUSEUM, CHURCH STREET, SIDMOUTH.
Alterations to signage.

Unable to comment.

(All Town Councillors declared an interest as Trustee for the property.)

09/1360/AGR MRS A LEE LAND ADJOINING THE FORMER BROWNLANDS HOTEL, SID ROAD, SIDMOUTH.
Agricultural barn / shelter.

Defer. Insufficient information.

09/1363/FUL MR D GREEN CHESTNUTS, KNOWLE DRIVE, SIDMOUTH.
Replacement of single garage with double garage and two storey side extension.

Support.

09/1377/FUL SIDMOUTH TYRE & EXHAUSTS UNIT 4, ALEXANDRIA INDUSTRIAL ESTATE, SIDMOUTH.
Demolition of building and erection of workshop.

Support.

09/1384/FUL MR L STILL SOUTHCOTE,
COREWAY,
SIDFORD.
Family room and utility room/porch
extensions.

Support.
(1 letter of support received)

09/1419/FUL MR MARK TRIBBLE DEVON AND SOMERSET FIRE
AND RESCUE SERVICE,
WOOLBROOK ROAD,
SIDMOUTH.
Proposed side extension and alterations
to existing station.

Support.

09/1437/FUL MR M GROVER LAND ON SOUTH SIDE OF
SEATON ROAD,
PUTTS CORNER,
SIDBURY.
Change of use of land to equestrian use
and erection of five loose boxes, tack
room and foaling box.

Unable to support.

- This creates an unacceptable business in the Area of Outstanding Natural Beauty countryside.
- Highway objections are envisaged.
- No supporting evidence of need or business plan has been submitted.

NOTE : Reference to foaling has raised certain concerns.

09/1439/FUL MR M DUNNETT LAND ADJOINING
25 BARN HAYES,
SIDMOUTH.
Loft conversion with two front dormers.

Unable to support.

- This Council considered the original bungalow to be overdevelopment with possible overlooking and the addition of dormers will increase these issues.
 - A bungalow is in keeping with others in the area.
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09/1446/LBC MISS CANNINGS 5 THE HILLS,
SID ROAD,
SIDMOUTH.
Rethatching with water reed.

Support.

09/1259/TRE MR HUMPHRIES 1 SIDLEIGH,
SID ROAD,
SIDMOUTH.
Lift crown to 4 metres and reduce crown
by 3 metres of 1 Monterey Cypress.
Reduce height of 2 Sycamores to match
height of the Monterey Cypress.

Approve.
Subject to the comments made in the Arboricultural Officers Report.

09/1317/TCA MR M SMITH SUMMERLEE,
SID ROAD,
SIDMOUTH.
Fell 2 Thuja. (Western Red Cedar)

Approve.
Subject to the comments made in the Arboricultural Officers Report.
(1 letter of objection received)

09/1345/TCA MR RAYSON 6 FAIRLAWN COURT,
SIDMOUTH.
Reduce height of 1 Ash tree to match
adjacent hedgeline.

Approve the work as outlined.
However, the removal of this Ash and a replacement of say flowering Cherry or Hawthorn, or similar
would be preferable.
(1 letter of observation received)

09/1347/TCA MR E M NORTHFOLK 5 FAIRLAWN COURT,
SIDMOUTH.
Crown reduction via thinning by 20% of
1 Hawthorn.

Approve.
Subject to the comments made in the Arboricultural Officers Report.

TREE MATTERS

i) Notification of exempt works on Trees at Balfour Mews, Sidmouth.

A letter was reported from East Devon District Council in connection with the following works to trees at Balfour Mews, Sidmouth.

The removal of a failed branch from a large mature Monterey Pine did not require the consent of the District Council. It was recommended that the remaining tree crown is reduced so that further limb failure is less likely. Under the Tree Preservation Order it was considered appropriate to undertake a 15% crown reduction via thinning. These works would require consent under the TPO.

The removal of two dead Lawson Cypress was considered to be exempt from the normal requirement to seek the consent of the District Council for safety reasons. There is a duty to plant replacement trees when trees are removed under this exemption. In this instance two replacement trees would be required in the first planting season following removal (November to March). The trees should be Common Oak, Ash or Lime with a minimum girth of 8-10cm. These replacement trees will be covered by the existing Tree Preservation Order.

The Laurel shrubs which are located within the wooded area to the north of the main house are not covered by the tree preservation order as they are multi stemmed in structure and shrub like in form. The consent of the District Council was is not required for their removal.

09:7/P23 ENFORCEMENT LETTERS

09:7/P23.1 Little Sweetcombe, Sidbury.

The Clerk reported a letter from East Devon District Council concerning the use of land outside the domestic curtilage of Little Sweetcombe Farm for the positioning and parking of vehicles, trailers, etc., for a domestic purpose.

During a recent visit to the area it was noted that there was a number of vehicles together with 5 porta-loos parked on the flat area of the land adjacent to the entrance driveway within this Area of Outstanding Natural Beauty. This use of the land constituted a change of use.

The owner had been requested to ensure that the unauthorised use of the land is ceased within the next 28 days and all the vehicles, other items, including the pile of rubbish is removed from the site.

09:7/P23.2 Planning Application No. 09/0313/FUL
Temporary siting of portacabin for 2 years as base for education centre
Donkey Sanctuary, Mire Lane, Salcombe Regis.

The Clerk reported a letter from East Devon District Council in connection with temporary planning permission for the above, which was granted in June, 2007. One of the conditions imposed that the use be discontinued before 6th July, 2009, and the land returned to its former condition.

The owner had been asked to confirm whether the use had ceased and the structure removed by the end of the designated period.

09:7/P23.3 Planning Application No. 08/0500/FUL
Feathers, Milton House, Sidmouth.
Extension and conversion.

The Clerk reported a letter from East Devon District Council regarding the development of an extension and conversion of roof space at the above location. Conditional planning permission was granted in April, 2008. Following a site visit by the District Council it was evident that the development had not been built in accordance with approved drawings. The new roof constructed was at least 0.5metres higher than shown on drawings.

With a view to regularising the matter the owner had been requested to apply retrospectively for the necessary planning permission within 28 days or undertake works to reduce the height of the roof to within the permitted height.

09:7/P16 MATTERS OF REPORT

09:7/P16.1 Various signs

Concern had been expressed regarding signs within the town centre and the District Council's Enforcement Officer had been asked to investigate.

- Signs above the hairdressers on the corner of Blackmore Drive were considered to be acceptable.
- A sign at Kennaway House was considered to be too large and the District Council were awaiting an application.
- A yellow banner above A.T.S. was being investigated by East Devon District Council.

09:7/P16.2 Proposal for a Street Café at Taste of Sidmouth, Old Fore Street, Sidmouth.
Laura and Hazel Bennett.

The Clerk reported a letter from Devon County Council Highway Management Department in respect of the above named applicants seeking a licence for a street café between the house of 10.00am and 5.00pm., and the views of the Town Council had been requested.

No objections were raised to the proposed street café provided that no more than 2 tables and 2 chairs were located on the site as per the comments made by Sidmouth Town Council at its Planning Committee meeting held on Wednesday, 20th May, 2009, 09/0838/FUL, (in the interests of safety being adjacent to the highway).

09:7/P16.3 Redevelopment proposals at Fortfield Hotel, Sidmouth.
Exhibition – 30th July, 2009.

An exhibition in respect of proposals for the Fortfield Hotel 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.

Members were reminded that as Councillors they would not be able to make any comments which might jeopardise observations made on future planning applications.

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CHAIRMAN OF THE PLANNING COMMITTEE