

**MINUTES OF**

**SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 26<sup>TH</sup> AUGUST, 2009.**

**AT 6.30. P.M.**

**WOOLCOMBE HOUSE, WOOLCOMBE LANE,**

**SIDMOUTH, DEVON.**

Members present:-	Councillor	J.W.Hollick (Chairman)
	“	C.H. Wale (Vice-Chairman)
	“	S.J. Brokenshire
	“	Mrs S. Carr
	“	J.G.T. Dyson
	“	Dr D.S. Fung
	“	Mrs M. Jolly
	“	S.P. Pollentine
	“	A.W.J. Reed
	“	J. Turner

**09:8/P10      APOLOGIES**

Apologies were received from Councillors Mrs L. Kelly, Mr G.K. Liverton, Mr I.J. McKenzie-Edwards, Mrs F.I. Newth and P. Sullivan.

Councillor S. Hughes was absent from the meeting.

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

**09:8/P11      DECLARATIONS OF INTEREST**

No Declarations of Interest were received.

**09:8/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.

**09:8/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.

**Amended plans**

09/1531/FUL                      MR M GREENSLADE                      47 LIVONIA ROAD,  
SIDMOUTH.  
Erection of new dwelling & car port with  
new vehicular access.

Support

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**Deferred from previous meeting**

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

Unable to support.  
This is not appropriate for an agricultural application as primarily for equine use.  
(2 letters of objection received)

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**Applications for consideration**

09/1534/FUL                      MR M SEWARD                      KINGSWOOD HOTEL,  
THE ESPLANADE,  
SIDMOUTH.  
Replacement porch.

Support.

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09/1553/ADV                      THE CO-OPERATIVE                      78 HIGH STREET,  
(Food programme delivery                      SIDMOUTH.  
Orchid Group)                      One hanging sign, two fascia signs and  
one panel sign.

Defer.  
It is understood that an alternative application will be submitted with a colour reversal.

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09/1574/OUT                      PARSONS BROS.  
BUILDERS LTD.                      17/18 MILL STREET,  
SIDMOUTH.  
Outline permission for four dwellings.

Support.  
(2 letters of objection received)

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09/1599/FUL                      MACKAYS STORES LTD.                      FORMER WOOLWORTHS PLC.,  
SIDMOUTH.  
Replacement shop front.

Support.

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09/1605/FUL                      GILLET'S CALLINGTON  
LIMITED                      SPAR STORES,  
CHURCH STREET,  
SIDFORD.  
Ground floor extension.

Support.

**NOTE** : As the windows of the extension will be large and clear glazed and the rear of shelving visible, the Council wondered whether the applicant might consider decorating in a manner which would be in keeping with the village setting (perhaps a review of historical Sidford.) The Spar store is important to Sidford and considered to be the "Village Shop" and as such the window should enhance the village.

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09/1610/FUL	MR B CURWEN	THE RADJEL, KNOWLE DRIVE, SIDMOUTH. Proposed two storey side extension.
Support.		
09/1628/COU	DONKEY SANCTUARY	PACCOMBE FARM COTTAGE, HARCOMBE. Change of use of the farm cottage to farm offices.
Support.		
09/1631/FUL	MR S TRIM	AVALON, 4 ASCERTON ROAD, SIDMOUTH. Creation of parking area.
Support. Provided a permeable surface is installed on the hardstanding.		
09/1632/FUL	MRS C BREWSTER	ST KILDA LODGE, ALMA LANE, SIDMOUTH. Two storey extension.
Support.		
09/1662/FUL	MR M WALKER	7 & 8 BRAMBLE CLOSE, SIDMOUTH. Erection of open fronted garage building to serve Nos. 7 and 8 Bramble Close.
Support. <u>NOTE</u> : Concern was expressed regarding the stability of the nearby bank.		

**09:8/P14**

**UNSUPPORTED DECISIONS**

Planning Application No. 09/0880/FUL

Fourways Residential Home, Glen Road, Sidmouth.

Two storey extension to residential home.

TOWN COUNCIL

Support

DISTRICT COUNCIL

Refused

**09:8/P15**

**ENFORCEMENT LETTERS**

Land south of Bulverton – Change of use

The Clerk reported a letter from East Devon District Council concerning the use of land south of Bulverton Road for the storage of equipment and machinery in relation to the land owners' agricultural business, the use of which constituted a material change of use for which planning permission was required. The site access and location of the business would not be acceptable in planning terms and therefore was unlikely that planning permission would be granted.

The owner had been requested, therefore, to undertake the following action within 6 weeks:

1. cease the unauthorised business use;
2. remove all equipment and machinery relating to that business;
3. reinstate the land to its former agricultural condition, including resurfacing the access track from the Bulverton Road leading to this site.

09:8/P16

**MATTERS OF REPORT**

**Planning Officers Reports**

At the planning committee meeting held on Wednesday, 29<sup>th</sup> July, 2009, a report was made on three decisions made by the District Council which were contrary to the comments of the Town Council. At that meeting it was reported by Councillor Dyson that other District Council's in Devon notify Parish and Town Councils as to reasons when there is a difference between observations made by them and decisions then taken by the Planning Authority. It was agreed that a letter be sent to East Devon District Council asking whether they could implement this as a procedure.

The Clerk reported that a letter had been received from East Devon District Council concerning planning officer's reports which were available on the website. The District Council had contacted other Planning Authorities in Devon regarding sending reports to Town or Parish Councils if their recommendation differs from that of the planning officer and had a mixed response, from Dartmoor National Park who writes a letter of explanation to the relevant Council to the end of the scale, South Hams who does the same as East Devon District Council. At the moment the District Council say it had no plans to change the system, however, if enough pressure is applied, they would certainly look at it.

It was also reported that the District Council will be holding 3 training sessions at the end of September, early October, for its new website and also to discuss some other items and consider this may be a good talking point to put to other Towns and Parishes who will be attending.

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**CHAIRMAN OF THE PLANNING COMMITTEE**