

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 18TH NOVEMBER, 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
	“	G.K. Liverton
	“	A.W.J. Reed
	“	P. Sullivan
	“	J. Turner

09:11/P9 APOLOGIES

Apologies for absence were received from Councillors S.J. Brokenshire, Dr D.S. Fung, Mrs F.I. Newth, S.P. Pollentine and C.H. Wale.

Cllr Hughes was absent from the meeting.

09:11/P10 DECLARATIONS OF INTEREST

Declarations of Interest were received from:-

09:11/P12	09/2057/FUL	Cllr Mrs Carr	<i>Personal - Friend of Applicant</i>
09:11/P12	09/2144/FUL	Cllr Hollick	<i>Personal - Friend of Applicant</i>
09:11/P12	09/2170/LBC	Cllr Hollick	<i>Personal - Friend of Applicant</i>
09:11/P12	09/2144/FUL	Cllr Reed	<i>Personal - Related to Applicant</i>
09:11/P12	09/2170/LBC	Cllr Reed	<i>Personal - Related to Applicant</i>
09:11/P12	09/2188/FUL	Town Clerk	<i>Personal - Related to Applicant</i>
09:11/P12	09/1979/TRE	Cllr Liverton	<i>Personal – Knows near neighbour</i>

09:11/P11 DISTRICT COUNCIL MEMBERS

It is 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 is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

09:11/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 plans

09/2057/FUL RIDGEWAY RESIDENTIAL RIDGEWAY,
 HOME PARTNERSHIP SALCOMBE HILL ROAD,
 SIDMOUTH.
 Proposed two storey extension.

Support

(Cllr Mrs Carr declared an interest)

Applications for consideration

09/1703/ADV SANTANDER -576 ABBEY,
 SIDMOUTH FORE STREET,
 SIDMOUTH.
 Display of illuminated and non-
 illuminated advertisement signs.

Defer : It was hoped that the Town Clerk might be able to speak with Santander to ascertain whether they had a 'Conservation' sign which could be used.

09/1726/LBC ABBEY,
 FORE STREET,
 SIDMOUTH.
 Replacement signage.

Defer : It was hoped that the Town Clerk might be able to speak with Santander to ascertain whether they had a 'Conservation' sign which could be used.

09/1945/FUL DONKEY SANCTUARY THE SLADE CENTRE,
 DONKEY SANCTUARY,
 MIRE LANE,
 SALCOMBE REGIS.
 Construction of soft woodchip paddock
 for use by donkeys.

Support

09/2136/FUL SINETTA HOLDINGS SA MYRTLE LODGE,
 MILLFORD ROAD,
 SIDMOUTH.
 Erection of detached garage and
 workshop.

Support

09/2144/FUL MR BRAD JENKINS 12 COTFORD ROAD,
 SIDBURY.
 Alterations and extensions to provide
 additional first floor bedrooms and
 ensuite bathroom.

Support

(Cllrs Hollick and Reed declared an interest and left the Chamber)

09/2170/LBC MR BRAD JENKINS 12 COTFORD ROAD,
 SIDBURY.
 Alterations and extensions to provide
 additional first floor bedrooms and
 ensuite bathroom.

Support

09/2167/FUL MR TERRY LANE GABLE COTTAGE,
RADWAY,
SIDMOUTH.
Construction of first floor flat roofed
dormer extension.

Support

09/2181/FUL MR A GREEN
(JIMMY GREEN MARINE) 31 FORE STREET,
SIDMOUTH.
Proposed alterations to front first floor
elevation.

Support

09/2188/FUL MR S JARRETT ASHCROFT,
3 MILLFORD ROAD,
SIDMOUTH.
Alterations and enclosure of rear covered
area.

Support

(The Town Clerk declared an interest)

09/2222/FUL MR & MRS D GATER WESTERLAND,
BOUGHMORE ROAD,
SIDMOUTH.
Proposed dwelling with integral garage.

Unable to support.

- Bickwell Valley is a Conservation Area and the Conservation Area Appraisal document discourages sub-division and suggests that the intrinsic character of the valley should not be compromised.
 - The infilling with this relatively small house in this area is totally unacceptable.
 - Overlooking would be created and set an unacceptable precedent.
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09/2225/FUL MR J DUGGAN NEWBROOK,
ICE HOUSE LANE,
SIDMOUTH.
Proposed garage.

Support

09/2232/FUL MR G POWELL LAND SOUTH OF LONG CHIMNEY,
ACCESS TO LONG CHIMNEY,
SALCOMBE REGIS.
Retrospective application for alterations
to barn. (06/1484/FUL)

Support

09/2251/FUL W R SPEERS CHERITON,
VICARAGE ROAD,
SIDMOUTH.
Change of use and conversion of guest
house to form two dwellings, including
new pitched roof over ground floor wing.

Support

09/2245/FUL MR G LEGG 205 MANSTONE AVENUE,
SIDMOUTH.
Proposed single storey rear extension.

Support

09/1979/TRE REDLANDS
MANAGEMENT CO LTD 17 REDLANDS,
MANOR ROAD,
SIDMOUTH.
One Atlas Cedar : Shorten branches over
drive and roof.
One Lime : Re-pollard.
One Horse Chestnut : Fell.
One Horse Chestnut : Re-pollard.
One Yew : Re-shape.

Approve subject to the comments made in the Arboricultural Officer's Report.
(Cllr G.K. Liverton declared an interest)

09/2074/TRE MRS COOK 113 COTMATON ROAD,
SIDMOUTH.
One Western Red Cedar : Fell.
One Holly : Fell.

Approve subject to the comments made in the Arboricultural Officer's Report.

09/2094/TRE MR P BROOKS ST FRANCIS,
COTFORD CLOSE,
SIDBURY.
One Copper Beech : 20% crown
reduction.

Split decision subject to the comments made in the Arboricultural Officer's Report.

Refuse: 20% crown reduction (Reason: Insufficient justification has been submitted for the proposed works. *Bjerkandera adusta* was not found on the tree during a climbing inspection dated 28/10/2009. The proposed crown reduction is likely to have a negative affect on this tree which appears to be of reduced vigour. The approved works in conjunction with the recent removal of deadwood will reduce the level of risk posed by the tree to a reasonably acceptable level and are considered sufficient to address the proposed reasons for this application).

Approve: Removal of crossing branches. Removal of two first order branches from trees northern aspect infected with *Oudemansiella mucida* (Porcelain Fungus).

09/2116/TCA MR HUGHES PENNY ROYAL,
MUTTERSMOOR ROAD,
SIDMOUTH.
One Ash : Coppice by removing two
stems over garden.
One row of Holly trees : Reduce to 1.8
metres in height.

Approve subject to the comments made in the Arboricultural Officer's Report.

09/2165/TCA MRS PILKINGTON THE GABLES,
SID ROAD,
SIDMOUTH.
Fell one Cedar, one Eucalyptus, one
Cypress and one Strawberry tree.

Approve subject to the comments made in the Arboricultural Officer's Report and suitable replanting.

TREE MATTERS

**Notification of exempt works on a Sycamore tree at Rose Hill,
Cotford Road, Sidbury.**

A letter was reported from East Devon District Council in connection with works to a Sycamore tree at Rose Hill, Cotford Road, Sidbury. The work in question is 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 not be required due to the density of other planting in the area.

Notification of exempt works on the Salcombe Thorn.

A letter was reported from East Devon District Council advising that the Salcombe Thorn was to be felled. The work in question is 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 will be required in the first planting season following removal (November to March). The tree should be a width a minimum girth of 8-10cm.

09:11/P13 UNSUPPORTED DECISIONS

No unsupported decisions were received.

09:11/P14 ENFORCEMENT LETTERS

09:11/P14.1 **Sidmouth Drill Hall, The Esplanade – Condition of Land and Drill Hall.**

The Clerk reported a letter from East Devon District Council regarding the Sidmouth Drill Hall and the proposed replacement Headquarters at Chambers Close, Sidmouth, requesting that the Trustees undertake a redecoration of the building to improve its present dilapidated appearance. Concern was also expressed about the untidy condition of the land surrounding the building which adversely affected the amenity of the neighbourhood.

The District Council have requested that works be carried out as necessary to renovate and decorate the building, remove the rubbish and cut back the overgrown vegetation and generally tidy the area to the satisfaction of this Authority within 6 weeks from the date of the letter and to ensure that the land is regularly maintained in a clean and tidy condition thereafter.

09:11/P14.2 **Planning Application No. 05/3246/COU & 08/1690/RES.
Cotford House, Cotford Road, Sidbury.**

Erection of nine dwellings including conversion of existing barn.

The Clerk reported a letter from East Devon District Council in connection with the above application.

It was understood that this development is due to commence and the Developer may not be aware of pre-condition requirements relating to this development. Attention was drawn to the following:-

05/3246/OUT

4. No other work shall commence on the site until the access road junction with the county highway, including the visibility splays, has been completed and made available for use in accordance with the plans hereby permitted.
(Reason - In the interests of highway safety.)

08/1690/RES

2. Before development is commenced samples of the proposed roofing slates and details of the render colours to the dwelling shall be submitted to and approved by the Local Planning Authority. The development shall be completed in the approved materials.
(Reason – In the interests of maintaining the character of the adjoining Conservation Area.)
8. Prior to the commencement of development a 3-5 metre sample panel of stone walling shall be constructed on site for inspection by an Officer of the Local Planning Authority. All stone

walling, as may be agreed, shall be completed prior to the beneficial use of the building to which the application relates.

(Reason – In the interests of maintaining the character of the adjoining Conservation Area.)

11. Before development is commenced details of any meter boxes on the front/side elevations shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with any approved details.

(Reason – In the interests of visual amenity.)

With a view to regularising the matters the Developer had been asked to confirm within 10 days its intentions of when it proposes to comment development.

09:11/P15 MATTERS OF REPORT

09:11/P15.1 Planning Application No. 09/1755/LBC

Rock Cottage, Peak Hill Road, Sidmouth.

Interior alterations and ground floor extension.

The Clerk reported that additional information had been received supporting and clarifying alterations to Rock Cottage.

09:11/P15.2 Planning Application No. 09/1516/FUL

78 Temple Street, Sidmouth.

Provision of a pitched roof in lieu of a flat roof, containing an additional

bedroom and ensuite.

The Clerk reported that an Appeal in respect of the above had been dismissed.

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CHAIRMAN OF THE PLANNING COMMITTEE