

**MINUTES OF**

**SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON**

**WEDNESDAY, 3<sup>RD</sup> FEBRUARY, 2010.**

**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
	“	J.G.T. Dyson
	“	Mrs M. Jolly
	“	G.K. Liverton
	“	Mrs F.I. Newth
	“	S.P. Pollentine
	“	A.W.J. Reed
	“	J. Turner
	“	C.H. Wale

**10:02/P1 APOLOGIES**

Apologies for absence were received from Councillors Dr D.S. Fung, Mrs L. Kelly and P. Sullivan. Councillor S. Hughes was absent from the meeting.

**10:02/P2 DECLARATIONS OF INTEREST**

Declarations of Interest were received as follows:-

10:02/P5	09/2298/MFUL	Cllr Mrs Carr	<i>Personal – Friend of Applicant</i>
10:02/P5	09/2298/MFUL	Cllr Pollentine	<i>Personal – Friend of Applicant</i>
10:02/P5	10/0075/FUL	All Members of STC	<i>Prejudicial – Trustee</i>

**10:02/P3 MINUTES**

The Chairman signed as a true and accurate record the Minutes of the Planning Committee meetings held on 6<sup>th</sup> and 20<sup>th</sup> January, 2010.

**10:02/P4 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.

**10:02/P5 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**

09/2267/FUL                      JOINT FIXED CHARGE                      BELVEDERE COURT,  
RECEIVERS OF PLATINUM                      HILLSIDE ROAD,  
DEVELOPERS LTD.                      SIDMOUTH.  
Erection of two detached dwellings and  
associated car parking, communal amenity  
space and landscaping.

Support.  
(3 letters of objection)

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09/2269/FUL                      MR & MRS J COOMBES                      THATCHES,  
CORE HILL ROAD,  
SIDMOUTH.  
Erection of single storey side extension  
and detached garage.

Support.

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09/2093/MFUL                      PERSIMMON HOMES LTD                      LAND NORTH OF  
WOOLBROOK ROAD,  
SIDMOUTH.  
Residential development of 103  
dwellings.

Support the minor amendment to existing plan. (Provision of off site cycle track).

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09/2555/FUL                      MR & MRS M BENNETT                      DEEPWAY COTTAGE,  
DEEPWAY,  
SIDBURY.  
Extension and conversion of garage to  
living accommodation and alterations to  
cottage.

Support.

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09/2556/LBC                      MR & MRS M BENNETT                      DEEPWAY COTTAGE,  
DEEPWAY,  
SIDBURY.  
Extension and conversion of garage to  
living accommodation and alterations to  
cottage.

Support.

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10/0024/FUL                      MR IAN LAWES                      FLAT 4, BOUGHFIELD,  
BICKWELL VALLEY,  
SIDMOUTH.  
Replacement of conservatory and replace  
flat roof to kitchen with mono-pitch roof.  
Support.

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**Applications for consideration**

09/2298/MFUL                      GLENSIDE PARTNERSHIP  
LTD.                      GLENSIDE NURSING HOME,  
MANOR ROAD,  
SIDMOUTH.  
Redevelopment of site to form two  
apartment blocks containing a total of 14  
apartments and associated works.  
Support.  
(9 letters of objection received)  
*(Councillors Pollentine and Mrs Carr declared an interest and left the Chamber)*

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10/0039/LBC                      MR SHAUN CORRY                      TEAK HILL,  
SALCOMBE ROAD,  
SIDMOUTH.  
Proposed alarm and dummy box.  
Support

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10/0064/FUL                      SUMMERFIELD  
DEVELOPMENTS LTD.                      VILLA BOHEMIA,  
WEST PARK ROAD,  
SIDMOUTH.  
Erection of dwelling and car port.  
(Minor alteration to Plot 7 extending the  
garage with addition of car port).  
Support

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10/0075/FUL                      SIDMOUTH TOWN  
FOOTBALL CLUB                      SIDMOUTH TOWN FOOTBALL  
CLUB,  
MANSTONE LANE,  
SIDMOUTH.  
Erection of 20m section of 5m high ball-  
proof fence, construction of grasscrete  
footway and installation of two storage  
containers.  
Unable to comment.  
*(All Town Councillors declared an interest)*

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10/0090/FUL                      MR M LOWTHER-HARRIS                      THE PINES,  
22 WINSLADE ROAD,  
SIDMOUTH.  
Reduce existing fence height.  
Support.  
Subject to screening to soften the impact.

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10/0116/FUL                      MR C WHITE                      14 DYERS MEADOW,  
BYES LANE,  
SIDFORD.  
Single storey extension.  
Support

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10/0146/LBC                      MRS LAMBOURNE                      4 TEMPLE STREET,  
SIDMOUTH.  
Replacement windows.  
Support

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### **TREE MATTERS**

It was reported that a Tree Preservation Order had been made on five Horse Chestnut trees at Kennaway House, Coburg Road, Sidmouth.

**10:02/P6**                      **UNSUPPORTED DECISIONS**  
10:02/P6.1                      Planning Application No. 09/2352/LBC  
Rock Cottage, Peak Hill Road, Sidmouth.  
Installation of double glazing to existing windows.  
TOWN COUNCIL                      DISTRICT COUNCIL  
Support                      Refused  
10:02/P6.2                      Planning Application No. 09/1412/OUT  
Land adj 33 Coulsdon Road, Sidmouth.  
Erection of detached bungalow.  
TOWN COUNCIL                      DISTRICT COUNCIL  
Unable to support                      Granted

**10:02/P7**                      **ENFORCEMENT LETTERS**  
10:02/P7.1                      Planning Application No. 09/1437/FUL  
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/carriage store and hay barn and creation of parking area.

A letter was reported from East Devon District Council in connection with conditional planning permission granted on the above application. This has now been constructed or is in the course of construction and the Applicant may not be aware of pre-condition requirements relating to this development:-

2. *No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area.)*
  
3. *No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include:  
- the planting of a native hedge along the southeast boundary of the proposed car park with the adjoining field  
- details of a no-dig method of construction and finished surfacing materials for the proposed car parking area  
The scheme shall also give details of any proposed walls, fences and other boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.  
(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area.)*

6. *Visibility splays shall be provided, laid out and maintained for that purpose at the site access with the County Road C807 where the visibility splays provide intervisibility between any points on the X and Y axes at a height of between 600 mm and 2 metres above the adjacent carriageway level and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 120 metres in a northeasterly direction.*  
(Reason - To provide adequate visibility from and of emerging vehicles.)

With a view to regularising the matter, the Applicant had been asked to submit such details within 28 days.

10:02/P7.2 Land south of Bulverton – processing, storage and sale of logs.

A letter was reported from East Devon District Council regarding the unauthorised change of use in relation to the processing, storage and sale of logs on land south of Bulverton, Sidmouth.

An Enforcement Notice was issued on 28 January 2010. The Notice will take effect on 5 March 2010 and requires the landowner/occupier to comply with the requirements of that Notice within 3 months from that date.

The Enforcement Notice requires the landowner/occupier to:-

- (a) Cease using the land for the processing, storage and sale of logs.
- (b) Remove from the land all stored timber and vehicles associated with the log business.

Unless the owner/occupier appeals to the Planning Inspectorate against the Enforcement Notice, a follow up inspection will be carried out during the week commencing 7 June 2010.

**10:02/P8 MATTERS OF REPORT**

No matters of report were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**