

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON

WEDNESDAY, 23RD JUNE, 2010.

AT 6.30. P.M.

WOOLCOMBE HOUSE, WOOLCOMBE LANE,

SIDMOUTH, DEVON.

Members present:-	Councillor	I.J. McKenzie-Edwards (Chairman)
	“	S.J. Brokenshire
	“	Mrs S. Carr
	“	J.G.T. Dyson
	“	Mrs M. Jolly
	“	S.P. Pollentine
	“	A.W.J. Reed
	“	P. Sullivan
	“	C.H. Wale

10:06/P9 APOLOGIES

Apologies for absence were received from Councillors J.W. Hollick, S. Hughes, G.K. Liverton, Dr. Fung and J. Turner.

In the absence of Councillor J.W. Hollick, Councillor Mrs Jolly acted as Vice-Chairman.

10:06/P10 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

10:06/P12	10/0597/FUL	Cllr Mrs Carr	<i>Personal – friend is neighbour</i>
10:06/P12	10/0597/FUL	Cllr S.J. Brokenshire	<i>Personal – relative is neighbour</i>
10:06/P12	10/0817/FUL	Cllr I.J. McKenzie-Edwards	<i>Personal – colleague of daughter</i>

10:06/P11 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.

10:06/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.

Deferred from previous meeting

10/0196/FUL MR & MRS G & T STONE LAND ON THE SOUTH SIDE OF ROAD FROM PUTTS CORNER TO FARWAY CROSS, SIDBURY.
Retention of agricultural building and hardstanding.

Unable to support

There is no requirement for a building in this area with no proven agricultural need. Unacceptable in an A.O.N.B.

Amended plans

10/0597/FUL MR D BRIDGES 40 LYMEBOURNE PARK, SIDMOUTH.
Two storey side extension.

Support

(Councillors Mrs Carr and J. Brokenshire declared an interest and left the Chamber)

Applications for consideration

10/0817/FUL MR J KENT ROSE COTTAGE, COBURG ROAD, SIDMOUTH.
Construction of boundary wall.

Support

It was recommended that the height is reduced to match existing.

NOTE: It is to be hoped that the replacement trees are of a species agreed by EDDC's arboriculturalist and to be no smaller than 10/12 cms girth and 2/3 metres in height.

(Cllr McKenzie-Edwards declared an interest)

10/0965/ADV MESSRS N & G STOUT CARDS FOR ALL SEASONS, MARKET PLACE, SIDMOUTH.
3 x fascias signs.

Refuse as shown

An email had been received from Kate Baxter-Hunter (Conservation Officer at E.D.D.C) reporting that this application would be unacceptable in its present format and it was understood that an amended plan was to be submitted shortly.

Delegated authority was given to the Chairman of the Council to approve provided the amended plan covered the concerns of the Conservation Officer.

NOTE: The Town Council's Planning Committee were uninspired by the choice of name.

10/1028/LBC MR J DAVIES 2 CAMBRIDGE TERRACE, SALCOMBE ROAD, SIDMOUTH.
Proposed new boiler, with flue utilising existing hole in bathroom wall.

Support

10/1067/FUL MRS J EDEN REDSTOCK, BICKWELL VALLEY, SIDMOUTH.
Single storey extensions and detached garage.

Support

10/1074/FUL MR MARTIN WARD 15 SIDLANDS,
SIDMOUTH.
Extension, conservatory and garage.
Support

10/1090/FUL MR NICHOLAS DICKS MAGNOLIA LODGE,
SOUTHWAY,
SIDMOUTH.
Extension.
Support

10/1092/FUL MRS B MOUL THE OLD VICARAGE,
RIDGEWAY,
SIDBURY.
Conservatory.
Support

10/1108/LBC TRUST HOUSE
SECURITIES LTD VANITY FAYRE,
6 FORE STREET,
SIDMOUTH.
New shop front with altered door
location.
Support
Subject to the agreement of the Conservation Officer.

10/1148/FUL MS K BURGESS LAVINIA COTTAGE,
14 NEWTOWN,
SIDMOUTH.
Retention of single storey rear extension.
Support

Councillor S.P Pollentine left the meeting before discussion of the following items.

10/1167/FUL MR S MATHEWS BLUEHAYES,
KNOWLE DRIVE,
SIDMOUTH.
Single storey kitchen and replacement
utility room extension.
Support

10/1018/TRE MR SHELTON HILLRISE,
WEST PARK ROAD,
SIDMOUTH.
1 x Common Lime : Coppice.

Refuse
As per the comments made in the Arboricultural Officer's Report.

10/0942/TCA

MR J KENT

ROSE COTTAGE,
COBURG ROAD,
SIDMOUTH.

Fell two Cupressus and one Beech.

In the light of further information received from David Coleman (EDDC's Arboriculturalist – see below bulleted points from email) it was agreed by the Committee to approve the application to remove these three trees. A note had been submitted with the LBC for the wall (10/0817/FUL) requesting that it is hoped that the replacement trees are of a species agreed by EDDC's Arboriculturalist and to be no smaller than 10/12 cms girth and 2/3 metres in height.

T1. is not a suitable candidate for a TPO for the following reasons;

- The species grows to a size that is incompatible with the location of the tree, being in a small garden of a listed cottage (the tree is less than 1/3rd of its mature size)
- The tree is inappropriately located within the garden being less than a metre from the highway and only 60cm from the boundary wall.
- The tree is already causing problems to users of the highway – obstructing lighting and signs.
- Future maintenance of the tree will be costly and disproportionate to the tree's visual amenity value.
- Should the tree be made the subject of a TPO it is considered unlikely that an appeal against refusal of felling could be defended.

T2. It is not possible to refuse a section 211 notice. The only recourse is to make the tree a subject of a TPO. Once again this tree is not a suitable candidate

10/0896/TRE

MRS J COATES

THE LAURELS,
SIDMOUTH.

T2, American Sycamore : crown lift to 3 metres.

In the light of further information received from David Coleman (EDDC's Arboriculturalist – see below bulleted points from email) it was agreed by the Committee to approve the application.

- The branches to be removed are relatively small and the pruning cuts will be more effectively occluded (where new tree growth covers the pruning wounds).
 - The tree is better able to compartmentalise the exposed sapwood at a cellular level, thus more effectively preventing the infection by decay organisms.
 - Less leaf (photosynthesising / food producing) material is removed, meaning less stress for the tree, which affects other tree functions such as laying down phenolic compounds which make the wood of the tree less susceptible to decay organisms.
 - Less stored food in the branches is removed.
 - The branches above those removed have more opportunity to adjust to new wind loading created by the changes to the crown aerodynamics.
 - Younger trees are more pruning tolerant.
 - It is unlikely in the event of an appeal that an inspector would consider these works anything other than formative pruning and with only a temporary affect on the amenity of the tree.
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10:06/P13 UNSUPPORTED DECISIONS

No unsupported decisions were received.

10:06/P14 ENFORCEMENT LETTERS

No enforcement letters were received.

10:06/P15 MATTERS OF REPORT

No matters of report were received.

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CHAIRMAN OF THE PLANNING COMMITTEE