

**MINUTES OF**

**SIDMOUTH TOWN COUNCIL'S**

**PLANNING COMMITTEE MEETING**

**HELD ON WEDNESDAY, 25<sup>TH</sup> JANUARY, 2012,**

**AT 6.30. P.M.**

**WOOLCOMBE HOUSE, WOOLCOMBE LANE,**

**SIDMOUTH, DEVON.**

Members present:-	Councillor	J.W.Hollick (Chairman)
	“	J.G.T. Dyson (Vice-Chairman)
	“	D. Addis
	“	Mrs M. Baldwin
	“	I. Barlow
	“	D.S. Barratt
	“	S.J. Brokenshire
	“	Mrs M. Jolly
	“	Ms. D Manley
	“	I.J. McKenzie-Edwards
	“	S.P. Pollentine
	“	J. Turner
	“	C.H. Wale

**12:1/P9      APOLOGIES**

Apologies for absence were received from Councillors S. Hughes, Mrs A.E. Liverton and G.K. Liverton.

**12:1/P10      DECLARATIONS OF INTEREST**

No Declarations of Interest were received.

**12:1/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 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.

**12:1/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.

11/2826/FUL  
*East Ward*                      CATS PROTECTION                      72 HIGH STREET,  
SIDMOUTH. EX10 8EQ.  
Removal of defective single glazed crittal  
fenestration and replacement with PVC u  
fenestration.

Support

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11/2832/FUL  
*Sidford Ward*                      DR & MRS PEPPER                      LAND ADJACENT TO  
89 SIDFORD HIGH STREET,  
SIDFORD. EX10 9SA.  
New detached house and garage (renewal  
of permission allowed under reference  
08/1069/FUL)

Support

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11/2834/LBC  
*East Ward*                      MRS H BOLT                      1 ENFIELD VILLAS,  
VICARAGE ROAD,  
SIDMOUTH. EX10 8TD.  
Installation of secondary glazing.

Support

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12/0024/FUL  
*North Ward*                      MRS HEATHER SALTER                      20A LADYMEAD,  
SIDMOUTH. EX10 9XN.  
Removal of condition 3 on planning  
permission 06/1127 (maintaining a  
minimum height for boundary trees).

Support

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12/0029/LBC  
*S.R. Ward*                      MR MICHAEL DAVIES                      3 THE HILLS,  
SID ROAD,  
SIDMOUTH. EX10 9AQ.  
Removal and installation of internal  
partition wall.

Support

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12/0041/FUL  
*South Ward*                      MR J C BROWN,  
MRS W E MASON,  
MR B R BROWN.                      ASHPRINGTON,  
5 SIDMOUNT GARDENS,  
SIDMOUTH. EX10 8XQ.  
Construction of new dwelling.

Unable to support for the following reasons:

- Overdevelopment of site.
- The design is totally inappropriate and out of keeping with surrounding properties within the Conservation Area and particularly Claremont which is a Grade II Listed Building.
- Access problems are envisaged. The site is on a bend and in a narrow lane.
- Overlooking neighbouring properties creating loss of privacy and amenity.
- Loss of trees covered by Tree Preservation Orders.

NOTE : The Town Council ask that a tree survey is carried out before East Devon District Council make its decision.

(5 letters of objection were received)

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12/0089/COU  
*Adjoining Parish*

MR DAVID BARBOUR  
DONKEY SANCTUARY

LITTLE SLADE,  
WESTON,  
SIDMOUTH. EX10 0PL.  
Sub-division of existing dwelling to  
provide an apartment and a training  
meeting centre.

No objections raised.

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12/0098/FUL  
*Primley Ward*

MR J CORDEY

57 MALDEN ROAD,  
SIDMOUTH. EX10 9NA.  
Single storey rear conservatory.

Support

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12/0127/FUL  
*S.R. Ward*

MR & MRS GITTINS

LITTLE COTE,  
BEATLANDS ROAD,  
SIDMOUTH. EX10 8JH.  
Single storey extension on north west  
elevation.

Support

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12/0175/FUL  
*West Ward*

MR LESLIE COTTON

5 BENNETT'S HILL,  
SIDMOUTH. EX10 9XH.  
Conservatory on rear elevation.

Support

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11/2762/TRE  
*S.R. Ward*

MR T WHITLEY

1 GILCHRIST WAY,  
SIDMOUTH.  
EX10 9NS.  
Fell 1 Ash tree.

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

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12/0092/TCA  
*S.R. Ward*

MR & MRS D H WATT

SOUTHCOMBE HOUSE,  
SALCOMBE REGIS. EX10 0JN.  
T1 Oak: Crown reduction and crown  
clean, removing up to 20% of tree foliar  
area maximum diameter pruning cuts  
10cm (two branches diameter pruning  
cuts, as shown in photographs).

Following discussion it was resolved that a site meeting take place and the matter be delegated to the Chairman to make a decision.

After a site meeting attended by Councillor Hollick and East Devon District Council's Arboricultural Officer Mr Stuart Baker it was resolved as follows:

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

(3 letters of objection were received)

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### **TREE MATTERS**

#### **Notification of exempt works on a dead Mimosa tree at The Reef, Boughmore Road, Sidmouth.**

A letter was reported from East Devon District Council in respect of the removal of a dead Mimosa tree at the above address. The removal of this tree is considered to be exempt from the normal requirement to seek the consent of the Council under Section 198(6) (a) of the Town & Country Planning Act 1990. (This section of the Act provides for works to be carried out on dead, dying and dangerous trees (or parts of trees) in the interests of safety).

There is a duty under the Act to plant replacement trees when trees are removed under this exemption. In this instance replanting will not be required due to the number of other relatively young trees growing in the front garden.

#### **Notification of exempt works to a protected Cherry tree at The Knowle, Sidmouth.**

A letter was reported from East Devon District Council in respect of works to be carried out on a Cherry tree at The Knowle, Sidmouth. The works in question are considered to be exempt from the normal requirement to seek the consent of the Council under Section 198(6) (a) of the Town & Country Planning Act 1990. (This section of the Act provides for works to be carried out on dead, dying and dangerous trees (or parts of trees) in the interests of safety).

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 Prunus taihaku (Great White Cherry) with a minimum girth of 8-10cm. This replacement tree will be covered by the existing Tree Preservation Order.

### **12:1/P13      UNSUPPORTED DECISIONS**

No Unsupported Decisions were received.

### **12:1/P14      ENFORCEMENT LETTERS**

#### **Land adjacent to Beggars Roost, Greenhead, Sidbury.**

A letter was reported from East Devon District Council in respect of a site visit at the above address. The northern boundary of the domestic curtilage encroaches some 1.5 metres into the agricultural curtilage on which the owner has sited a domestic dog kennel and forms an unauthorised strip of land running down part of the western boundary.

To regularise the matter the owner had been requested to apply for planning permission for a change of use of this strip of land from agricultural to domestic. However, an alternative solution which may be more acceptable would be to erect a further smaller fence/hedge/boundary treatment etc on the approved domestic curtilage boundary. This would delineate the two areas and the owner could then remove the dog kennels and all other domestic items to within the domestic area of the new boundary.

### **12:1/P15      MATTERS OF REPORT**

#### **12:1/P15.1      Planning Application No. 11/2342/FUL Middle Knapp Farm, Sidbury, Sidmouth. EX10 0QG. Erection of an agricultural livestock building.**

An email had been received from East Devon District Council's containing new information from Devon County Council's Archeologist in respect of the above planning application.

"The archaeological fieldwork has been completed at the above site. This work consisted of the cleaning of the exposed faces of the terrace cut into which the new agricultural building had been constructed and an examination of the spoil derived from the excavation of the terrace. This work did not identify any archaeological features or recover any artefacts, though it is not possible to determine whether any isolated archaeological features within the 'footprint' of the new building were destroyed by its construction.

A report setting out the results of the archaeological investigations has been sent to this office by the archaeological contractor, Arrowhead Archaeology.

In the light of the results of this work I do not regard there to be any requirement for any further archaeological work.”

The Planning Committee had been asked if it wished to reconsider its decision made on 30<sup>th</sup> November, 2011, which was unable to support in view of comments made by DCC's archaeologist. However, it was noted that the District Council had already made the decision to grant the application and therefore no further comments were made.

12:1/P15.2      Quality Town and Parish Council’s Training Session on advertisement and tree applications.

Following a recent training session on advertisement and tree applications, an email had been received from East Devon District Council’s Development Manager thanking Councillors for their attendance at that event and hoped that they found the session useful.

Mr Freeman also attached a copy of his powerpoint presentation for reference. It was recommended that this be circulated to all Members for their information.

12:1/P15.3      Planning Application Nos. 10/2522/OUT and 11/1142/OUT Sidmouth Garden Centre, Stowford, Sidmouth. Erection of veterinary centre.

The Chairman reported that Appeals in respect of the above planning applications had been dismissed.

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**CHAIRMAN OF THE PLANNING COMMITTEE**