

MINUTES OF

SIDMOUTH TOWN COUNCIL'S

PLANNING COMMITTEE MEETING

HELD ON WEDNESDAY, 30TH NOVEMBER, 2011,

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
	“	I. Barlow
	“	D.S. Barratt
	“	S.J. Brokenshire
	“	Mrs M. Jolly
	“	Mrs A.E. Liverton
	“	Ms. D Manley
	“	S.P. Pollentine
	“	J. Turner

11:11/P17 APOLOGIES

Apologies for absence were received from Councillors Mrs M. Baldwin, S. Hughes, G.K. Liverton, I.J. McKenzie-Edwards and C.H. Wale.

11:11/P18 DECLARATIONS OF INTEREST

Declarations of Interest were received as follows:-

11:11/P20	11/2570/FUL	Cllr Barlow	Personal - Employee of Applicant.
11:11/P20	11/2523/FUL	Cllr Dyson	Lobbied by Applicant.

11:11/P19 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.

11:11/P20 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

11/2065/FUL
S. Regis Ward

MR M PLAYER

LITTLE HAYES,
SALCOMBE HILL ROAD,
SIDMOUTH. EX10 8JR.
Construction of extension including
raising of the roof.

Support

The Town Council would prefer to see the metal chimney encased in a material more in keeping with the property to have the design of a traditional chimney stack.
(2 letters of objection received)

11/2123/FUL
South Ward

MISS MARY COGHILL

SUNWAYS,
24 CONNAUGHT ROAD,
SIDMOUTH. EX10 8TT.
Construction of replacement
garage/workshop.

Support

11/2220/FUL
West Ward

MR & MRS A BAKER

TANGNEFEDD,
8 RIDGEWAY MEAD,
SIDMOUTH. EX10 9DT.
Raising of roof to facilitate loft
conversion including dormer windows on
rear elevation, porch on front elevation
and single storey rear extension.

Support

Deferred from previous meeting

11/2342/FUL
Sidbury Ward

MR BARRY FOWLER

MIDDLE KNAPP FARM,
SIDBURY. EX10 0QG.
Erection of an agricultural livestock
building.

Unable to support in view of the comments made by Devon County Council's Archaeologist.

Applications for consideration

11/2453/FUL
Primley Ward

MR J SEAGER

50 FLEMING AVENUE,
SIDFORD. EX10 9NH.
Erection of PVCu conservatory and front
porch.

Support

11/2469/FUL
S. Regis Ward

MRS P JOHNSON

SOUTHDOWN,
SALCOMBE HILL,
SIDMOUTH. EX10 0NY.
Construction of garage with
accommodation over (including enlarged
terrace) replacing existing single storey
garage. (Amended proposal to
11/0382/FUL)

Support

11/2508/FUL
South Ward

DR JOHN REES

LONG REACH,
BOUGHMORE ROAD,
SIDMOUTH. EX10 8SH.
Erection of wooden garden shed.

Support

11/2523/FUL
West Ward

MR & MRS T GRIFFITHS

GREENWAY HOUSE,
GREENWAY LANE,
SIDMOUTH. EX10 0LZ.
Provision of external access staircase.

Support

(Councillor Dyson declared an interest)

11/2570/FUL
North Ward

MR J TREVEIT

KINGFISHER COTTAGE,
76 WOOLBROOK ROAD,
SIDMOUTH. EX10 9XB.
Proposed rear extension.

Support

(Councillor Barlow declared an interest and left the Chamber)

11/2588/FUL
West Ward

MR A DEVENNY

85 WOOLBROOK ROAD,
SIDMOUTH. EX10 9XD.
Single storey rear extension.

Support

11/2433/TCA
South Ward

MR HUGHES

PENNYROYAL,
MUTTERS MOOR ROAD,
SIDMOUTH. EX10 8RH.
T1, Oak, Reduce height by approximately
2metres, pruning side branches to leave a
balanced form. T2, Ash: Remove two
secondary low branches, one on southern
stem at 4metres and one on northern
stem. T3, Ash: Fell.

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

11/2434/TCA
S. Regis Ward

MR PEACOCK

BELVEDERE COURT,
HILLSIDE ROAD,
SIDMOUTH. EX10 8FD.
T2, Cherry Plum: Fell. G1, Sycamore and
Sweet Chestnut: Fell. G2, Sycamore and
Oak: Fell. T3, Ash: Reduce height by 3
metres and prune side branches to leave
balanced form. T5, Purple Plum: Fell. T6,
Sycamore: Fell. T7, Holly: Coppice. G3,
Portuguese Laurel: Fell.

Defer.

It was recommended that the Arboricultural Officer be asked if the Ward Members could accompany him when he makes his site visit.

11:11/P21 UNSUPPORTED DECISIONS

No unsupported decisions were received.

11:11/P22 ENFORCEMENT LETTERS

11:11/P22.1 Nos. 5, 15, 19 and 26, Alexandria Road, Sidmouth.
Sheds forward of principal wall of dwelling.

The Clerk reported letters from East Devon District Council in respect of sheds which had been erected in the front gardens of the above properties. As the sheds are forward of the front wall of the houses towards the highway they required the benefit of planning permission.

To regularise these matters the owners had been asked to apply for the necessary planning permission.

11:11/P22.2 73 Betjeman Close, Sidmouth.
Picket fence erected around front of property.

The Clerk reported a letter from East Devon District Council in respect of a picket fence which had been erected at the above property the retention of which requires planning permission due to Permitted Development rights being withdrawn. To regularise the matter the owner had been asked to apply for the necessary permission within 28 days.

11:11/P22.3 Unauthorised advertisement boards.
Sidford Road, Sidmouth.

Following a recent report that advertising signs had appeared on a fence near the lay-by on Yarde Hill, Sidmouth, the Town Council had asked the District Council's Enforcement Officer to investigate the matter. It was reported that these advertisement boards had now been removed.

11:11/P23 MATTERS OF REPORT

11:11/P23.1 S.E.S. Building, High Street, Sidmouth.

Following recent letters regarding the unacceptable condition of the former S.E.S. building in the High Street, it was reported that a letter of reply had been received from Mr Endean assuring the Town Council that the situation would be resolved as soon as possible.

11:11/P23.2 Photovoltaic Panels

At a recent meeting of the Planning Committee, the Clerk was asked to write to East Devon District Council asking if there were any current policies regarding photovoltaic panels as it had seen a significant growth recently with panels on property roofs and in gardens and the Town Council was concerned regarding the impact this is having on the environment and visible amenity of the area.

The Clerk reported a letter of reply from East Devon District Council which stated;

“To encourage householders to install solar panels the government has made them permitted development, subject to a number of conditions. Financial incentives from the government have further encouraged householders to install them. Guidance on the need for planning permission can be found on the Planning Portal:

<http://www.planningportal.gov.uk/permission/commonprojects/solarpanels/>

We receive quite a large number of enquiries from householders and in most cases advise that permission is not required.

For your information, new legislation will come into effect on 1 December 2011 which permits domestic wind turbines, subject to some quite stringent conditions. Unfortunately, the advice on the Planning Portal has yet to be updated so I am unable to give any further guidance at this stage.”

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CHAIRMAN OF THE PLANNING COMMITTEE