



# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

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VAT Reg. No. 142 3103 24

To: All Members of the Town Council  
Town Clerk

29 January 2018

For information:

District Councillors for Sidmouth not on the Town Council  
County Councillor for Sidmouth not on the Town Council

Dear Sir/Madam,

## **Meeting of Sidmouth Town Council Monday 5 February 2018 at 6.30pm**

You are hereby summoned to attend the above meeting to be held at the **Methodist Church Hall, Sidmouth.**

It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

Yours faithfully,

**Christopher E Holland**  
Town Clerk

## **A G E N D A**

### **PART 'A'**

Page/s

**1 Prayers**

Prayers will be taken by the Reverend Brian Hadfield.

**2 Apologies**

To receive any apologies for absence.

**3 Minutes**

To confirm the minutes of the meetings of the Town Council held on Mondays 8 and 22 January 2018. 4 – 11

**4 Declarations of Interest**

To receive any Members' declarations of interest in respect of items on the agenda.

Note: You must also declare the nature of any personal or disclosable pecuniary interests in an item whenever it becomes apparent that you have an interest in the business being considered.

- 5 **Matters of Urgency or Report from the Chairman**  
To consider any items that in the opinion of the Chairman should be dealt with as matters of urgency because of special circumstances. (Note: such circumstances need to be recorded in the minutes).
- 6 **Exclusion of the Public**  
To agree any items to be dealt with after the public (including the press) have been excluded. There is one item which the Clerk recommends should be dealt with in this way.
- 7 **Public Open Question Time**  
In accordance with Sidmouth Town Council Standing Orders Item 3 (d) – (i) Members of the Public are invited to put a question (one per person), to the Council through the Chairman (taking no more than 3 minutes each and for a total of 15 minutes). Please note that in accordance with standing order 3(h), a question shall not require a response or debate.  
Councillors also have the opportunity to ask questions of the County and District Members during this item whilst giving priority to Members of the public.  
*(Members are reminded to notify the Councillor concerned and the Clerk of questions to be raised. The Clerk would also appreciate copies of Questions and Responses if of a complicated nature, preferably by email.)*
- 8 **Police Report**  
To receive the January 2018 Police Report.  
*(Members are asked to notify Sergeant Andrew Squires and the Clerk of questions to be raised in advance of the meeting where possible.)*
- 9 **Committee/Working Group Reports**  
9.1 Planning Committee Reports  
To receive the reports of the Planning Committee meetings held on Wednesdays 10 and 24 January 2018. 12 – 19  
9.2 Sid Valley Neighbourhood Plan Steering Group  
To receive a short presentation from the Sid Valley Neighbourhood Plan Steering Group.
- 10 **Reports from Members with Special Responsibilities**  
10.1 Finance Report  
To receive the Finance Report for December 2017. 20 – 23  
10.2 Other Reports from Members with Special Responsibilities  
To receive other notified reports from other Members.
- 11 **Port Royal Scoping Study Reference Group**  
To receive the attached report and recommendations from the Town Clerk and the consultant's report from Heynes Planning Ltd and Groupwest in respect of land at Port Royal, Sidmouth. This report is available to view online at [www.sidmouth.gov.uk](http://www.sidmouth.gov.uk) 24 – 28  
Enclosed report for Members
- 12 **Exclusion of the Public and Press**  
The Vice-Chairman of the Council to move the following:  
“that under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) be excluded from the meeting due to the confidential nature of its contents.”

## **PART 'B'**

### **13 Sidmouth Hopper Bus**

To receive the attached report from Councillor Dent.

29 – 31

#### **Forthcoming Council and Committee meetings:**

7 February 2018 – Planning Committee

21 February 2018 – Planning Committee

5 March 2018 – Council

7 March 2018 – Planning Committee

12 March 2018 – Tourism & Economy Committee

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of Sidmouth Town Council**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Monday 8 January 2018 at 6.30pm**

Ward	Councillors Present:
Sidmouth North	Michael Earthey
	Dawn Manley
Sidmouth South	Kelvin Dent
	John Dyson (Vice-Chairman)
	Paul Wright
Sidmouth East	Marc Kilsbie
Sidmouth West	Louise Cole
	Sheila Kerridge
	John Rayson
Primley	Simon Pollentine
Sidford	Jack Brokenshire
	Ian McKenzie-Edwards (Chairman)
Sidbury	John Hollick
Salcombe Regis	Ian Barlow
Apologies:	David Barratt, Stuart Hughes, Gareth Jones, Frances Newth, Jeff Turner

The meeting started at 6.30pm and finished at 7.40pm.

**PART 'A'**

**102 Prayers**

Prayers were taken by the Reverend Oliver Ward.

**103 Minutes**

The minutes of the meeting of the Town Council held on Monday 4 December 2017 were signed as a true and accurate record.

**104 Exclusion of the Public**

**RESOLVED:** that the classification given to the documents to be submitted to the Council, be confirmed, and that the reports relating to exempt information, be dealt with under Part B.

**105 Police Report**

Sgt Andy Squires presented the police report for December 2017 which showed a total of 51 crimes recorded compared to 31 recorded in December 2016.

**106 Committee/Working Group Reports**

**106.1 Planning Committee Reports**

Councillor Barlow, Chairman of the Planning Committee, presented the report of the Planning Committee meeting held on Wednesdays 29 November and 13 December 2017.

**RESOLVED:** That the Planning Committee report be noted.

### 106.2 Tourism & Economy Committee Report

Councillor Pollentine, Chairman of the Tourism & Economy Committee, presented the report of the Tourism & Economy Committee meeting held on Monday 11 December 2017.

**RESOLVED:** That the Tourism & Economy Committee report be noted.

### 106.3 Sid Valley Neighbourhood Plan Steering Group

Deirdre Hounsom gave a report of the work being carried out by the Sid Valley Neighbourhood Plan Steering Group Committee.

**RESOLVED:** That the Sid Valley Neighbourhood Plan Steering Group report be noted.

## **107 Reports from Members with Special Responsibilities**

### 107.1 Finance Report

Councillor Wright presented the November 2017 Finance Report.

**RESOLVED:** That the November 2017 Finance Report be noted and agreed.

## **108 Town Maintenance TaFF**

Councillor Barlow, Chairman of the Town Maintenance TaFF, presented the recommendations from its meetings.

**RESOLVED:** That:

- 1) The Town Council allocates £1,500 in the 2018/19 budget for the weeding/clearing of the main routes into the town.
- 2) The Town Council notes the agreement of East Devon District Council Streetscene services to provide a designated day each month which will be allocated for Sidmouth Town Council requests and issues.
- 3) The Town Council allocates £8,000 in the 2018/19 budget for the cutting of the same verges as those carried out as part of the Parishes Together Projects 2016/17.

## **109 Woolcombe House – Blue Plaque**

Members were asked to consider a letter received from Sid Vale Association nominating Woolcombe House as being worthy of a Blue Plaque which would be affixed by SVA at their expense.

**RESOLVED:** That it be agreed that the Sid Vale Association may place a Blue Plaque on Woolcombe House.

## **110 Exclusion of the Public and Press**

**RESOLVED:** That under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) be excluded from the meeting due to the confidential nature of its contents.

## **PART 'B'**

## **111 Budget Update**

Councillor Paul Wright, Member with Special Responsibility for Finance, updated Members with the anticipated outcome of the forthcoming budget following recent resolutions to make a number of increases to expenditure.

**RESOLVED:** That Councillor Wright's budget update report be noted and agreed.

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CHAIRMAN OF THE COUNCIL

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the meeting of Sidmouth Town Council**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Monday 22 January 2018 at 7.00pm**

Ward	Councillors Present:
Sidmouth North	Michael Earthey
	Stuart Hughes
	Dawn Manley
Sidmouth South	Kelvin Dent
	John Dyson (Vice-Chairman)
	Paul Wright
Sidmouth East	Marc Kilsbie
	Frances Newth
Sidmouth West	Louise Cole
	Sheila Kerridge
	John Rayson
Primley	Simon Pollentine
	Jeff Turner
Sidford	Ian McKenzie-Edwards (Chairman)
Sidbury	John Hollick
	Gareth Jones
Salcombe Regis	Ian Barlow
	David Barratt
Apologies:	Jack Brokenshire

The meeting started at 7.00pm and finished at 8.40pm.

## **PART 'A'**

### **112 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
Cllr Sheila Kerridge	117 Sidmouth Hot Cross Bun Fund	Personal	Remained in the Chamber during discussion and voting	Husband is a committee member
Cllr David Barratt	117 Sidbury CofE School PTFA	Personal	Remained in the Chamber during discussion and voting	Sidbury CofE School Governor
Cllr Stuart Hughes	117 Sid Valley Radio	Personal	Remained in the Chamber during discussion and voting	Radio presenter for an alternative radio station
Cllr Simon Pollentine	117 Sidmouth Arboretum	Personal	Remained in the Chamber during discussion and voting	Sidmouth Arboretum committee member

Cllr Paul Wright	117 Sidmouth Day Care Nursery	Personal	Remained in the Chamber during discussion and voting	Wife is employee of Sidmouth Day Care Nursery
Cllr Kelvin Dent	117 Sidmouth Steppers	Personal	Remained in the Chamber during discussion and voting	Sidmouth Steppers committee member
Cllr Louise Cole	117 Seafest 2018	Personal	Remained in the Chamber during discussion and voting	Director Sidmouth Coastal Community Hub CIC
Cllr Ian McKenzie-Edwards	117 Friends of the Byes	Personal	Remained in the Chamber during discussion and voting	Friends of the Byes committee member

### **113 Matters of Urgency or Report from the Chairman**

- Councillor Pollentine, Tourism and Economy Committee Chairman, reported that the 2018 Sidmouth Guide had been delivered to the office and it would be appreciated if Members would again assist with enveloping the guides ready for distribution.

### **114 Exclusion of the Public**

**RESOLVED:** that the classification given to the documents to be submitted to the Council, be confirmed, and that the reports relating to exempt information, be dealt with under Part B.

### **115 Proposed Estimates 2018/2019**

Councillor Paul Wright, Member with Special Responsibility for Finance, presented the report of proposed estimates for 2018/2019 which had been attached to the agenda for Members consideration.

**RESOLVED:** That:

- 1) the Town Council Precept for 2018/2019 be set at £488,467 representing £69.54 Parish Tax at Council Tax Band 'D' a year; an increase of £5.84 on 2017/18.
- 2) the breakdown of estimates for 2017/2018 be agreed (as attached schedule).

### **116 Exclusion of the Public and Press**

**RESOLVED:** That under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) be excluded from the meeting due to the confidential nature of its contents.

## **PART 'B'**

### **117 Grant Applications**

Members were asked to consider Grant applications for the financial year 2018/2019.

**RESOLVED:** That:

- 1) 2018/2019 Grants be allocated to organisations, as per the attached schedule, at a total of £15,578.
- 2) £5,050 be provisionally allocated from the 2019/2020 Grants budget as 'in principle' support for various festival and events.

.....  
CHAIRMAN OF THE COUNCIL

## **SIDMOUTH TOWN COUNCIL 2018-2019 BUDGETS**

### **Council Services**

Public Conveniences	£30,000
Youth Service Support	£30,000
Flower Beds, Planters & Watering	£17,000
Christmas Lighting & Events	£12,000
Donation to Christmas Lighting (Income)	-£1,500
Sidmouth Hopper Bus	£18,000
Street Furniture	£2,000
Sidmouth Information Centre	£26,600
Drinking Fountain, Sidbury	£100
Dog Hygiene Bins	£1,000
Annual Report Printing/Distribution	£800
War Memorials	£100

**£136,100**

### **Discretionary Expenditure**

Grants	£16,000
Folk Week, Children's Festival & Family Tickets	£25,000
Folk Week Social Dance	£5,000
Sidmouth Town Band	£4,000
Sidmouth in Bloom	£3,000
South West Museum Development	£800
Tourism Promotion Reserve	£8,000
Red Arrows Display	£6,000
Neighbourhood Plan	£12,500
Port Royal Regeneration	£10,000
Grass Verge Cutting	£8,000
Additional Main Roads Weeding	£1,500

**£99,800**

### **Woolcombe House**

Services Gas/Water/Elec	£3,500
Woolcombe House Business Rate	£6,500
Woolcombe House (Loan Interest & Repayment)	£14,890
Woolcombe House-General Maintenance	£8,000
Woolcombe House Building Reserve	£2,000

**£34,890**

### **Other Freehold Property**

Alma Lane Field	£500
Manstone Youth Centre	£18,000
Manstone Sports and Play Areas	£40,000
Long Park & Play Area	£1,500
Seafront Amenity Building	£20,000
Conservatory Maintenance	£1,000
Sidmouth Golf Club (Income)	-£5
Elec Pole Rent (Income)	-£40

**£80,955**



**Trust Property****The Ham**

The Ham Ground Mtce	£4,100
The Ham Other Mtce	£2,500
The Ham Play Equipment	£1,500
The Ham Reserve	£2,000
The Ham 3Phase Power	£1,600
The Ham Rent (Income)	-£9,000

**Manstone**

Manstone Land Ground Mtce	£500
Manstone Other Maintenance	£1,600
Manstone Reserve	£2,000
Manstone Rent (Income)	-£990

**Salcombe Regis**

S.R. Recreation Field	£250
S.R. Recreation Field Rent (Income)	-£525

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**£5,535**

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**Members**

Members/Chairman's Allowances	£5,000
Chairman's Expenses	£2,000
Members Expenses/Training	£800
Civic & Hospitality	£1,000

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**£8,800**

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**Staff**

Salaries	£92,000
Pensions	£20,000
Staff Eye Tests	£100
Training & Conferences	£1,000
Officers Expenses	£100
Tourism/Promotion Admin (Income)	-£10,000

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**£103,200**

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**Office Expenses**

Postage	£1,600
Stationery	£1,500
Telephone	£3,500
Subscriptions	£2,000
Photocopier	£1,500
Internet, website and webcams	£3,000
Computer Software Contracts	£1,200
Computer Maintenance Contingency	£1,000
Advertisements	£500
Audit	£1,600
Insurance	£5,000
Sundry	£1,200
Bank Charges	£200

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**£23,800**

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## SIDMOUTH TOWN COUNCIL 2018-2019 BUDGETS

### **Expense Group Totals**

Council Services	£136,100
Discretionary Expenditure	£99,800
Woolcombe House	£34,890
Other Freehold Property	£80,955
Trust Property	£5,535
Members	£8,800
Staff	£103,200
Office Expenses	£23,800
<b>Total Estimate</b>	<b>£493,080</b>
Council Tax Support Grant	£4,613
<b>Estimated Precept</b>	<b>£488,467</b>
<b>Represents Parish Tax at Council Tax Band 'D'</b>	<b>£69.54</b>

## **SIDMOUTH TOWN COUNCIL GRANTS 2018/2019**

<b><u>NAME OF FESTIVAL/EVENT</u></b>	<b><u>2018/2019</u></b>	<b><u>2019/2020</u></b>
Sidmouth & East Devon Walking Festival	800	800
Sidmouth Carnival	500	500
Sidmouth Coastal Community Hub CIC (Seafest)	750	750
Sidmouth Literary Festival	500	
Sidmouth Regatta	1,000	1,000
Sidmouth Science Festival	2,000	2,000

### **NAME OF ORGANISATION**

Apple Tree Pre-school	200
Citizens Advice East Devon	2,000
East Devon Support Group (Parkinsons UK)	500
Friends of The Byes	400
Relate Exeter & District	250
Revitalise Respite Holidays	708
Sidbury CofE School PTFA	570
Sid Valley Memory Café	500
Sid Valley Radio	250
Sidmouth Amateur Radio Society	500
Sidmouth Arboretum	1,500
Sidmouth Day Care Nursery	200
Sidmouth Hot Cross Bun Fund	100
Sidmouth Parish Church (clock)	50
Sidmouth Sailing Club	1,000
Sidmouth Steppers	400
Sidmouth Surf Lifesaving Club	900

<b>TOTALS</b>	<b>£15,578</b>	<b>£5,050</b>
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**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 10<sup>th</sup> January 2018**

Councillors present: - Ian Barlow (Chairman)  
Michael Earthey (Vice-Chairman)  
Kelvin Dent  
Marc Kilsbie  
Dawn Manley  
Ian McKenzie-Edwards  
Simon Pollentine  
John Rayson

Apologies: - Jeff Turner

The meeting started at 6.30pm and finished at 8.45 pm.

**313 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
CLlr Simon Pollentine	17/1925/LBC Littlecourt House, Seafield Road, Sidmouth, EX10 8HF	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant
CLlr Simon Pollentine	17/2939/FUL Alexandria Industrial Estate, Sidmouth, EX10 9HL	Personal Interest	Remained in the Chamber during discussion but did not vote.	Tenant of the Applicant
CLlr Marc Kilsbie	17/1925/LBC Littlecourt House, Seafield Road, Sidmouth, EX10 8HF	Personal Interest	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant

**314 Minutes**

The Minutes of the Planning Committee meetings held on the 29<sup>th</sup> November and 13<sup>th</sup> December 2017 were signed as a true and accurate record.

**315 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.

**316 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.

**Applications for consideration**

- |            |                                 |                 |  |
|------------|---------------------------------|-----------------|--|
| <b>317</b> | 17/2884/FUL<br><i>East Ward</i> | MR YASHER OFLAZ | 3 RADWAY PLACE, SIDMOUTH, EX10 8PY<br>Extension to living accommodation, cladding to front elevation and retention of extract ducting. |
|------------|---------------------------------|-----------------|--|

SPLIT DECISION:

- 1) Members SUPPORTED the extension to the living accommodation and the retention of the extract ducting.
- 2) Members were UNABLE TO SUPPORT the cladding to the front elevation for the following reasons:
  - The proposed cladding in UPVC was not suitable for a property in the Conservation Area.
  - The proposed cladding would prevent the render underneath from being repaired or replaced and would therefore lead to additional maintenance issues in the future.

**318** 17/2394/FUL MR P SKINNER 66 BETJEMAN CLOSE, SIDMOUTH, EX10 9FG  
*North Ward*  
 Proposed rear extension and front porch. *Amended plans received relating to the removal of the porch.*  
 Support

**319** 17/2958/FUL MR M WILLIAMS HILLSIDE, GRIGGS LANE, SIDMOUTH, EX10 9QF  
*Salcombe Regis Ward*  
 Construction of single storey side and rear extensions, and alteration to first floor side facing window.

Support

Note: Members would prefer the bay window to the extension on the north elevation to be set back in line with the existing adjacent bay window.

**320** 17/2896/FUL MR R HARRIS BEAR HOUSE, SIDBURY, EX10 0QR  
*Sidbury Ward*  
 Erection of permanent rural workers dwelling incorporating a farm shop for incidental sales.

Support subject to the following conditions:

- The dwelling is tied to the agricultural holding.
- The existing mobile home is removed once the dwelling is occupied.
- Only products related to the business are sold in the farm shop.

Note: Members were of the view that the economic and social benefits provided by the business outweighed any adverse effects on the Area of Outstanding Natural Beauty caused by the proposal.

**321** 17/2850/FUL CHURCHILL RETIREMENT GREEN CLOSE, DRAKES AVENUE, SIDFORD, EX10 9JU  
*Sidford Ward* LIVING  
 Demolition of former residential care home and construction of 39 sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Members deferred this item to the next planning meeting whilst awaiting the result of a similar nearby type of development.

**322** 17/2968/FUL MR & MRS MARSHALL 55 SIDFORD HIGH STREET, SIDFORD, EX10 9SH  
*Sidford Ward*  
 Construction of a single storey rear extension.

Support

**323** 17/1925/LBC MR SELWYN KUSSMAN LITTLE COURT HOUSE, SEAFIELD ROAD, SIDMOUTH, EX10 8HF  
*South Ward*  
 Re-configure internal layout of existing 5 units and the construction of porch on North West elevation.

Support subject to the agreement of the Conservation Officer.

- 324** 17/2890/FUL MR E AND MRS K AKAY ROCKSHAW, MOORCOURT CLOSE, SIDMOUTH, EX10 8SU  
*South Ward*  
Support Construction of a single storey dwelling.
- 325** 17/2891/FUL SANCTUARY HOUSING TEMPLE GARDENS, SIDMOUTH, EX10 9XZ  
*West Ward* (MR D SMITH)  
Replacement windows, doors, fascias, soffits, gutters and downpipes.  
Replacement of existing gutters and downpipes in a material and colour to match existing but with increased flow capacity.  
Replacement of existing timber external windows and doors in UPVC. Style to match existing.
- 326** 17/2939/FUL FORD PROPERTY ALEXANDRIA INDUSTRIAL ESTATE, SIDMOUTH, EX10 9HL  
*West Ward*  
Support Location of 20no storage containers.
- 327** **Matters of Report**  
The Planning Clerk reported that Tree Preservation Orders had been made in respect of land at Highfield House, Bickwell Lane, Sidmouth, EX10 8TQ, land at 76 Newlands Road, Sidmouth, EX10 9NN, and land at Pippins, Cotford Close, Sidbury, EX10 0SJ.  
The Planning Clerk reported that applications 17/2385/ADV and 17/2448/LBC Seasalt, 44 Fore Street, Sidmouth, EX10 8AQ and application 17/2408/FUL 55 Peaselands Road, Sidmouth, EX10 9BE had been withdrawn
- 328** **Tree Exemption Reports**  
No Tree Exemption Reports were received.
- 329** **Unsupported Decisions**  
Planning Application 17/1139/FUL  
Bridgefield, Cotford Close, Sidbury.  
Construction of two storey side extension and addition of pitched roof to existing flat roof at rear.  
Town Council District Council  
Did not support Granted  
Planning Application 17/2635/FUL  
Woodpecker Cottage, 2 Broadway, Sidmouth.  
Garage, utility and sunroom extension plus garage conversion to annex and first floor extension.  
Town Council District Council  
Did not support Granted  
Planning Application 17/2321/FUL  
1 Elim Close, Peaselands Road, Sidmouth, EX10 9BG  
Single storey extension.  
Town Council District Council  
Supported Refused
- 330** **Appeals**  
Planning Application 17/0475/LBC Barrington Villa, Salcombe Road, Sidmouth, EX10 8PU. Re-opening and alterations to former opening in wall to provide a gate and ramped access to rear garden.

The Planning Clerk reported that the appeal had been lodged by the Applicant in respect of the above application.

**331 Enforcement Letters**

No Enforcement letters were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**

**Minutes of the meeting of  
Sidmouth Town Council's Planning Committee  
Held at the Council Chamber, Woolcombe House, Sidmouth,  
Wednesday 24<sup>th</sup> January 2018**

Councillors present: - Ian Barlow (Chairman)  
Michael Earthey (Vice-Chairman)  
Kelvin Dent  
Marc Kilsbie  
Dawn Manley  
Ian McKenzie-Edwards  
Simon Pollentine  
John Rayson  
Jeff Turner

The meeting started at 6.30pm and finished at 8.09pm.

**332 Declarations of Interest**

Name	Item Number	Type	Action Taken	Details
Cllr Kelvin Dent	Ref 16/0872/MFUL Appeals	Personal reasons	Remained in the Chamber during discussion but did not vote.	A member of the Knowle Drive, residents association.
Cllr Marc Kilsbie	Ref 17/3043/FUL - Ref 17/3044/LBC ARCOT HOUSE ARCOT GARDENS SIDMOUTH EX10 9HR Demolish single storey annexe, proposed lift housing, colonnade and 5 bed single storey extension.	Personal reasons	Remained in the Chamber during discussion but did not vote.	Acquainted with Applicant.

**334 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.

**335 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.

**Applications for consideration**

**336** 17/3043/FUL DOVELEIGH ARCOT HOUSE ARCOT GARDENS SIDMOUTH EX10 9HR  
West Ward CARE LTD Demolish single storey annexe, proposed lift housing, colonnade and 5 bed single storey extension.

SUPPORT

Note: Members would prefer there to be some detailing on the lift housing to improve the look and encourage more balance with the rest of the building. False windows were suggested.



<b>337</b>	17/3044/LBC <i>West Ward</i>	DOVELEIGH CARE LTD	ARCOT HOUSE ARCOT GARDENS SIDMOUTH EX10 9HR Demolish single storey annexe, proposed lift housing, colonnade and 5 bed single storey extension.  SUPPORT subject to the agreement of the Conservation Officer.
<b>338</b>	17/2850/FUL <i>Sidford Ward</i>	CHURCHILL RETIREMENT LIVING	GREEN CLOSE DRAKES AVENUE SIDFORD EX10 9JU Demolition of former residential care home and construction of 39 sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.  UNABLE TO SUPPORT Members were unable to support the application for the following reasons: <ul style="list-style-type: none"> <li>- Members continued to have reservations regarding the proposed access from South Lawn which is a narrow road and in close proximity to the traffic junction at Sidford Cross.</li> <li>- Members continued to be of the view that Sidmouth would benefit more from affordable housing on the site rather than additional sheltered accommodation.</li> <li>- Members considered that any application should include either affordable housing on site or a financial contribution towards offsite affordable housing.</li> </ul>
<b>339</b>	17/3028/FUL <i>Salcombe Regis Ward</i>	MR & MRS ANTHONY JOHN	17 BELVEDERE COURT HILLSIDE ROAD SIDMOUTH EX10 8FD Installation of 4 roof lights, 2 roof lanterns and a covered balcony enclosure.  SUPPORT
<b>340</b>	17/3042/FUL <i>Salcombe Regis Ward</i>	MR & MRS JOHN SPANTON	KINGSDOWN SALCOMBE REGIS SIDMOUTH EX10 OPD Extensions and alterations and addition of second storey including dormer windows to front and rear elevations (alternative scheme to 16/0892/FUL)  SUPPORT
<b>341</b>	18/0075/FUL <i>Salcombe Regis Ward</i>	LUKE JONES, MASTER THATCHER LTD	LAND EAST OF TROW ORCHARD SALCOMBE REGIS Proposed open fronted single storey building for the storage of thatching materials.  UNABLE TO SUPPORT Reasons: Councillors feel that the proposed building is over engineered for the required use and that the previous application was more fitting with the area.
<b>342</b>	17/3015/FUL <i>Primley Ward</i>	MR & MRS JAMES SPRAGG	142 SIDFORD ROAD SIDMOUTH EX10 9PE Construction of single storey side/rear extension, dormer window to rear and creation of new vehicular access to front to allow for off road parking.  SPLIT DECISION: <ol style="list-style-type: none"> <li>1) Members SUPPORTED the extension.</li> <li>2) Members were UNABLE TO SUPPORT the new vehicular access to the front of the property for the following reasons: <ul style="list-style-type: none"> <li>• The proposal would cause undue traffic congestion and be a traffic safety concern.</li> </ul> </li> </ol>
<b>343</b>	17/2706/ADV <i>North Ward</i>	PUNCH PUB CO LTD	52 TEMPLE STREET SIDMOUTH EX10 9BQ Display of 1no externally illuminated fascia sign, 1no externally illuminated hanging sign, 2no non-illuminated entrance panels, 2no non-illuminated poster cases, 1no internally illuminated poster case and 1no non-illuminated chalk board.  APPROVED

- 344** 17/2708/LBC PUNCH PUB VOLUNTEER INN 52 TEMPLE STREET SIDMOUTH EX10 9BQ  
*North Ward* COMPANY Installation of replacement illuminated and non-illuminated signs to the exterior of the building.  
 SUPPORT subject to the agreement of the Conservation Officer.
- 345** 17/3006/FUL MR & MRS IAN 2 FAIRMEAD SIDMOUTH EX10 9SU  
*North Ward* COLLINS Retrospective application for the construction of an external flue.  
 UNABLE TO SUPPORT  
 Note. Councillors feel that the flue is not in keeping with the area and that the look is detrimental to the local area.
- 346** 17/3009/FUL MRS F 6 MOOR VIEW CLOSE SIDMOUTH EX10 9UP  
*North Ward* ROBERTS Construction of first floor extension to create annexe.  
 SUPPORT
- 347** 17/2926/FUL TESCO STORES TESCO METRO 132 HIGH STREET SIDMOUTH EX10 8EE  
*East Ward* LIMITED External roof mounted Mechanical Plant.  
 SUPPORT
- 348** 17/2962/FUL MR ECCLES CARINAS NIGHT CLUB FORE STREET SIDMOUTH EX10 8AG  
*East Ward* External façade refurbishment works including replacement windows and doors.  
 SUPPORT
- 349** 18/0004/LBC MR PHILIP LOCOMOTION 1 BEDFORD PLACE SIDMOUTH EX10 8PG  
*East Ward* TOMLINSON Creation of Jack & Jill bathroom on the third floor to include: partial removal of internal wall and the construction of partition walls.  
 SUPPORT subject to the agreement of the Conservation Officer.
- 350** 18/0012/FUL MR PHILIP LOCOMOTION 1 BEDFORD PLACE SIDMOUTH EX10 8PG  
*East Ward* TOMLINSON Retention of rear canopy.  
 SUPPORT
- 351** **Tree exemption repots were received for the following**  
 17/3007/TCA MRS KLOER SOUTHBROOK BICKWELL VALLEY SIDMOUTH EX10 8SQ  
*South Ward* T1, Weeping Willow: Remove the lowest big primary lateral branch  
 Works noted  
 17/3031/TCA NATIONAL COTMATON FIELD COTMATON ROAD SIDMOUTH  
*South Ward* TRUST Ash: Fell  
 Works noted
- 352** **Unsupported Decisions**  
 None
- 353** **Appeals**  
 Appeal ref: APP/U1105/W/17/3177340 The Knowle, Station Road, Sidmouth, Devon, EX10 8HL  
 The appeal is allowed and planning permission is granted for an assisted living community for older people comprising extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar/café, a well-being suite comprising gym, treatment rooms and pool, a communal lounge and storage facilities; car parking for residents, visitors and staff of the assisted

living community; comprehensive landscaping comprising communal and private spaces; and associated groundworks at The Knowle, Station Road, Sidmouth, Devon, EX10 8HL in accordance with the terms of the application, Ref 16/0872/MFUL, dated 31 March 2016, subject to the conditions contained in the attached Schedule.

The Planning Clerk reported that the appeal had been lodged by the Applicant in respect of the above application.

**354**

**Enforcement Letters**

No Enforcement letters were received.

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**CHAIRMAN OF THE PLANNING COMMITTEE**

**Sidmouth Town Council - Detailed Income and Expenditure Report  
Month 9 - December 2017**

	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Variance
<b><u>Council Services</u></b>				
Public Conveniences	0	27,872	30,000	2,128
Youth Service Support	0	22,500	30,000	7,500
Flower Beds, Planters & Watering	0	15,039	17,000	1,961
Christmas Lighting & Events	0	5,246	10,500	5,254
Donation to Christmas Lighting (Income)	0	-1,500	-1,500	0
Sidmouth Hopper Bus	0	29,429	8,000	-21,429
Donation to Hopper Bus (Income)	0	-24,126	0	24,126
Street Furniture	0	160	4,000	3,840
Sidmouth Information Centre	0	21,600	21,600	0
Drinking Fountain, Sidbury	0	66	250	184
Dog Hygiene Bins	0	800	1,000	200
Annual Report Printing/Distribution	0	732	700	-32
Parish Paths Partnership Payments	0	160	0	-160
Parish Paths Partnership (Income)	0	-3,963	0	3,963
	<b>£0</b>	<b>£94,015</b>	<b>£121,550</b>	<b>£27,535</b>

**Discretionary Expenditure**

Grants	0	14,000	14,000	0
Folk Week, Children's Festival & Family Tickets	0	25,000	25,000	0
Folk Week Social Dance	0	5,000	5,000	0
Sidmouth Town Band	0	4,000	4,000	0
Boat Jetty (former Jurassic Coast Marine Links)	0	0	15,000	15,000
South West Museum Development	0	0	800	800
Sand bags	0	0	500	500
Tourism Promotion Reserve	0	1,425	2,000	575
Donation to use of Party Tent (Income)	0	-100	0	100
Red Arrows Display	1,279	14,649	6,000	-8,649
Donation to Red Arrows Display (Income)	0	-14,500	0	14,500
Neighbourhood Plan	681	17,604	12,500	-5,104
Western Town Webcam	0	1,475	3,000	1,525
Woolley Bequest Payments	0	5,000	0	-5,000
Woolley Bequest (Income)	0	-150	0	150
	<b>£1,960</b>	<b>£73,403</b>	<b>£87,800</b>	<b>£14,397</b>

## Sidmouth Town Council - Detailed Income and Expenditure Report

### Month 9 - December 2017

	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Variance
<b><u>Woolcombe House</u></b>				
Services Gas/Water/Elec	84	1,452	4,200	2,748
Woolcombe House Business Rate	0	6,220	6,000	-220
Woolcombe House (Loan Interest&Repayment)	7,445	14,889	14,890	1
Woolcombe House-General Maintenance	562	5,357	8,000	2,643
Woolcombe House Building Reserve	0	0	2,000	2,000
Council Chamber Hire (Income)	0	-120	0	120
	<b>£8,091</b>	<b>£27,798</b>	<b>£35,090</b>	<b>£7,292</b>

### **Other Property**

Alma Lane Field	0	80	500	420
Manstone Youth Centre	496	9,812	13,000	3,188
Manstone Sports and Play Areas	0	3,505	20,000	16,495
Long Park & Play Area	434	3,967	8,000	4,033
Seafront Amenity Building	267	17,497	20,000	2,503
Conservatory Maintenance	0	570	1,000	430
Fire Beacon Stewardship (Income)	0	-3,338	0	3,338
Sidmouth Golf Club (Income)	0	0	-5	-5
Elec Pole Rent (Income)	0	-38	-40	-2
	<b>£1,197</b>	<b>£32,055</b>	<b>£62,455</b>	<b>£30,400</b>

### **Trust Property**

#### **The Ham**

The Ham Ground Mtce	0	4,009	4,100	91
The Ham Other Mtce	0	3,202	2,500	-702
The Ham Play Equipment	0	0	1,500	1,500
The Ham Reserve	0	0	2,000	2,000
The Ham 3Phase Power	105	1,374	1,500	126
The Ham Rent (Income)	0	-7,665	-8,300	-635

#### **Manstone**

Manstone Land Ground Mtce	0	408	500	92
Manstone Other Maintenance	37	37	1,600	1,563
Manstone Reserve	0	0	2,000	2,000
Manstone Rent (Income)	-248	-743	-990	-247

#### **Salcombe Regis**

S.R. Allotment Field	0	300	0	-300
S.R. Recreation Field	0	1,780	250	-1,530
S.R. Recreation Field Rent (Income)	0	-1,215	-525	690
	<b>-£106</b>	<b>£1,487</b>	<b>£6,135</b>	<b>£4,648</b>

## Sidmouth Town Council - Detailed Income and Expenditure Report

### Month 9 - December 2017

	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Variance
<b><u>Members</u></b>				
Members/Chairman's Allowances	0	4,649	5,500	851
Chairman's Expenses	245	551	2,000	1,449
Members Expenses/Training	0	104	1,000	896
Elections	0	0	2,000	2,000
Civic & Hospitality	23	696	2,000	1,304
Civic Regalia	0	0	1,000	1,000
	<b>£268</b>	<b>£6,000</b>	<b>£13,500</b>	<b>£7,500</b>

#### **Staff**

Salaries	7,410	66,588	90,000	23,412
Pensions	1,432	12,891	18,000	5,109
Staff Eye Tests	0	0	100	100
Training & Conferences	0	0	1,000	1,000
Officers Expenses	0	68	100	32
Tourism/Promotion Admin (Income)	0	0	-10,000	-10,000
	<b>£8,842</b>	<b>£79,547</b>	<b>£99,200</b>	<b>£19,653</b>

#### **Office Expenses**

Postage	55	1,177	1,500	323
Stationery	51	761	1,500	739
Telephone	146	2,381	3,500	1,119
Subscriptions	35	1,924	2,000	76
Photocopier	81	587	1,500	913
Internet, website and webcams	0	1,650	2,750	1,100
Computer Software Contracts	0	668	1,200	532
Computer Maintenance Contingency	0	147	1,000	853
Advertisements	0	0	500	500
Audit	0	1,600	1,600	0
Insurance	0	4,543	6,200	1,657
Sundry	271	735	1,200	465
Bank Charges	11	134	150	16
Bank Interest Received (Income)	-294	-869	0	869
	<b>£356</b>	<b>£15,438</b>	<b>£24,600</b>	<b>£9,162</b>

## Sidmouth Town Council - Detailed Income and Expenditure Report

### Month 9 - December 2017

<b>Expense Group Totals</b>	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Variance
Council Services	0	94,015	121,550	27,535
Discretionary Expenditure	1,960	73,403	87,800	14,397
Woolcombe House	8,091	27,798	35,090	7,292
Other Freehold Property	1,197	32,055	62,455	30,400
Trust Property	-106	1,487	6,135	4,648
Members	268	6,000	13,500	7,500
Staff	8,842	79,547	99,200	19,653
Office Expenses	356	15,438	24,600	9,162
Precept Received	0	-444,260	-444,260	0
Council Tax Support Grant	0	-6,070	-6,070	0
<b>Net Income over Expenditure</b>	<b>£20,608</b>	<b>-£120,587</b>	<b>£0</b>	<b>£120,587</b>

<b>Current/Deposit Bank Accounts</b>	£640,154
<i>of which</i>	
<b>Woolley Bequest</b>	£25,338
<b>Earmarked Reserves</b>	£369,402

**Report to:** Council  
**Date of Meeting:** 5 February 2018  
**Public Document:** Yes  
**Exemption:** None



## Agenda Item 11

**Subject:** Port Royal Scoping Report

**Purpose of report:** The purpose of this report is to provide an update to members on the outcome of the Scoping Exercise that was undertaken in 2017 in relation to the Port Royal site. It describes the activities that were taken as part of the Scoping Exercise including the research of relevant issues undertaken by the external advisors; the public consultation exercise; the findings of their work and their recommendations for the next steps. The report makes recommendations to Members, notes the position of the District Council and recommends a way forward that the Council may wish to take.

**Recommendation:**

1. That Members note the detailed research undertaken in the Scoping Exercise that has provided a comprehensive and thorough analysis, including financial viability assessment, of the complex issues related to future development within the Study Area.
2. That Members note the analysis in the report and in particular the following elements:
  - a. The existing covenant impacting upon parts of the potential development site
  - b. The risk of flood especially related to land outside of the area allocated within the Local Plan
  - c. The lack of financial viability of development if on-site or off-sited affordable homes were included
3. That members note the report and recommendations of the 7 February 2018 Cabinet of East Devon District Council which if adopted, would result in not seeking a mixed development for the overall site and would seek the marketing of the Drill Hall only.
4. That the Town Council focuses on improvements to and a general raising of standards to the Fishermen's shed and Fish Shop area.

*(These recommendations have been made taking into account those being taken to the Cabinet of East Devon District Council.)*



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<b>Reason for recommendation:</b>	To note the recommendations of the District Council to their Cabinet and to move forward with a plan to improve areas under Town Council ownership/stewardship.
<b>Officer:</b>	Town Clerk
<b>Financial implications:</b>	No further funding required. £12,000 already allocated in 2017/18 & 18/19.
.	
<b>Risk:</b>	Low Risk
<b>Links to background information:</b>	<ul style="list-style-type: none"> <li>• Port Royal Scoping Study Report, January 2018</li> <li>• Minutes of Sidmouth Town Council - 2 November 2015 and 5 September 2016</li> <li>• Report to EDDC Cabinet 6 January 2016: Sidmouth – Eastern Town Scoping Study</li> <li>• Report to EDDC Cabinet 7 February 2018: Sidmouth – Port Royal Scoping Exercise</li> </ul>
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## Report in full

### 1. Introduction

- 1.1 Members will recall that it was agreed in late 2016 that the Council would work in partnership with East Devon District Council to undertake a Scoping Exercise to ascertain what opportunities exist for the redevelopment within the eastern end of Sidmouth. Both Sidmouth Town Council and East Devon District Council own land within the area, some of which is open to the public, some is unused and some is tenanted. The vast majority of the Port Royal site itself, with the exception of the Fishermen's shed and shop area, is within District Council ownership.
- 1.2 The two Councils established a Project Reference Group which comprised members of both the Town and District councils, along with representatives of key stakeholders in the community such as the Chamber of Commerce, Sid Vale Association, Sid Vale Neighbourhood Plan Team, and others. The external advisors were required to meet with the PRG on a number of occasions throughout the Scoping Exercise to keep them informed of the stages of work being undertaken.
- 1.3 The Study Area covered an area of land that extends west to include the West Ham car park, south to take in The Esplanade, east to the turning circle and north to the top of The Ham recreation ground. It was not the intention of both councils that they wanted to consider all of the Study Area for redevelopment. Rather that they wanted the Scoping Exercise to identify which parts of it might be suitable for redevelopment, which for landscaping or reconfiguring and which might remain as it is.
- 1.4 The Scoping Exercise has now been concluded with the publication of the final report by the external advisors. This is provided in full for Members with its associated Background Papers and appendices. An Executive Summary is included providing a helpful summary highlighting the report content and recommendations.
- 1.5 The Scoping Exercise report is structured to include the key information within the main body of the report but has a number of Background Papers that cover certain issues in more detail such as the planning and technical information, land ownership, and site viability.

## **2 The Process of the Scoping Exercise**

- 2.1 The report sets out the process undertaken by the advisors. This included a desk exercise to review existing documentation including that compiled by local groups, research and analysis of planning and technical matters, analysis of land ownership information, meetings with the existing tenants to gather relevant information on how the site is currently used and meetings with the Project Reference Group.
- 2.2 Following the gathering of the above data and intelligence, the study undertook analysis to understand what opportunities might be available for redevelopment. This is set out in Section 4 of the report. The Study Area was divided up into a number of “Areas of Focus”, for ease of analysis.
- 2.3 A key requirement of the Scoping Exercise was that consultation should be undertaken to enable the views of local residents and businesses to be captured and in turn, to be analysed and form part of the overall findings of the Scoping Exercise.
- 2.4 The public consultation took place in June 2017 with open events and opportunities to submit comments on-line and in writing. The report explains in further detail how this process was undertaken including the description of the location, uses, opportunities, planning context and visualisation. Those taking part in the consultation exercise could do so by attending the event or viewing information on line and then providing their views by completing a questionnaire. Details of the information boards for the consultation are in appendix 5.
- 2.5 248 questionnaires were received and the information was analysed and summarised. In addition, information that had been obtained by the Sid Vale Neighbourhood Plan consultation process was analysed and a useful summary report was provided by the neighbourhood plan team to the advisors in order that it could be included in their report findings. The key findings of both consultation events are set out in paragraph 5.2 of the Scoping Report.

## **3 Review and Analysis**

- 3.1 The councils welcome the completion of the Scoping Exercise. The level of local interest and response directly and through the Neighbourhood Plan process is recognised. It is also recognised that this is an area that has for many years been the subject of local interest and a desire for change. This has been a detailed and thorough piece of work by professional advisers providing a depth of analysis that has not been undertaken previously, including a financial viability assessment. It is therefore extremely useful to both councils that this work has been completed and that the complexity of this site is understood. This was very much an initial project and it was made clear from the outset that for a limited budget of £10,000 the councils were scoping the opportunity in the knowledge that could derive an initial, but not detailed understanding of ways forward for this area of Sidmouth. Equally important was the opportunity within this exercise to secure a better understanding of what the local community wanted to see and what the experts tell us are the key considerations for both councils.
- 3.2 What was communicated very clearly from the consultation activities of both the scoping exercise and the Neighbourhood plan, was that the community would like to see some development in the area that provides a food and drink offer such as a restaurant/café or bar. What was also clear from consultation responses was the importance that people attached to the continuation of the Lifeboat station, Port Royal club (sailing/angling) and its associated clubs and community uses/activities. This also reflects respondents views that water activities and maritime heritage should be respected. Furthermore, the degree of support for any building of significant scale was limited with a clear message that anything in excess of the Local Plan allocation for residential units would not be at all welcome.

- 3.3 During the timeframe of undertaking the Scoping Exercise, a separate petition was also received by both councils asking for consideration of an approach to Port Royal whereby the existing structures were preserved with a view to their retention and reuse.
- 3.4 The financial viability showed that a comprehensive redevelopment of the amalgamated site could only be financially viable at 4 storeys if the requirement for an affordable housing allocation on or off site was dropped. The risks associated with development costs could reduce this financial viability further. It was also the case that there was clearly a lack of support for a concept that showed a five-storey development which in the judgement of the consultants was the only way to deliver a mixed use, including Local Plan compliant housing numbers. It is therefore not considered viable to pursue the delivery of the amalgamated site at this time.
- 3.5 The messages that we have derived from the scoping study are that in planning terms, there is the possibility of delivering a significant new mixed-use development on the Local Plan allocated site. However, there are unresolved uncertainties in relation to both that specific site and also the opportunity for a wider and more meaningful renewal of Port Royal at this moment in time. With this knowledge, the District Council have made it clear to the council that the site is not a strategic priority for them at this time. However, it is a site of importance and sensitivity to the town and one that both councils believe some improvement in an achievable timescale should be sought. Especially bearing in mind the many years of planning and frequent debate without delivery, that Port Royal has been subjected to.
- 3.6 The Councils are therefore faced with a choice of either seeking to develop nonetheless but with the likelihood of the following difficulties:
- An extensive timescale of planning, design and legal challenges against a backdrop of unresolved flood management for the area;
  - Uncertain timescale for the outcome of the Beach Management Plan and financing and implementation of any recommendations
  - The inability to deliver affordable housing as part of any viable development
  - Disruption and uncertainty for existing users, neighbours and the community at large.
- 3.7 With the above points in mind, the District Council have advised that their redundant Drill Hall site remains a more straightforward and viable opportunity for redevelopment and reuse which it now wishes to focus its efforts on. To take this approach reflects the community's views through the consultations, that the existing and important active and community uses are maintained and find a new future for the derelict Drill Hall site, that could create the sort of restaurant, bar or similar offer that people clearly wish to see in this spectacular location.
- 3.8 The District Council advises that the former Drill Hall site offers an opportunity to bring a solution forward in a reasonable timescale. To that end, the District Council is proposing to market the site with a view to encouraging financial bids to develop it as a restaurant/bar or similar function that will be a high-quality attraction and a credit to Sidmouth seafront. To encourage both commercial and non-commercial interest (ie. a community led bid or similar) the marketing period could be doubled to six months from the normal period.
- 3.9 As a consequence of the District Council's wish to focus on the Drill Hall, this would mean that the remaining uses in the amalgamated site would be retained. The continuation of uses such as the Sidmouth Lifeboat Station, Sailing Club and Gig Club is most important to Sidmouth and visitors alike and the Town Council should work with the District Council to continue to secure their future.

#### **4 Next Steps**

- 4.1 The District Council will, if agreed by Cabinet, commence an appropriate marketing exercise using professional expertise to market the vacant Drill Hall site for a period of 6 months.
- 4.2 The Town Council will continue to work closely with the District Council through the continued engagement of the Core Group of councillors as identified through the Scoping Exercise. This will include their involvement in the selection process for a preferred developer. Following the conclusion of the marketing and selection exercise District Council officers would then report back to cabinet and their full council with recommendations for a preferred development solution for the site.
- 4.3 Due to the District Council's recommendation to concentrate and improve the Drill Hall site only, it is therefore sensible to assume that a new or refurbished building will be greatly improved both in appearance and function. Given that the Town Council does not own land at Port Royal itself it is recommended that the Town Council looks to its own responsibilities in the adjacent area, namely improving the appearance and usage of the Fishermen's Sheds at The Ham. This could also include the enhancement and promotion of the existing water activities and maritime heritage of that area.