

**Matters considered by  
Sidmouth Town Council's Planning Working Group  
held on Wednesday 6 October 2021  
(Due to the current COVID-19 situation, the Working Group met virtually)**

Councillors present: Ian Barlow  
Kelvin Dent (Chair)  
Deirdre Hounsom  
Steven Kendall-Torry  
John Loudoun  
Rachel Perram  
Jenny Ware

Also present: Cllr Marianne Rixson

Apologies: Cllrs Chris Lockyear and Jeff Turner.

The meeting started at 10.00 am and finished at 11.40 am

**174 Declarations of Interest**

All Cllrs	21/2400/ADV The Arches, Esplanade, Sidmouth	Personal Interest	Remained in the meeting during discussion.	Council is owner of property.
Cllr John Loudoun	21/1723/MRES Land East of Two Bridges, Two Bridges Road, Sidford, Sidmouth.	Personal Interest	Remained in the meeting during discussion but did not vote.	East Devon District Councillor (Local Planning Authority)
Cllr Marianne Rixson	21/1723/MRES Land East of Two Bridges, Two Bridges Road, Sidford, Sidmouth	Personal Interest	Remained in the meeting during discussion.	East Devon District Councillor (Local Planning Authority)
Cllr Steven Kendall-Torry	21/1723/MRES Land East of Two Bridges, Two Bridges Road, Sidford, Sidmouth	Personal Interest	Remained in the meeting during discussion but did not vote.	Acquainted with the applicant

**175 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.

**176 Minutes**

Agreed and delegated to the Chair of the Planning Committee to sign as a true and accurate record, the Minutes of the Planning Working Group meeting of 22 September 2021.

**Applications for consideration**

**RESOLVED:** That in respect of the Planning Applications set out below, representations to the manner in which they should be determined, be made known to the East Devon District Council in accordance minute 230 of Council, 19 April 2021 and with schedule 16 of the Local Government Act 1972.

**177 Urgent items or Amended Plans received after formulation of the agenda.**

21/1967/FUL Mr & Mrs 17 Higher Woolbrook Park, Sidmouth, EX10 9ED  
 West Ward Fricker Single storey rear extension, and conversion of roof space to habitable use to include a rear dormer.

**UNABLE TO SUPPORT**

Members could not support the revised plans for the same reasons as stated in August 2021: The proposed development was incompatible with the rest of the building by reason of design and over development.

**178** 21/2506/VAR Mrs Nicola 49 Temple Street, Sidmouth, EX10 9BA. Removal of condition  
 North Ward Harrison 1 (use of garage) from application 07/0766/COU.

**UNABLE TO SUPPORT**

Members wished to see the retention of the condition to prevent the establishment of a separate and independent employment space in what is a residential area, as was originally intended when the condition was imposed by the Local Planning Authority.

**179** 21/2470/FUL Mr & Mrs D 5 Fleming Avenue, Sidmouth, EX10 9NY. Two storey side  
 Primley Ward Fleming extension.

**SUPPORT**

**180** 21/2479/FUL Jackie 35 Primley Road, Sidmouth, EX10 9LD. Single storey rear  
 Primley Ward Norman extension.

**SUPPORT**

**181** 21/1723/MRES Mr Tim & Land East of Two Bridges, Two Bridges Road, Sidford.  
 Sidford Ward Mike Ford Reserved matters application seeking approval of scale  
 (OG (pursuant to outline planning permission 18/1094/MOUT -  
 Holdings Outline application accompanied by an Environmental  
 Retirement Statement (with scale and appearance reserved) for the  
 Benefit change of use of agricultural land to employment land (B1, B8  
 Scheme) and D1 uses) to provide 8,445 sqm of new floorspace, new  
 highway access, cycle and footway, improvements to flood  
 attenuation, building layout and road layout, new hedgerow  
 planting and associated infrastructure).

**UNABLE TO SUPPORT**

The Council continues to oppose the establishment of employment land in this location but subsequent to the approval on appeal by the Planning Inspectorate, viewed the application regarding scale without prejudice.

Members were unable to support the application regarding scale as they felt that the location of larger and taller buildings (Blocks N & K) closer and more prominently next to the road was detrimental to the Area of Outstanding Natural Beauty. They suggested that those buildings could be relocated further back into the site so that the height and size of buildings increased as the distance increased from the main roadway.

- 182** 21/2051/FUL Truell Springcombe House, Salcombe Regis, Sidmouth, EX10 0JN.  
Salcombe Conservation Installation of 11 solar water heating panels on existing slate  
Regis Foundation roof.  
**UNABLE TO SUPPORT** Whilst they generally support the principle of renewable energy initiatives. members felt that the installation of solar panels was detrimental to the Listed Building in a Conservation area and that this damage to the building outweighed any gain.
- 183** 21/2052/LBC Truell Springcombe House, Salcombe Regis, Sidmouth, EX10 0JN.  
Salcombe Conservation Installation of 11 solar water heating panels on existing slate  
Regis Foundation roof.  
**UNABLE TO SUPPORT** subject to the views of the Conservation Officer  
Whilst they generally support the principle of renewable energy initiatives, Members felt that the installation of solar panels was detrimental to the Listed Building in a Conservation area and that this damage to the building outweighed any gain.
- 184** 21/2545/FUL Mr & Mrs Sidcliffe Cottage, Sid Road, Sidmouth, EX10 9AL. Demolition of  
Salcombe Paley existing house and outbuildings and erection of replacement  
Regis dwelling and garage.  
**SUPPORT**
- 185** 21/2458/FUL S Plunkett Bickwell Meadow, Muttersmoor Road, Sidmouth, EX10 8RH.  
South Ward Removal of existing shed and erection of single garage.  
**SUPPORT**
- 186** 21/2400/ADV Dan Lakeman The Arches, Visitors Centre, The Esplanade, Sidmouth.  
South Ward Window graphics applied to the inside of the windows to  
approximately 100mm in height in black and orange.  
**APPROVED**
- 187** 21/2401/FUL Mr & Mrs A 4 Ridgeway Mead, Sidmouth, EX10 9DT. Replacement two  
West Ward Jarrett storey detached garage.  
**SUPPORT**  
**Note:** Members suggested that a tie and/or restriction be placed to ensure that the proposed building should not be used as residential accommodation.

**188 Tree Preservation Orders**

(a) Notification of any new Tree Preservation Orders

None reported.

(b) Notification of any works which constitute an exemption to a Tree Preservation Order or works considered an exception to the Conservation Area Legislation.

None reported

(c) Applications for trees covered by a Tree Preservation Order

21/2096/TRE  
South Ward

Carolcrest, Bickwell Valley, Sidmouth, EX10 8SQ  
T1, Ginkgo biloba Thin by 20%, as was done in 2018, maximum pruning cuts of no more than 75mm, in order to lessen the sail effect, due to dense crown and included bark union at base of tree, a listed wall in close proximity and home owners concern is over safety of tree during strong winds.

**APPROVED** subject to conditions as recommended by the arboricultural officer

**189 Trees in Conservation Areas**

To note the following proposed works to trees in a Conservation Area.

21/2322/TCA  
South Ward

Mrs Sobczak

Silver Howe, Boughmore Road, Sidmouth, EX10 8SH. T1, Oak - shorten back second and third order branches by 1 - 2m to leave a height of approximately 12m and a radial spread of 4m.

**WORKS  
NOTED**

**189 Appeals**

No appeals were reported

**190 Unsupported decisions**

No unsupported decisions were reported.

**191 Enforcement Letters**

No Enforcement letters were received.

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**CHAIR OF THE PLANNING WORKING GROUP**