

**Sidmouth Town Council's Planning Working Group  
held on Wednesday 16 February 2022  
(The Working Group met online)**

Councillors present: Kelvin Dent (Chair)  
Jeff Turner (Vice Chair)  
Ian Barlow  
Jenny Ware  
John Loudoun  
Simon Kendall-Torry

Apologies: Cllr Chris Lockyear, Rachel Perram and Deirdre Hounsom

The meeting started at 10.00 am and finished at 10.45am

**352 Declarations of Interest - None**

**353 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.

**354 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 2 February 2022.

**355 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.

**Urgent items or Amended Plans received after formulation of the agenda.** None reported

- |            |                                       |             |   |
|------------|---------------------------------------|-------------|---|
| <b>356</b> | 22/0146/FUL<br>Salcombe<br>Regis Ward | Mrs M Bess  | Hayes, Salcombe Hill Road, Sidmouth, EX10 8JR. Side and rear first floor extension above existing garage to provide accommodation.                          |
|            |                                       |             | <b>SUPPORT</b>  |
| <b>357</b> | 22/0169/FUL<br>Sidbury Ward           | Mr A Peck   | Orchard Cottage, Harcombe, Sidmouth, EX10 0PR. Conversion of garage into annexe, removal of existing shed and erection of a new shed with extended parking. |
|            |                                       |             | <b>SUPPORT</b>  |
| <b>358</b> | 22/0198/FUL<br>Sidbury Ward           | Mr Ian West | Harcombe House, Harcombe, Sidmouth, EX10 0PR. Replacement of conservatory roof from glass to slate with 2 x rooflights.                                     |
|            |                                       |             | <b>SUPPORT</b>  |

**359** 22/0249/MR OG Land East of Two Bridges Two Bridges Road, Sidford. Reserved  
 ES Sidford Holdings matters application seeking approval of appearance (pursuant to  
 Ward Retirement Benefit Scheme outline planning permission 18/1094/MOUT - Outline application  
 accompanied by an Environmental Statement (with scale and  
 appearance reserved) for the change of use of agricultural land to  
 employment land (B1, B8 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**

Members continued to fundamentally oppose the proposed development but acknowledge the decision of the Planning Inspectorate on the application. If developed, they would therefore like to see:

1. A significant amount of planting of trees being carried out at an early stage of the development.
2. A commitment that none of the proposed units would be used for retail.
3. The outside of the proposed units being kept clear of clutter and rubbish, particularly those facing the A375 road.
4. The Town Council's Environment Working Group being involved with helping to plan the biodiversity of the site.

**360 Trees in Conservation Areas**

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

**a)** 21/0047/TCA Mr Mike The Old Vicarage, Salcombe Regis, Sidmouth, EX10 0JH. T1, Ash  
 Salcombe Parker DBH 30 inches plus, located on north side of swimming pool, has  
 Regis Ward ADB, fell T2, Ash DBH 30 inches plus, located on SW corner of  
 property by 2 x yew trees, has ADB fell T3, Ash DBH 40inches plus,  
 located on SSW side of property in corner by road, 1st order lateral  
 branch on SE Aspect reduce back to first significant union, due to  
 hazard beam crack and decay at base of tree, concerns over safety  
 of public highway T4, Sycamore DBH 18inches plus, located on  
 fenceline above T7, crown raise to 3m and thin crown by up to  
 10% leaf area, maximum of 50mm pruning cuts to allow more light  
 to garden and swimming pool G1, 3 x Sycamores DBH 10inches  
 located next to T4, coppice to allow more light to pool and garden  
 T5, Ash DBH less than 6inches, located on westerly side of pool, has  
 been previously coppiced, re-coppice T6, Holly DBH 15inches,  
 located on westerly side of swimming pool, coppice due to lean  
 and sparse leaf area caused by ivy T7, Laurel DBH 6inches or less,  
 coppice at customers request T8, Beech DBH 30 inches plus,  
 located next to T6, thin crown by up to 10% leaf area no more than  
 75mm pruning cuts to allow more light to understory and garden.

**WORKS NOTED**

- b) 21/3365/TCA Penny Tutty 38 Church Street, Sidbury, Sidmouth, EX10 0SB. T1 - repollard Sidbury Ward willow because pollarded growth is now snapping out and affecting the form.

**WORKS NOTED**

**346 Tree Preservation Orders** - None received

**347 New Tree Preservation Order** – None received

**348 Exemption to a Tree Preservation Order** - None received

**349 Appeals** - None received

**350 Unsupported decisions**

21/2240/RES Land Adjoining 77 Alexandria Road, Sidmouth. Construction of bungalow with garage.

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

21/2563/FUL 161 Manstone Avenue, Sidmouth, EX10 9TJ. Two-storey rear extension to rear with pitched roof and matching materials.

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

20/2653/FUL 87 Sidford High Street, Sidford, Sidmouth, EX10 9SA. Demolition of the existing dwelling and redevelopment of the site to provide four dwellings and a new vehicular access.

Sidmouth Town Council	EDDC
SUPPORT	REFUSED

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

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

21/2506/VAR 49 Temple Street, Sidmouth, EX10 9BA. Removal of condition 1 (use of garage) from application 07/0766/COU.

Sidmouth Town Council	EDDC
UNABLE TO SUPPORT	APPROVED

21/1723/MRES Land East of Two Bridges, Two Bridges Road, Sidford. Reserved matters application seeking approval of scale (pursuant to outline planning permission 18/1094/MOUT - Outline application accompanied by an Environmental Statement (with scale and appearance reserved) for the change of use of agricultural land to employment land (B1, B8 and D1 uses) to provide 8,445 sqm of new floorspace, new highway access, cycle and footway, improvements to flood attenuation.

Sidmouth Town Council  
UNABLE TO SUPPORT

EDDC  
APPROVED

21/3127/FUL 48 Tyrrell Mead Sidmouth EX10 9TR. The creation of two off street parking spaces.

Sidmouth Town Council  
UNABLE TO SUPPORT

EDDC  
APPROVED

**361 Enforcement Letters**

No Enforcement letters were received.

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**CHAIR OF THE PLANNING WORKING GROUP**