

**Sidmouth Town Council's Planning Working Group  
held on Wednesday 10 August 2022  
(The Working Group met virtually)**

Councillors present:           Jeff Turner (Chair)  
  Deirdre Hounsom  
  Ian Barlow  
  John Loudoun  
  Rachel Perram  
  Steven Kendall-Torry

Apologies: Chris Lockyear, Kelvin Dent, Jenny Ware

The meeting started at 10.00 am and finished at 12.55pm

**102   Declarations of Interest**

<b>Name</b>	<b>Application</b>	<b>Type of Interest</b>	<b>Action Taken</b>	<b>Nature of Interest</b>
Cllr John Loudoun, Cllr Ian Barlow, Cllr Steven Kendall-Torry	22/1498/FUL Land Adjacent Higher Fortescue Sid Road Sidmouth.	Personal Interest	Remained in the meeting during discussion and did not vote.	Acquainted to the applicant.
Cllr John Loudoun	22/0970/FUL Sidbury Cricket Club, Mill Field Bridge Street, Sidbury, EX10 0RF.	Personal Interest	Remained in the meeting during discussion and did not vote.	Acquainted to the applicant.
Cllr Jeff Turner	22/1450/LBC and 22/1449/FUL Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.	Personal Interest	Remained in the meeting during discussion and did not vote.	Acquainted to an objector.

**103   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.

**104   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 20 July 2022.

**105   Applications for consideration**

**RECOMMENDED:** 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.

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

22/1669/FUL Mrs Osborne House, Chapel Street, Sidmouth, Devon, EX10 8ND. Single  
East Ward Christina storey rear extension and upgrade of thermal elements to existing  
Richards single storey rear extension.

**SUPPORT**

**107** 22/1598/LBC Ms Jill 6 Bowd Court, Bowd, Sidmouth, EX10 0ND. Replace 3no. windows  
North Ward Harrop at ground floor; 4no. at first floor and 1no. door on front (south)  
elevation

**SUPPORT** - subject to the views of the Conservation Officer.

**108** 22/1648/FUL Dr and 38 Temple Street, Sidmouth, Devon, EX10 9BA. Replacement two  
North Ward Mrs Linley storey rear tenement and single storey side return extension.

**SUPPORT**

**109** 22/1664/FUL Simon 106 Manstone Avenue, Sidmouth, Devon, EX10 9TG. Proposed part  
North Ward Pow two storey part single storey rear extension.

**SUPPORT**

**110** 22/1385/FUL Mr Stuart 125 Sidford Road, Sidmouth, Devon, EX10 9PB. Single storey rear  
Primley Ward Derrick extension, conversion of roofspace to habitable use to include 2x  
front and 1x rear dormers and replacement of two hipped roof to  
gable end.

**SUPPORT**

**111** 22/1498/FUL Mr David Land Adjacent Higher Fortescue Sid Road Sidmouth. Erection of a  
Salcombe Whelan new dwelling on land off Higher Fortescue.

Regis Ward

**UNABLE TO SUPPORT**

- While members were keen to encourage radical design with eco development in the right place, the proposed design here in a dominant and elevated position overlooking the more traditional style of the surrounding homes, was considered to be out of keeping with the area and too dominant in the landscape.
- The proposed fenestration on the West elevation, particularly the large picture window, constitutes an overlooking problem for existing properties.
- Contravenes Policies 6 and 7 of the Sid Valley Neighbourhood Plan

4 objection letters and 2 support letters received

**112** 22/1642/FUL Mr and Mulberry Cottage, Sid Lane, Sidmouth, Devon, EX10 9AW.  
Salcombe Mrs Conversion of integrated garage to habitable accommodation.  
Regis Ward Wragg

**SUPPORT**

- 113** 22/1407/FUL Mr J Birch Hare And Hounds Inn, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.  
Sidbury Ward Proposed demolition of barn and the erection of an extension to provide 11no. guest bedrooms and associated landscaping and car parking.

**SUPPORT**

- There was concern over light pollution and members would like to see mitigation measures introduced to reduce light pollution from external building and car park lighting as well as measures to reduce light from the large bedroom windows after dark.
- The new build rooms should be tied to the main building for temporary hotel/tourism occupancy only.

- 114** 22/0970/FUL Chris Sidbury Cricket Club, Mill Field Bridge Street, Sidbury, EX10 0RF.  
Sidbury Ward Fitzhenry Demolition of existing cricket pavilion and replacement with new with greater modern facilities

**SUPPORT**

- 115** 22/1350/FUL Mrs Land to the east of Riverside Cottage, Harcombe. Conversion of  
Sidbury Ward Bridget agricultural building to form unit of holiday letting accommodation  
Adler including change of use of adjacent land to form associated  
curtilage area

**SUPPORT**

- 116** 22/1612/FUL Ian High Trees, Manor Road, Sidmouth, EX10 8RR. Single storey side  
South Ward Gregory extension to include a side dormer and alterations to fenestration.

**SUPPORT**

- 117** 22/1376/FUL Mrs M 9 Victoria Road, Sidmouth, EX10 8TZ. Construction of a garden shed.  
South Ward Regan

**SUPPORT** – Members requested that the shed has a condition placed to ensure it is not allowed for residential use.

- 118** 22/1450/LBC Mr Ali Rad Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.  
South Ward Proposed conversion of existing garage to form 4 new townhouses and associated parking, including change of use from Hotel C1 to Residential C3.

**UNABLE TO SUPPORT**

- Members were keen to encourage the development of small residential units on this and similar redundant brownfield sites but the proposed build-up of the roof, particularly to the East, to create the first floor bedrooms and balcony constitutes an overbearing and overlooking imposition on the residents, homes and small courtyard gardens at Cranford, immediately behind the old brick wall separating them from Sidholme.
- The proposal for an opaque glass screen across the balconies would not be enough to overcome the overlooking problem and would be over-bearing.
- Also contravenes Policy 6 of the SVNP.

2 objection letters

- 119** 22/1449/FUL Mr Ali Rad Sidholme Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.  
South Ward Proposed conversion of existing garage to form 4 new townhouses and associated parking, including change of use from Hotel C1 to Residential C3.

**UNABLE TO SUPPORT**

- Members felt that the development would be overbearing on the residents of Cranford.
- Members also felt that this would be contravening Policy 6 of the Neighborhood Plan.

The members are very supportive of the plan to provide smaller residential houses they just felt that these plans would not be good for the area.

2 objection letters

- 120** 22/1631/FUL Gay Land to the rear of Springhayes Cottage, Convent Road, Sidmouth, South Ward Foxwell EX10 8RB. Erection of detached dwellinghouse and creation of access.

**UNABLE TO SUPPORT**

- Members felt that this would be contravening Policy 6 and 7 of the Neighborhood Plan and the local plan.
- The proposed development constitutes overdevelopment of the site which is not part of the design of the Samson style area.
- Members also felt that there would be an overlooking issue.

6 objection letters

**121 Trees in Conservation Areas**

To note the following proposed works to trees in a Conservation Area: None received

**122 Tree with Preservation Orders**

Notification of any applications to trees covered by Tree Preservation Orders.

- a)** 22/1440/TRE Mr Chance Goodrich House Cheese Lane Sidmouth EX10 8RA. T1, Ash: reduce South Ward and re-shape crown spread by 2m and shortening back overhanging low branches to a suitable side branch by 2 3m.

**GRANTED** subject to conditions as recommended by the Arboricultural Officer.

- b)** 22/1493/TRE Heathers Knowle Drive Sidmouth Devon EX10 8HW. T1, Blue Cedar - South Ward Crown reduction to retain a tree with a finished height of 12 metres and an approximate crown radius of 4 metres in line with previous application 15/0934/TRE.

**GRANTED** subject to conditions as recommended by the Arboricultural Officer.

**123 New Tree Preservation Order**

None received

**124 Exemption to a Tree Preservation Order**

None received.

**125 Appeals**

- a) An appeal has been made to the Secretary of State against the decision of the East Devon District Council to refuse to grant planning permission for the proposed development.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.
- b) Appeal Decision has been made regarding 21/2946/FUL Woodside, 6 Millford Road, Sidmouth EX10 8DR. The development proposed is removal of the front garden flint rubble post and garden gate and associated landscaping. The appeal is dismissed.

**126 Unsupported decisions**

**To report any unsupported decisions**

22/0922/FUL Brooklet Cottage, Hillside Road, Sidmouth, EX10 8JA. Replacement windows to UPVC, replacement of Doors to UPVC, possible replacement of soffits and fascias and a toilet extract fan aperture.

Sidmouth Town Council  
UNABLE TO SUPPORT

EDDC  
APPROVED

**127 Enforcement Letters**

No Enforcement letters were received.

**128 Local Plan**

Councillor Loudoun reported that the Strategic Planning Committee meeting on 9th August had overran and they did not get to the Sidmouth discussion so this meeting will be rearranged for a date in September.

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**CHAIR OF THE PLANNING WORKING GROUP**