

**Sidmouth Town Council's Planning Working Group  
held on Wednesday 14 December 2022**

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Jeff Turner (Vice Chair)  
Deirdre Hounsom  
Ian Barlow  
Rachel Perram  
Jenny Ware  
John Loudoun  
Chris Lockyear

The meeting started at 10.00 am and finished at 10.45am

**277 Declarations of Interest**

| <b>Name</b>                                | <b>Application</b>   | <b>Type of Interest</b> | <b>Action Taken</b>  | <b>Nature of Interest</b>         |
|--|--|-------------------------|--|-----------------------------------|
| Cllr Dent                                  | 22/2616/FUL 2<br>Glebelands, Sidmouth,<br>EX10 8UB.                                    | personal<br>interest    | Remained in the<br>meeting during<br>discussion and did vote.        | Acquainted with<br>the applicant. |
| Cllr Perram                                | 22/2609/FUL Wheatons<br>Cottage, Church Street,<br>Sidford, Devon. EX10 9RE.           | personal<br>interest    | Remained in the<br>meeting during<br>discussion and did not<br>vote. | Acquainted with<br>the applicant. |
| Cllr's<br>Perram,<br>Loudoun and<br>Barlow | 22/2129/LBC Flat 1,<br>Sidbury House, Buckley<br>Road, Sidbury, Sidmouth,<br>EX10 0SL. | personal<br>interest    | Remained in the<br>meeting during<br>discussion and did vote.        | Acquainted with<br>the applicant. |

**278 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.

**279 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 30 November 2022.

**280 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.

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

**281** 22/1767/FUL Sally Cabrini 4 Coburg Road, Sidmouth, Devon, EX10 8NG. External alterations including replacement windows, doors and garage doors, removal of canopy, new porch roof and repainting.  
East Ward

**UNABLE TO SUPPORT**

- Members considered that the development still contravened Policies 6 and 7 of the Sid Valley Neighbourhood Plan
- Members maintained that the development would be out of keeping with the other houses and not in keeping with the conservation area.
- Members were still concerned with overlooking into the house across the road.

**282** 22/2677/FUL Mr & Mrs 3 Woolbrook Rise, Sidmouth, EX10 9UB. Ground floor extension to west side to form bedroom suite; convert existing garage to utility and study; construct new garage to east side.  
North Ward Colin & Lynn Moore

**SUPPORT**

**283** 22/2488/FUL Mr Carlo Donkey Sanctuary, Paccombe Farm, Trow, Salcombe Regis. Steel framed barn extension to provide additional shelter and feeding area for Donkeys.  
Salcombe Bove Regis Ward

**SUPPORT**

**284** 22/2657/FUL Mr & Mrs Bovetts Farm, Sidbury, Sidmouth, EX10 0QN. Replacement storage shed with new outbuilding for use as a Domestic Garage/Workshop/Studio.  
Sidbury Ward Christopher Stone

**SUPPORT** Members would like to see a legal tie to ensure that the building was used only ancillary to the main building and not used for residential accommodation.

**285** 22/2129/LBC Ms Hook Flat 1, Sidbury House, Buckley Road, Sidbury, Sidmouth, EX10 0SL. Install double doors leading into sitting room and the insertion of a supporting lintel.  
Sidbury Ward and Mr Hamilton

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

**286** 22/2609/FUL Ms Annie Wheatons Cottage, Church Street, Sidford, Devon. EX10 9RE. Single storey rear extension.  
Sidford Ward Corbin

**SUPPORT**

**287** 22/2616/FUL Mr & Mrs 2 Glebelands, Sidmouth, EX10 8UB. Proposed new rooflights, external raised terrace, new ground floor windows.  
South Ward Butler

**SUPPORT**

**288 Trees in Conservation Areas**

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

- a) 22/2319/TCA Mr Brian Gorseway Well Cottage, Convent Road, Sidmouth, EX10 8RJ1.  
South Ward Sherlow Eucalyptus: Cut down and remove. T2, Birch: Cut down and remove. G3, Palm: Cut down and remove clump - grind stumps. Blue Spruce: cut down and remove. Cypresses (x2) and 1 Elaeagnus: reduce bottom to approx 2 metres and trim. Magnolia: reduce at the side of property by approx half, remove branches growing towards house. Camellias at front: reduce by approx half and reduce the width in line with the wall.

**NOTED**

- b) 22/2437/TCA Mrs Louise Northcombe Farm, Salcombe Regis, EX10 0JQ. Sycamores (T1 -  
Salcombe Eccles T4) - reduce crowns by 1/3rd. T1 - Some of the lowest limbs  
Regis Ward will be cuts of max diameter 15cm reducing them back by 3 metres in length. T2, T3, T4 - cuts no greater than 10cm in diameter, reducing to 2.5 metres in length. T5 - dismantle to ground level.

**NOTED**

- c) 22/2458/TCA Mrs Linda Lynstead, Vicarage Road, Sidmouth, EX10 8UQ. Ash (T1):  
East Ward McNeal dismantle.

**NOTED**

- d) 22/2508/TCA Mrs Laura Broadway Cottage, Broadway, Sidmouth, Devon, EX10 8RQ.  
South Ward Harding Holm Oak - raise the crown from the ground to a height of about 1.5 meters. Crown reduction would also be in the region of 1.5 metres, and the canopy to the left and right sides reshaped in in line with this. An indicative line has been marked upon the photographs attached with a view to demonstrating the lifting and reduction. The reshaping has to be proportionate. The works will only be commissioned by an appropriate tree surgeon- as has been the case before.

**NOTED**

- e) 22/2529/TCA Miss Lucy Cotmaton Field, Cotmaton Road, Sidmouth. Tree 1: Ash (540) -  
South Ward Buckingham fell. Tree 2: Ash (812) - remove southern aspect stems at 5m high and monolith the south stem.

**NOTED**

- f) 22/2514/TCA Mr Grant Boughfield, Bickwell Valley, Sidmouth, EX10 8SG. T1 Cherry.  
South Ward Fell

**NOTED**

- g) 22/2260/TCA Mrs Aldridge Powys House, Flat 1, All Saints Road, Sidmouth. EX10 8DE. T1,  
South Ward Holmoak: DBH approx 35" located by car parking area at Powys

House and growing over the rear garden of 12 Sidlands; on north to north easterly aspect, crown raise by removing 1 x forth order branch, on higher codominant stem, aprox 125 mm in diameter; then above this branch, are 3 times smaller diameter branches between 50-80mm growing over Pittisporum and variated Holly to be pruned back to trunk - this is to give more light to 12 Sidlands garden and give the crown a level appearance.

**NOTED**

- h)** 22/2449/TCA Mr Hardman Roselawn, All Saints Road, Sidmouth, EX10 8EX. Pittosporum South Ward (T1) - prune away from wires and re-shape to clear 1m. Yew (T2), Pear (T3), Palm (T4) - prune away from wires to clear 1m and reshape as necessary.

**NOTED**

- i)** 22/2515/TCA Turner Carlton Park, Bickwell Valley, Sidmouth, EX10 8SG. G1 Group South Ward of 4 Ash. Fell T2 Ash. Fell.

**NOTED**

**289 Trees with Preservation Orders**

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

- a)** 22/2495/TRE Mr Simon Council Offices Lane to The Knowle, Knowle, Sidmouth, EX10 8HL. South Ward Bryant Judas Tree (10) - remove extended branch over driveway to (McCarthy growth point circa 1.3m above ground level. Hornbeam (15) - Stone) prune to provide 4-5m clearance over driveway and prune away from crown of tree 16. Oak (19) - reduce length of branches over road by circa 2m. Sycamore (36) - remove SW limb at circ 5m above ground level, pruning back to side branch 3m from trunk. Reduce W crown by circa 1.5m. Sycamore (56) - Prune SW extending branches circa 1.5m. Eucalyptus (76) - remove E growing stems. Leyland Cypress (78) - cut back from driveway to provide circa 1m clearance from kerb edge. Noble Fir (79) - dismantle to the ground. Tree number 5, 10, 12, 15, 19, 36, 56, 71, 76, 78, 79 and areas A - G the reason for undertaking the tree works is good arboricultural husbandry. All tree works are outlined on the Tree Works Plan that has been submitted with this application.

**DEFERRED**, awaiting Arboricultural Officer's report.

**290 New Tree Preservation Order**

None received

**291 Exemption to a Tree Preservation Order**

None received

**292 Appeals**

None received

**293 Unsupported decisions**

22/1007/FUL 9 Newlands Close, Sidmouth, EX10 9NW. Conversion of existing attached single garage into a bedroom/en-suite for holiday let purposes.

**Sidmouth Town Council**

Unable to support

**EDDC**

Approved

**294 Enforcement Letters**

No Enforcement letters were received.

**295 Local Plan.**

A short update was given by Cllr Loudoun on the draft of the East Devon Local Plan which was out for public consultation.

.....  
**CHAIR OF THE PLANNING WORKING GROUP**