

**Sidmouth Town Council's Planning Working Group**  
**held on Wednesday 29 March 2023**  
(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Jeff Turner (Vice Chair)  
Deirdre Hounsom  
Rachel Perram  
Ian Barlow  
Chris Lockyear  
Jenny Ware  
Steven Kendall-Torry

Apologies: John Loudoun

The meeting started at 10.00am and finished at 11.10am

**389 Declarations of Interest**

Cllr Rachel Perram	23/0388/TCA Southcote, Convent Road, Sidmouth, EX10 8RL.	Personal Interest	Remained in the meeting during discussion and did not vote.	Is the applicant.
Cllr Kelvin Dent	23/0571/MFUL Former Council Offices, Knowle, Sidmouth, EX10 8HL.	Personal Interest	Left the meeting during discussion and did not vote.	Is a nearby resident
Cllr Kelvin Dent	23/0440/FUL 9 Victoria Road, Sidmouth, Devon, EX10 8TZ.	Personal Interest	Remained in the meeting during discussion and did not vote	Acquainted with the applicant and next door neighbour.

**390 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.

**391 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 15 March 2023.

**392 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.

**393** 22/1199/ADV Mr Myles 34 Fore Street, Sidmouth, Devon, EX10 8AQ  
East Ward Parry Installation of replacement non-illuminated fascia and projecting signs.

**APPROVED**

**394** 23/0614/FUL Andrew and 70 Woolbrook Road, Sidmouth, EX10 9XB.  
North Ward Anna Proposed single storey rear extension and loft conversion.  
Eustace

**SUPPORT**

**395** 23/0539/FUL Mr and Mrs Higher Thorn Cottage, Salcombe Regis, Sidmouth, EX10 OPA.  
Salcombe A. Langman Replacement of existing shed and fence.  
Regis Ward

**SUPPORT**

Members would not like to see the building used as a residential building and suggested a tie to ensure that the building is used ancillary to the main building only.

**396** 23/0200/LBC Mr A Peck Orchard Cottage, Harcombe Devon, EX10 0PR.  
Sidbury Ward Remove and construct new partition walls at first floor to create bathroom (bedroom 1); shower room (bedroom 3) and external vent on north elevation for bathroom.

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

**397** 23/0273/LBC Mr & Mrs Rolle Cottage, Buckley Road, Sidbury, Devon, EX10 0SL.  
Sidbury Ward John Wilday Replace 2no. windows on ground floor and 2no. windows on first floor south elevation and 1no. window on first floor north elevation.

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

**398** 23/0315/LBC Mr Jo Brook Farm, Sidford, Sidmouth, EX10 9PT. Proposed new build  
Sidford Ward Hibbert structure on existing stonewalls to create new outbuildings in farmyard and removal of modern built garage.

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

**399** 23/0314/FUL Mr Jo Brook Farm, Sidford, Sidmouth, EX10 9PT. Proposed new build  
Sidford Ward Hibbert structure on existing stonewalls to create new outbuildings in farmyard and removal of modern built garage.

**SUPPORT**

**400** 23/0586/FUL David Briggs Flat 8, Abbeydale, Manor Road, Sidmouth, EX10 8TA.  
South Ward and Anna Installation of 4 new roof lights to living area, 1 to bathroom and 1  
Sainsbury to bedroom.

**SUPPORT**

**401** 23/0440/FUL Mr Peter 9 Victoria Road, Sidmouth, Devon, EX10 8TZ.  
South Ward Regan Proposed two-storey side extension.

**UNABLE TO SUPPORT**

- The proposed design was considered to be over development and overbearing for the character of the area.
- Members felt that the proposed extension would affect the amenity of the neighbours.

<b>402</b>	23/0571/MF UL South Ward	Mr Paull (McCarthy And Stone Retirement Lifestyles Ltd)	Former Council Offices, Knowle, Sidmouth, EX10 8HL. Redevelopment of site to provide: a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works, b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (Class C3) Along with accesses; internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and sub-stations. (Demolition of buildings other than building B)
------------	--------------------------------	---	--

**SPLIT DECISION.**

Members **SUPPORT** part (d) of the application to Erect of 4 houses, 3 townhouses, and 2 chalet bungalows.

Members were **UNABLE TO SUPPORT** parts (a,b and c) for the following reasons:

\* It was felt that the proposal for two large apartment blocks of such mass and height represented overdevelopment of the site resulting in a generally overbearing appearance from all directions and overlooking of the adjacent properties on Knowle Drive to the south and west.

- The two large apartment blocks have been extended southwards slightly (relative to the previous plans) into the next lower terrace of the gardens, resulting in their being closer to the Grade 2 Listed Summer House and creating a 5-storey, over-facing and imposing cliff face view from the gardens and public paths to the south.
- Much of site is on high ground and is visible from many parts of the town and valley particularly from the East. The mass, height and colour of the larger buildings meant they would be too prominent and out of keeping and detrimental to the valley and surrounding landscape.
- Members were aware that there were considerable numbers of units, similar to those being offered, remaining unsold/ unoccupied in the town, and considered that the development did not reflect the right balance of priorities for Sidmouth's housing needs.

- There appears to be no residential provision for the staff needs of the site; Sidmouth and the surrounding settlements already lacked suitable accommodation needed for care and hospitality staff.

#### 403 Trees in Conservation Areas

- a) 23/0416/TCA Hunters Moon Hotel, Sid Road, Sidmouth, EX10 9AA.  
Salcombe Monterey Pine (T1) - fell. Eucalyptus Tree (T2) - fell. Both trees are  
Regis Ward within 3m of each other.

**DEFERRED awaiting report from EDDC**

- b) 23/0388/TCA Southcote, Convent Road, Sidmouth, EX10 8RL.  
South Ward Pittisporum - light crown reduction/reshape removing up to 1m,  
pruning cuts not exceeding 50mm.

**DEFERRED awaiting report from EDDC**

#### 404 Trees with Preservation Orders

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

- a) 23/0371/TRE 32 Witheby, Sidmouth, EX10 8SR.  
South Ward T1: Lime - Remove northern stem, making one cut approximately  
400mm in diameter. Remove one western low primary branch  
making one cut approximately 100mm in diameter. Remove  
approximately 5 western branches at approximately 50mm in  
diameter to achieve approximately 1.5 meters clearance above the  
garage of no. 32.

**THIS IS A SPLIT DECISION** (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

Remove one western low primary branch, making one cut of approximately 100mm in diameter. Remove approximately 5 western branches at approximately 50mm in diameter to achieve approximately 1.5 metres clearance above the garage of no. 32.

1. The works hereby consented to shall be carried out within a period of 2 years from the date of this decision notice. (Reason - To ensure that the works are carried out within a reasonable period of time.)
2. The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010 (Tree Work - Recommendations). (Reason - In the interests of amenity and to ensure the works are carried out in a satisfactory manner.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

T1, Lime : Remove northern stem, making one cut approximately 400mm in diameter

1. The lime tree in the application is good specimen that makes a significant contribution to public amenity. The proposed removal of the primary stem/limb emanating at 1.5m on the north side would create a large wound on the main stem that would be a potential entry point for decay causing organisms. The removal of the stem/limb is not considered to be necessary or justified and it would not be good

arboricultural practice, therefore permission is refused for this element of the application.

- 405** 23/0318/TRE Mr Butcher The Salty Monk, Church Street, Sidford, Devon, EX10 9QP. T1  
Sidford Ward lime and T2 oak - reduce height by approximately 2m / 3m and shorten second and third order branches over garden by a similar amount, to a natural pruning position, to leave a radial spread of approximately 4m and a height of approximately 18m.

**DEFERRED awaiting report from EDDC**

- 406** 23/0351/TRE Mr Luke Balfour Manor, Station Road, Sidmouth, Devon, EX10 8XW. 1304,  
South Ward Hyson Oak: reduce and shape to a finished height of 14-16m, shortening retained lower branches. 1306, Lime : pollard to 5/6m. 1307, Lime : pollard to 10m leaving woodpecker holes 1308, Ash : pollard as monolith to 6m using coronet cuts in order to mimic natural fractures. 1309, Ash: pollard at 6m using coronet cuts in order to mimic natural fractures. T0358, Holm Oak: reduce eastern stem by 3 to 4 metres and remaining stems by 2 metres.

**DEFERRED awaiting report from EDDC**

**407 New Tree Preservation Order**

None received

**408 Exemption to a Tree Preservation Order**

None received

**409 Appeals**

None received

**410 Unsupported decisions**

None received

**411 Enforcement Letters**

No Enforcement letters were received.

**412 Local Plan update.**

The chair reported that there was nothing to report and would not be till after the local elections in May.

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