



# SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group  
Town Clerk

26 October 2023

For Information:

Other Members of the Town Council  
District Councillor for Sidmouth not on the Town Council  
Sid Vale Association

Dear Sir/Madam,

**Meeting of Sidmouth Town Council's Planning Working Group  
Wednesday 1 November 2023 at 10.00am**

You are called upon to attend the above meeting where it is proposed that the matters set out on the agenda below will be considered and resolution or resolutions passed as the Planning Working Group considers appropriate.

The Planning Working Group will meet virtually via the Zoom software platform. Please note the start time of the meeting. Those members of the public wishing to view the meeting or speak on a planning application, are required to register by emailing [planning@sidmouth.gov.uk](mailto:planning@sidmouth.gov.uk) at least 24 hours before the start time of the meeting, after which virtual meeting details will be sent out to speakers.

The Chair of the meeting has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time. Individual contributions will be limited to a maximum period of three minutes. Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland', written over a horizontal line.

**Christopher E Holland**  
Town Clerk

## A G E N D A

- 1 Apologies**  
To receive apologies for absence.
- 2 Declarations of Interest**  
To receive Declarations of Interest.
- 3 Minutes**  
To agree and delegate to the Chair of the Planning Working Group to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 6 September and 20 September 2023. (attached)
- 4 District Council Members**  
It is noted that the participation of those Councillors who are also members of the Local Planning Authority of 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 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.
- 5 Statutory Obligations - Applications for consideration**  
Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Working Group is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority. In accordance with Sidmouth Town Council Standing Orders Item 3(d) – (i) Members of the public may speak on each planning application on the agenda for up to three minutes.
- 6 Urgent items or Amended Plans Received After Formulation of the Agenda.**  
To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after the publication of the agenda.
- 7 Applications for consideration**  
Applications can be found at: <https://planning.eastdevon.gov.uk/online-applications/>  
(Type in or copy the application number into the box next to the search button, click on the documents tab and then on view documents.)
- 8** 23/2177/FUL      Mr Alan Ball      6 Ascerton Close, Sidmouth, Devon, EX10 9BS.  
North Ward  
  
Proposed single storey front extension, replacing existing porch and extending existing bedroom.
- 9** 23/2134/FUL      Justin      10 Woolbrook Mead, Sidmouth, EX10 9XF.  
South Ward      Korinek  
  
Construction of 1 new dwelling and associated works.

## 10 Trees in Conservation Areas

- a) 23/2123/TCA      Mr Edward Willis Fleming      St Giles And St Nicholas Church And Cemetery, Church Street, Sidmouth.  
East Ward
- T1: Yew - remove dead branches over wall; reduce height similar to adjacent tree, approximately 1m; shorten back side growth over the wall of Amyatts. Terrace to clear boundary by 0.5-1m, to leave a height of approximately 15m and a radial spread of approximately 4m with cuts no bigger than 50mm.
- b) 23/1884/TCA      Silver Trees, Redwood Road, Sidmouth EX10 9AD.  
T1, T2 Lawson cypress (yellow) : dismantle to ground. T3, Cherry Tree : dismantle to ground.
- c) 23/2267/TCA      West Hayes, Convent Road, Sidmouth, EX10 8RL.  
T1-Pear - Fell tree.
- d) 23/1893/TCA      Sanditon, Station Road, Sidmouth, EX10 8LL.  
T1, dead goat willow - fell to ground level.

## 11 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/2149/TRE      Mrs Gray      Oak Cottage, Kestell Road, Sidmouth, EX10 8JJ.  
Salcombe Regis Ward
- T1, oak : reduce branches over neighbouring garden to clear roof by 2m by pruning to a suitable second order branch. Reduce branches over roof of Oak Cottage to clear 2m by pruning to a suitable second order branch. Reshape remainder of crown by reduction of 1-2m to leave a natural form.

## 12 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of agenda.

## 13 Unsupported decisions

None received at the time of the publication of agenda.

## 14 Appeals

- a) APP/U1105/X/2      Mr Gary Burns      Salcombe Regis Camping And Caravan Park, Salcombe Regis, Devon, EX10 0JH.  
3/3330294  
Salcombe Regis Ward
- Proposed lawful development for the use of land for the siting of static caravans.

## 15 Application for Designation of a Neighbourhood Area

We have received a prior notification application as detailed below. Please note that this is not a planning application. The presumption is that this development can proceed without requiring planning permission unless we object on grounds of:

- a) transport and highways impacts of the development,
- b) contamination risks in relation to the building,
- c) flooding risks in relation to the building,
- d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use.
- i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops), Class A2 (financial and professional services) or Class A5 (hot food takeaways) of that Schedule or, as the case may be, a building used as a launderette, but only where there is a reasonable prospect of the building being used to provide such services, or ii) where the building is in a key shopping area, on the sustainability of that shopping area.
- e) the design or external appearance of the building, and
- f) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

23/2075/PDM Mrs Katie The Hair Studio, 61 High Street, Sidmouth, EX10 8LE.

Harley

Conversion of 2 existing commercial units to a single dwelling (2 bedroom flat)

- 16 New East Devon Local Plan;** To receive any update as necessary on the current process to develop a new East Devon Local Plan.

### Forthcoming Council and Working Group meetings:

6 November Council

15 November Planning Working Group

29 November Planning Working Group

**Sidmouth Town Council's Planning Working Group  
held on Wednesday 18 October 2023  
(The Working Group met virtually)**

Councillors present: Kelvin Dent (Chair)  
Bernie Davis  
John Loudoun  
Louise Laybury

Also present: Cllr Ian Barlow

Apologies: Chris Lockyear  
Rachel Perram

The meeting started at 10.00am and finished at 10.40am

**642 Declarations of Interest**

Councillor John Loudoun	23/2130/FUL Sidbury Ward	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with applicant.
Lucy Whittaker	23/2080/FUL Sidbury Ward	Personal interest	Remained in the meeting.	Acquainted with applicant.

**643 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.

**644 Minutes**

Members agreed that delegated authority be given to the Chair of the Planning Working Group to sign as a true and accurate record the Minutes of the Planning Working Group meetings of 4 October-

**645 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.

**646** 23/2130/FUL Mr Phillip Myrtle Farm, Fore Street, Sidbury, Devon, EX10 0RS.  
Sidbury Ward Wallace Installation of two air source heat pumps.

**SUPPORT:** Subject to the views of the Conservation Officer.

**647** 23/2125/LBC Mr Phillip Myrtle Farm, Fore Street, Sidbury, Devon, EX10 0RS.  
Sidbury Ward Wallace Installation of two air source heat pumps.

**SUPPORT:** Subject to the views of the Conservation Officer.

**648** 23/2080/FUL Mr & Mrs Bridge Cottage, Bridge Street, Sidbury, Devon, EX10 0RU.  
Sidbury Ward Royle Demolition of rear single storey 1970s extension, replaced with vaulted rear extension with timber louvres and slate & sedum roof.

**SUPPORT:** Subject to the views of the Conservation Officer.

**649** 23/2081/LBC Mr & Mrs Bridge Cottage, Bridge Street, Sidbury, Devon, EX10 0RU.  
Sidbury Ward Royle Demolition of rear single storey 1970s extension, replaced with vaulted rear extension with timber louvres and slate & sedum roof; internal alterations including re-location of staircase, changes to first floor bathroom and bedroom layout, change of fenestration at first floor level; external changes include replacement of cement render with lime on some areas of the exposed walls, and construction of a new patio area with stone walls.

**SUPPORT:** Subject to the views of the Conservation Officer.

**650** 23/2128/FUL Mr & Mrs Avoca, Manor Road, Sidmouth, Devon, EX10 8RR.  
South Ward Murray Proposed new dwelling with parking and garden.  
Cowen

**DO NOT SUPPORT:**

Members considered that the proposal constituted overdevelopment of the site and the design did not reflect the character of the immediate locality contrary to Policy 7 of the Sid Valley Neighbourhood Plan – Local Distinctiveness.

**651 Trees in Conservation Areas**

- a) 23/1739/TCA Mr Edward River Sid, The Byes, Water Lane. Sidmouth.  
North Ward Eley  
Tree G: 'tree kicker' habitat features in the river Sid. The felled tree is winched back to its stump and secured back to its stump with 12mm steel wire rope (10-ton B/S).

**WITHDRAWN.**

**652 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/2149/TRE Mrs Gray Oak Cottage, Kestell Road, Sidmouth, EX10 8JJ.  
Salcombe Regis  
Ward  
T1, oak : reduce branches over neighbouring garden to clear roof by 2m by pruning to a suitable second order branch. Reduce branches over roof of Oak Cottage to clear 2m by pruning to a suitable second order branch. Reshape remainder of crown by reduction of 1-2m to leave a natural form.

**DEFERRED** awaiting report.

**653 Exemption to a Tree Preservation Order**

None received

**654 Appeals**

None received

**655 Unsupported decisions**

None at the time of meeting.

**656 Enforcement Letters**

None received.

**657 Application for Designation of a Neighbourhood Area**

Members noted that the Council had received notification of an application from the neighbouring Parish of West Hill Parish Council for the designation of Parish of West Hill as a new Neighbourhood Area (shown below) to reflect the creation of Westhill Parish Council in 2017. It was noted that this would remove the area from the existing joint Ottery St Mary and West Hill Neighbourhood Area, which would then be known as the Ottery St Mary Neighbourhood Area. The 'made' Ottery & West Hill Neighbourhood Plan would continue to apply in the parish of West Hill (and Ottery St Mary) until such time as it is replaced.

**658 New Draft Local Plan Update**

Work is continuing on the preparation of the new Local Plan.





