



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

Telephone: 01395 512424
Email: enquiries@sidmouth.gov.uk
Website: www.sidmouth.gov.uk
VAT Reg. No. 142 3103 24

To: All Members of the Planning Working Group
Town Clerk

22 December 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 3 January 2024 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 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 'Ch Holland', written over a thin horizontal line.

Christopher E Holland
Town Clerk

AGENDA

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 20 December 2023.

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 | 23/2513/FUL
East Ward | Mr P
Verstage | H S B C, Fore Street, Sidmouth, EX10 8AA.

Alterations to the Shopfront, removal of the entrance from New Street to Fore Street, and a new DDA Access. |
| 9 | 23/2134/FUL
North Ward | Justin
Korinek | 10 Woolbrook Mead, Sidmouth, EX10 9XF.

Construction of 1 no. dwelling and associated works. |
| 10 | 23/2385/FUL
Primley Ward | Mr Aldam | 87 Sidford High Street, Sidford, EX10 9SA.

Demolition of the existing dwelling and redevelopment of the site to provide four dwellings and a new vehicular access. |

- | | | | |
|-----------|---------------------------------------|---------------------------|--|
| 11 | 23/2588/FUL
Salcombe Regis
Ward | Ian Cretney | Dunscombe Cottage, Salcombe Regis, Sidmouth, EX10 0PN

Construction of raised decking to existing outbuilding. |
| 12 | 23/2639/FUL
South Ward | Mr and Mrs
G Symington | 28 Connaught Road, Sidmouth, Devon, EX10 8TT.

Single storey side / rear extension. |

13 Trees in Conservation Areas

- | | | | |
|-----------|---------------------------|-------------|---|
| a) | 23/2690/TCA
South Ward | Mrs Rusling | The White Cottage, Cotmaton Road, Sidmouth, EX10 8QX.

Maple: fell. Tulip tree: fell. |
|-----------|---------------------------|-------------|---|

14 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- | | | | |
|-----------|---------------------------------------|----------|--|
| a) | 23/2149/TRE
Salcombe Regis
Ward | Mrs Gray | Oak Cottage, Kestell Road, Sidmouth, EX10 8JJ.

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. |
| b) | 23/2419/TRE
South Ward | | Luddesdown, Higher Brook Meadow, Sidford, Devon, EX10 9SS.

T1, Oak : reduction of lateral limbs on southern side and partially east and west side; limbs will be reduced by up to 1.5 metres with cut diameters up to 50mm. |
| c) | 23/2424/TRE | | High Trees, Manor Road, Sidmouth, EX10 8RR.

T1, lime : reduce height by approximately 2 to 3m and shorten branches and re-shape to leave a balanced form. |

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

None received at the time of the publication of agenda.

16 Unsupported decisions

None received at the time of the publication of agenda.

17 Appeals

None received at the time of the publication of agenda.

18 Enforcement Letters

None received at the time of the publication of agenda.

19 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:

08 January Council

17 January Planning working group

22 January Estimates and Grants

Sidmouth Town Council's Planning Working Group
held on Wednesday 20 December 2023
(The Working Group met virtually)

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

Apologies: Cllr Chris Lockyear
Cllr Rachel Perram

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.50am

693 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr John Loudoun	23/2350/AV Merrifield Dental Practice.	Personal	Remained in the meeting during discussion and voting	Patient at the Dental Practice
Cllr John Loudoun	23/2537/FUL Sidmouth Swimming Pool, Ham Lane, Sidmouth	Personal	Remained in the meeting during discussion and voting	Member of EDDC making the application
Cllr Ian Barlow	23/2537/FUL Sidmouth Swimming Pool, Ham Lane, Sidmouth	Personal	Remained in the meeting during discussion and voting	
Lucy Whittaker Planning Clerk	23/2488/FUL Woodlands, Salcombe Regis	Personal	Remained in the meeting during discussion and voting	Acquainted with applicant
Lucy Whittaker Planning Clerk	23/2360/FUL Castle Hill House.	Personal	Remained in the meeting during discussion and voting	Neighbour

694 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.

695 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 29 November.

700 23/2488/FUL Mr Alastair Woodlands, Salcombe Regis, Sidmouth, EX10 0PD.
Salcombe Regis Franks
Ward Proposal to demolish existing bungalow and replace with 1no. dwelling with new access driveway.

DO NOT SUPPORT: Members would like to see a more permanent structure for the proposed dwelling.

701 23/2451/FUL Mr Gary Salcombe Regis Camping And Caravan Park, Salcombe Regis,
Salcombe Regis Burns Devon, EX10 0JH.
Ward Demolition of existing sanitary block and construction of replacement sanitary and amenity block.

SUPPORT.

702 23/2523/FUL Mr & Mrs Northcombe Farm, Salcombe Regis, EX10 0JQ.
Salcombe Regis Eccles
Proposed Annexe (conversion of redundant rural building)

SUPPORT: Members would like to see a condition added which states that the use of the annex was ancillary to the main dwelling.

703 23/2360/FUL Mr & Mrs Castle Hill House, Greenhead, Sidbury, EX10 0QD.
Sidbury Ward Webb
Replacement of existing detached double garage with new detached double garage and games room with ancillary annex accommodation over.

SUPPORT: Members would like to see a condition added which states that the use of the annex was ancillary to the main dwelling.

704 23/2451/FUL Mr Gary Salcombe Regis Camping And Caravan Park, Salcombe Regis,
Salcombe Regis Burns Devon, EX10 0JH.
Ward Demolition of existing sanitary block and construction of replacement sanitary and amenity block.

SUPPORT

705 23/2578/FUL Mr Adrian Mulberry Cottage, Convent Road, Sidmouth, EX10 8RB.
South Ward Rowden
Widen existing entrance, demolish existing garage, and replace to include storeroom/workshop. Create En-suite. Construct first floor dormer in bathroom, and a first floor extension on the south west elevation.

SUPPORT

706 23/2582/FUL Dr and Mrs Clover Cottage, Boughmore Road, Sidmouth, EX10 8SJ.
South Ward D Hall
Proposed timber cabin.

SUPPORT

707 Trees in Conservation Areas

- a) 23/2510/TCA
Sidbury Ward
Rose Hill, Cotford Road, Sidbury, Devon, EX10 0SQ.
T1 - Rowan: dismantle in sections to near ground level. T2 - Ash: dismantle to near ground level. T3 - Holly: reduce to fence height.

DEFERRED: Awaiting Officers report.

- b) 23/2487/TCA
Soth Ward
Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
T2: Hazel - fell. (DR)

NOTED

- c) 23/2267/TCA
South Ward
West Hayes, Convent Road, Sidmouth, EX10 8RL.
T1: Pear - fell. (DR)

NOTED

708 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/2193/TRE
Salcombe Regis
Ward
Salcombe Lodge, Sid Road, Sidmouth, EX10 9AH.
T1, Horse Chestnut: sectional fell, leaving a 'monolith' at a height of 6m (DR).

NOTED

- a) 23/2228/TRE
South Ward
Altura 1, Broadway, Sidmouth, EX10 8XH.
Fir - fell to ground level. (DR)

NOTED

709 Exemption to a Tree Preservation Order

None received.

710 Appeals

None received.

711 Unsupported decisions

- a) 23/1413/FUL Mrs Katie
East Ward Harley
61 High Street, Sidmouth, EX10 8LE.
Installation of dormer windows and roof light to rear elevation, increase in height of roof to rear wing, replacement of existing rear access steps and porch and conversion of existing rear kitchen windows to doors.

SSTC: DO NOT SUPPORT

EDDC: APPROVED

- b)** 23/0810/FUL Mr Alan Stevenson 8 Mill Street, Sidmouth, EX10 8DF.
East Ward Proposed single storey rear extension.
SSTC: SUPPORT EDDC: REFUSE
- c)** 23/1419/FUL Ms J Grigg 41 Fleming Avenue, Sidmouth, Devon, EX10 9NH.
Sidford Erection of first floor side extension.
Village SSTC: SUPPORT EDDC: REFUSE
- d)** 23/1490/FUL SURRIS Ltd Clock Tower Café, Peak Hill Road, Sidmouth, EX10 8RZ.
AND Erection of a replacement conservatory following the demolition of
23/1491/LBC existing.
South Ward SSTC: DO NOT SUPPORT EDDC: APPROVED
- e)_** 23/1827/FUL Mr Terry 91 Sidford, High Street, Sidford, EX10 9SA.
Sidford Ward Price Construction of a detached garage with office building above
(amendment to application number 22/1270/FUL).
SSTC: DO NOT SUPPORT EDDC: APPROVED
- f)** 23/1982/FUL K Davis Fishmongers, The Esplanade, Sidmouth.
East Ward Replacement of a defective fish shed.
SSTC: DO NOT SUPPORT EDDC: APPROVED
- g)** 23/1883/FUL Mr Anthony 45 Primley Road, Sidmouth, Devon, EX10 9LF.
Primley Ward Warfield Construction of single storey side extension, and two storey rear e
extension.
SSTC: DO NOT SUPPORT EDDC: APPROVED
- h)** 23/1974/FUL Mr Kussman Hemphaye Cottage, Station Road, Sidmouth, Devon, EX10 8NZ.
South Ward and Mr G Proposed porch to hair salon and change of use of part to form ground
Ward floor wc for cottage.
SSTC: SUPPORT EDDC: REFUSE

712 Enforcement Letters

None received.

713 New Draft Local Plan Update

Councillor Barlow reported that EDDC's Strategic Planning Committee had identified the favoured site for a possible new town near the A3052 road near Hill Barton although it was still very early days in the Local Plan process.

.....
CHAIR OF THE PLANNING WORKING GROUP