



# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

Telephone: 01395 512424  
Email: [enquiries@sidmouth.gov.uk](mailto:enquiries@sidmouth.gov.uk)  
Website: [www.sidmouth.gov.uk](http://www.sidmouth.gov.uk)  
VAT Reg. No. 142 3103 24

To: All Members of the Planning Working Group  
Town Clerk

4 April 2024

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 10 April 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](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 '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 27 March 2024.

## 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  | 24/0429/LBC<br>East Ward    | Mr David<br>Evans       | Flat 4 Carlton Mansions, The Esplanade, Sidmouth, EX10 8BE.<br><br>Replace rooftiles with new on a like for like basis.   |
| 9  | 23/2513/FUL<br>East Ward    | Mr P<br>Verstage        | H S B C, Fore Street, Sidmouth, EX10 8AA.<br><br>Alterations to the Shopfront, removal of the entrance from New Street to Fore Street, and a new DDA Access.  |
| 10 | 24/0343/FUL<br>Sidbury Ward | Mr & Mrs C<br>Baily     | Chris Baily Engineering, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.<br><br>Alterations to exterior of workshop and internal layout.   |
| 11 | 22/2756/FUL<br>South Ward   | Mr Matthew<br>Raistrick | Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY.<br><br>Construction of two new poolside family rooms and associated parking spaces, and extension to existing poolside family guest room. |

- 12** 24/0435/FUL Mr Michael 24 Woolbrook Park, Sidmouth, Devon, EX10 9DU.  
West Ward Sykes  
Proposed dormered loft extension, external works to increase rear patio and parking areas.

**13 Trees in Conservation Areas**

None received at the time of the publication of agenda.

**14 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

- a)** 24/0576/TRE Mr Luke Balfour Manor, Station Road, Sidmouth, EX10 8XW.  
South Ward Hyson  
0358, Holm Oak (the tree is tagged on site): reduce eastern stem by 3 to 4m and remaining 2 stems by 2m leaving tree at approximately 19m, with an overall canopy spread of 8.5m. Maximum diameter cuts 75-100mm.
- b)** 24/0577/TRE Mr Luke G1, Holm Oaks: overhanging Broadway, crown reduce by 2-3m and  
South Ward Hyson reduce side branches by 2m to clear overhead telecom cables whilst maintaining shape. G2, Laurel: crown lift to 5.2m above ground level and prune back to reduce lateral branches over road.
- c)** 24/0472/TRE Mrs Enid Tudor House, Connaught Close, Sidmouth, EX10 8TU.  
South Ward Holden  
Holm oak : crown reduction of 3m, reducing canopy lateral spread from 11m to 8m; crown lift to 3.5m above ground level above road access.
- d)** 24/0128/TRE Abbeydale, Manor Road, Sidmouth, EX10 8TA.  
South Ward  
T1, Monterey Cypress : Dismantle in sections to near ground level and grind out stump to allow replacement planting (standard Pinus sylvestris 8-10cms girth or a Quercus spp.) (DR)

**15 Notification of a new Tree Preservation order.**

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda

**17 Unsupported decisions**

None received at the time of the publication of agenda.

**18 Appeals**

None received at the time of the publication of agenda.

**19 Enforcement Letters**

None received at the time of the publication of agenda.

**20 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:**

22 April Environment Committee

24 April Planning Working Group

08 May Planning Working Group

**Sidmouth Town Council's Planning Working Group**  
**held on Wednesday 27 March 2024**  
(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Chris Lockyear  
John Loudoun  
John Nicholson  
Rachel Perram

Apologies: Cllr Bernie Davis

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.50am

**820 Declarations of Interest**

|                     |   |          |   |                               |
|---------------------|---|----------|---|-------------------------------|
| Cllr Kelvin Dent    | 24/0263/MFUL<br>Former Council Offices Knowle, Sidmouth     | Personal | Left the meeting and did not vote.        | Resident of Knowle Drive      |
| Cllr Chris Lockyear | 24/0256/FUL<br>Greenway, Cotmaton Road, Sidmouth            | Personal | Remained in the meeting but did not vote. | Acquainted with the applicant |
| All Members         | 24/0454/FUL<br>Avoca Manor Road, Sidmouth                   | Personal | Remained in the meeting and did vote.     | Acquainted with an objector   |
| Cllr Chris Lockyear | 24/0035/LBC<br>The Richmond Hotel, Elysian Fields, Sidmouth | Personal | Remained in the meeting and did vote.     | Acquainted with the applicant |

**821 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.

**822 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 13 March 24.

**823 Urgent Items**

None received

**824 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.

**825** 24/0457/LBC Mr J 122 Woolbrook Road, Sidmouth, EX10 9EA.  
North Ward Roberts Replacement of 11 windows in south west elevation.

**NO OBJECTIONS**

**Note:** Members wanted to ensure the windows would be manufactured in wood.

**826** 24/0295/FUL Mr David 25 Ashley Crescent, Sidmouth, EX10 9UF.  
North Ward Fergie Waterproof cement render to be applied to front and side of porch.

**NO OBJECTIONS**

**827** 24/0558/FUL Johanna 7 Tyrrell Mead, Sidmouth, Devon, EX10 9TW.  
Primley Ward Morris Single storey rear extension, and side facing new entrance door & window.

**NO OBJECTIONS**

**828** 24/0298/FUL Mr Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon, EX10 0NU.  
Salcombe Regis Matthew Demolition of existing stables 1-4, The Ressies, Stallion Boxes &  
Ward Maslen staff/office. Proposal to erect 5no. donkey shelters/stables, and a  
staff accommodation building.

**NO OBJECTIONS.**

**NOTE:** Members would like to see the addition of solar panels on the staff accommodation building.

**829** 24/0531/AGR Mr William Mortice Farm, Salcombe Regis, Sidmouth, EX10 0JH.  
Salcombe Regis Spiller General agricultural building for storage of machinery and fodder,  
steel portal frame building with Yorkshire boarding and concrete  
panels.

**NO OBJECTIONS**

**830** 24/0498/HRN Miss Lucy Combe Wood Farm, Salcombe Regis, Sidmouth, EX10 0JN.  
Salcombe Regis Buckingham Removal of 5m of hedgerow.

**NO OBJECTIONS**

**Note:** Members would like to express regret that hedgerow should need to be removed.

**831** 23/2603/FUL Sue Byes Lodge, Drakes Avenue, Sidford, EX10 9QY.  
Sidford Village Wiltshire  
Ward Proposed loft conversion with construction of second floor rear  
dormer with cladding.

**NO OBJECTIONS**

**832** 24/0263/MFUL Mr Paull Former Council Offices Knowle, Sidmouth, Devon, EX10 8HL.  
South Ward  
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 (Sheltered housing) and (d) Erection of 4 houses and 3 townhouses (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) (Variation to previous application (23/0571/MFUL) showing removal of balconies and elevational changes to west elevation of Retirement Living block). (Amendment).

**OBJECT:**

Members had, at previous meetings, expressed significant concerns and made objections regarding proposals, citing various issues that required urgent attention and revision. These have not been addressed by the applicant in the latest application. Members reiterated that the proposed development's nonalignment with Policy 1 Sid Valley Development Principles was a primary concern. The policy emphasised the importance of avoiding adverse impacts on the environmental and aesthetic quality of the Sidmouth area and aims to protect or enhance the Sid Valley. However, as outlined in previous communications, there were several key areas where the proposed development fell short:

- 1) Population Impact: The anticipated increase in elderly residents without a corresponding plan to address healthcare and support services challenges the existing infrastructure's capacity and raised major concerns about meeting the needs of both current and future residents. This issue was also raised in an objection by Dr Joe Stych of Sid Valley Medical Practice.
- 2) Environmental Concerns: The scale, design, and impact on the surrounding landscape, including overlooking adjacent properties, remained significant issues that needed to be addressed to ensure the development respected the character and scale of the existing neighbourhood. The increase in the number of units proposed would mean the removal of a number of mature trees which would have acted to screen any development from lines of sight from all angles around the valley. This development is therefore contrary to Strategies 6 and 26 and Policy D1 of the East Devon Local Plan 2013-2031, Policy 7 of the Sid Valley Neighbourhood Plan, 2018-2032 and National Planning Policy Framework, 2023 in particular paragraphs 131, 135 and 139.
- 3) Design and Aesthetics: Despite minimal efforts to revise the proposals, concerns persisted

regarding the attractiveness, design quality, and compatibility with the surrounding area, including the impact on a listed 'Folly' and overall visual harmony. Furthermore, the presence of an additional 18 balconies overlooking the park raised privacy and aesthetic concerns, impacting both residents and park users negatively. The development proposals are contrary to Policy D1 of the East Devon Local Plan 2013-2031, Policy 6 of the Sid Valley Neighbourhood Plan, 2018-2032 and National Planning Policy Framework in particular paragraph 135.

4) Housing Market Considerations: Given the over-supply for retirement living accommodation that already exists within the valley, and the national trend for older residents to shun such purpose built properties, questions about the demand for such units and the balance of priorities in addressing housing needs, particularly regarding age-restricted units, required careful consideration and justification. These concerns have been raised on many occasions and by many residents of the Sid Valley. 51% of residents in the valley are over the age of 65. The Sid Valley no longer needs or can manage this type of accommodation. Members did not agree that with the assertion that local residents would downsize. Historic sales of such flats revealed that they were mainly sold to incoming residents. McCarthy and Stone will be aware of the poor sales performance of a recent Churchill Development in Sidford, as it is part of the same group of companies.

5) Parking and Traffic Management: Insufficient parking is provided within the complex, both for residents and the large number of accompanying care staff and visitors. This would lead to over-spill parking on surrounding streets, causing congestion, safety risks, and inconvenience for residents, visitors, and staff.

6) The site does not conform with the current Local Plan 2013-2031. This proposed an allocation of just 50 new homes on this site. Sidmouth's need is for housing for families, at the affordable end of the market. In addition, this application does nothing to address the need for low cost accommodation for support staff.

Recent objections and negative feedback from the community highlighted additional concerns that should be addressed. Residents were in fear that the proposed development's scale and size would be detrimental to Sidmouth, leading to increased demands on essential services such as healthcare, emergency services, and carers. Suggestions, such as reserving a portion of the flats for carers/workers should be given serious consideration to ensure the development's sustainability and positive impact on the community.

Other objections noted a potential lack of light between the tall apartment blocks. This would reduce quality of life for its future residents. Environmental concerns included an apparent lack of provision for renewable energy and a proposal to include astroturf at the care home. The latter is unacceptable, leads to greater water run off, break down into microplastics and is likely to be banned in the forthcoming revision of the NPPF. Considering these collective concerns and objections, Members requested that the applicants reconsider and collaborate closely with the community to develop a revised proposal that addressed the issues comprehensively which would help to contribute to its long-term success and positive integration into the Sidmouth area.

|            |                           |                               |  |
|------------|---------------------------|-------------------------------|--|
| <b>833</b> | 24/0256/FUL<br>South Ward | Mr Mark<br>Agnew & Dr<br>Mary | Greenway, Cotmaton Road, Sidmouth, EX10 8SW.<br>Proposed new roof dormer to East (front) elevation, proposed new |
|------------|---------------------------|-------------------------------|--|



Hobley side facing first floor window, and new roof-light on North elevation, new side facing rooflight on south elevation (roof).

**NO OBJECTIONS.**

**834** 24/0454/FUL Mr & Mrs Avoca Manor Road, Sidmouth, Devon, EX10 8RR.  
South Ward Murray  
Cowen Proposed new dwelling with parking and garden.

**OBJECT:**

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.

**835** 24/0035/LBC Mrs The Richmond Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.  
South Ward Melanye  
Luscombe To remove flat roofed extension to the curtilage cottage, to remove laundry building and refurbish the roof of the curtilage cottage all within the grounds of Grade II\* listed building.

**SUPPORT**

**836** 24/0462/FUL Mr Roger Unit 4, Alexandria Industrial Estate,  
West Ward Taylor Extension to vehicle repair and MOT workshop.

**NO OBJECTIONS.**

**837 Trees in Conservation Areas**

None received.

**838 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

**a)** 24/0277/TRE Sherwood, Salcombe Hill Road, Sidmouth, Devon, EX10 8JS.  
Salcombe Regis T1, Lime: re-pollard to previous reduction points. (DR)  
Ward

**APPROVED:** subject to the conditions recommended by the Arboricultural Officer.

**b)** 24/0472/TRE Mrs Enid Tudor House, Connaught Close, Sidmouth, EX10 8TU.  
South Ward Holden Holm oak : crown reduction of 3m, reducing canopy lateral spread from 11m to 8m; crown lift to 3.5m above ground level above road access.

**DEFERRED: AWAITING OFFICERS REPORT**

**839 Exemption to a Tree Preservation Order**

None received.

**840 Appeals**

None received.

**841 Unsupported decisions**

None received.

**842 Enforcement Letters**

None received.

**843 Urgent Items**

None received.

**844 New Draft Local Plan Update**

The District Council will shortly undertake formal consultation on the provision of Employment Land and the Town Council may well wish to comment.

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**CHAIR OF THE PLANNING WORKING GROUP**