



# SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group  
Town Clerk

6 July 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 12 July 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'.

**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 28 June 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.

**Applications for consideration**

- |           |                                       |                                  |   |
|-----------|---------------------------------------|----------------------------------|---|
| <b>7</b>  | 23/1181/LBC<br>Salcombe Regis<br>Ward | Mr James<br>Metcalf              | 1 Sid Bank, Sid Lane, Sidmouth, EX10 9AW.<br>Remove existing cement render to the front of the property (West Elevation) re-render in lime with paint finish. |
| <b>8</b>  | 23/1345/FUL<br>Sidbury Ward           | Mr & Mrs<br>Christopher<br>Stone | Bovetts Farm, Sidbury, EX10 0QN.<br>Detached car port.  |
| <b>9</b>  | 23/1283/FUL<br>Sidbury Ward           | Mr Ralph<br>Watson               | Bramley, Ridgeway, Sidbury, Devon, EX10 0SF.<br>Erection of a Bungalow.   |
| <b>10</b> | 23/1294/FUL<br>Sidford Village        | Kim & Steve<br>Thomson           | Trow View, Two Bridges Road, Sidford, EX10 9PL.<br>To replace conservatory with single storey side extension.   |

- 11**    23/1300/FUL      Mr and Mrs      The Haven, Frys Lane, Sidford, EX10 9SP.  
         Sidford Village      O'Connor      The creation of a driveway to provide off street parking - previously  
   approved under reference number 21/2947/FUL.

**12 Trees in Conservation Areas**

None received at the time of the publication of agenda.

**13 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

- a)**    23/1082/TRE      Fairleigh, Manor Road, Sidmouth, Devon, EX10 8RR.  
  
   T1, Holm Oak : crown lift over garage by removing first 4 secondary  
   branches from limb over roof.

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

None received at the time of the publication of agenda.

**15 Unsupported decisions**

- a)**    23/0440/FUL      Mr Peter      9 Victoria Road, Sidmouth, Devon, EX10 8TZ.  
         South Ward      Regan      Proposed two-storey side extension.  
  
   STC: DO NOT SUPPORT    EDDC: SUPPORT WITH CONDITIONS

**16 Appeals**

None received at the time of the publication of agenda.

**17 Enforcement Letters**

None received at the time of the publication of agenda.

**18 Local Plan update**

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.

**Forthcoming Council and Working Group meetings:**

26 July      Planning Working Group  
7 August    Council Meeting  
9 August    Planning Working Group

## Sidmouth Town Council's Planning Working Group

held on Wednesday 28 June 2023

(The Working Group met virtually)

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

Apologies: Chris Lockyear  
Rachel Perram

The meeting started at 10.00am and finished at 11.15am

### 507 Declarations of Interest

None received.

### 508 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.

### 509 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 meeting of 14 June 2023 subject to the amendment of minute 496 to record that this was a split decision. Members supported the kitchen extension but recommended that building work should be restricted to between 9am and 5pm on Mondays to Fridays only in the interests of the amenity of the neighbour's.

### 510 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.

<b>511</b>	23/1158/FUL East Ward	Mr And Mrs Richard Bartram	Kingdom Hall, Russell Street, Sidmouth, EX10 8DD.  Change of use from disused assembly building to one residential unit.
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#### **SUPPORT**

NOTE: Members had concerns about the inclusion of a wood-burning stove in this urban situation.

<b>512</b>	23/0996/FUL East Ward	Mr and Mrs Weston	2 Riverside Terrace, Riverside, Sidmouth, Devon, EX10 8BU.  Replacement of single storey polycarbonate roofed area to the rear with flat roofed extension with balcony.
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**SUPPORT**

<b>513</b>	23/1274/FUL North Ward	Ms P Luetchford	14 Brookside, Sidmouth. EX10 9UN.  Demolition of existing garage and construction of new garage and utility room.
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**SUPPORT**

<b>514</b>	23/1106/LBC North Ward	Mr Mark Eggleton	58-60 Woolbrook Road, Sidmouth, EX10 9XA.  Insertion of a fire protection partition in the loft of the building.
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**SUPPORT**

<b>515</b>	23/1161/FUL Salcombe Regis Ward	Mr S Conway	Land At Salcombe Regis.  To erect an Agricultural building.
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**DO NOT SUPPORT:** Members were not convinced there was an agricultural need for a building of this size, which seemed excessive for the land in question.  
They did not support the application subject to the advice of the Local Planning Authority's Agricultural Advisor.

<b>516</b>	23/0539/FUL Salcombe Regis Ward	Mr and Mrs Langman	Higher Thorn Cottage, Salcombe Regis, Sidmouth, EX10 0PA.  Replacement of existing shed.
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**SUPPORT**

<b>517</b>	23/1231/FUL South Ward	Miss T Legg	2 Alexandria Road, Sidmouth, Devon, EX10 9HB.  Raising of flat garage roof for conversion to study.
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**SUPPORT**

<b>518</b>	23/0870/FUL South Ward	Mr & Mrs Eland- Hicks	Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ,  Single storey extension, conversion of roof space to habitable use, 2 dormers and 2 front rooflights.
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**DO NOT SUPPORT:** Members felt the design to be contrary to the Sid Valley Neighbourhood Plan Policy 7: Design and Distinctiveness.

<b>519</b>	23/1208/FUL South Ward	Mr Matthew Raistrick	Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY.  Construction of a lift shaft to rear (north) elevation.
<b>SUPPORT</b>			
<b>520</b>	23/1228/FUL West Ward	Mr and Mrs G Worrall	10 Pathwhorlands, Sidmouth, EX10 9HF.  Two story side extension with single story extension at the front and rear.
<b>SUPPORT</b>			
<b>521</b>	<b>Trees in Conservation Areas</b>		
<b>a)</b>	23/1232/TCA South Ward	Mr Clarke	Woodrising, Bickwell Valley, Sidmouth, Devon, EX10 8RF.  T1, Golden Lawson cypress : reduce by 3m and lift lower branches to approximately 3m. T2, Golden Thuja : reduce by 3 - 4m and shorten lower branches. T3-8, Group of six Thuja : fell to as near ground level as possible.
<b>DEFER: pending Arboricultural Officer's report</b>			
<b>b)</b>	23/1253/TCA South Ward	Mr Cudmore	Sharpsmead Bickwell Valley, Sidmouth EX10 8RF.  T1: Lawson cypress - fell to as near ground level as possible.
<b>DEFER: pending Arboricultural Officer's report</b>			
<b>c)</b>	23/1286/TCA South Ward	Mr Chris Heywood	Pipers Chantry, Convent Road, Sidmouth, EX10 8RE.  T1: Birch - crown lift lower limbs to give a clearance of approx 5m from ground level. To prune limbs overhanging garden / patio areas back by removing branch ends of up to 2m in length, target pruning cuts of up to 75mm.
<b>DEFER: pending Arboricultural Officer's report</b>			
<b>d)</b>	23/0998/TCA South Ward		1 The Laurels, Sidmouth, Devon, EX10 8UX.  T14: Western Red Cedar - fell.
<b>WORKS NOTED</b>			
<b>522</b>	<b>Trees with Preservation Orders</b>		
<b>a)</b>	23/0952/TRE Sidford Ward		Upper Heights, Burscombe Lane, Sidford, Sidmouth, EX10 9SF.  T1: Oak - reduce branch growing towards the rear corner of Upper Heights, removing the fourth order branch making 1 cut approx 100mm. T2: group of Beech trees - reduce the crowns of the trees by 2 - 3m, (possibly removing end lengths of 4 - 5m) with cuts approximately 60 - 80mm of second and third order branches overhanging the garden of Upper Heights.
<b>APPROVE: subject to the conditions as advised by the Arboricultural Officer</b>			

- |    |                           |                          |   |
|----|---------------------------|--------------------------|---|
| b) | 23/0520/TRE<br>South Ward | Mr Malcolm Malloch-Brown | 24A Witheby, Sidmouth, Devon, EX10 8SR.<br><br>T2, White Birch : fell. T2, T3, T4 : replace with Western Red Cedar, Mountain Ash and Western Red Cedar, respectively. |
|----|---------------------------|--------------------------|---|

**APPROVE:** subject to the conditions advised by the Arboricultural Officer

- |    |                           |   |
|----|---------------------------|---|
| c) | 23/0651/TRE<br>South Ward | Knowle Grange, Knowle Drive, Sidmouth, EX10 8HN.<br><br>T1: lime - shorten back over neighbour's roof, leaving 2m clearance. Reduce and re-shape by approximately 1m to leave a natural form by pruning to second order branches. |
|----|---------------------------|---|

**SPLIT DECISION:** To allow the crown lifting by 2m over the garage subject to the conditions advised by the Arboricultural Officer but refuse the reduction and reshaping.

### 523 New Tree Preservation Order

None received

#### Exemption to a Tree Preservation Order

- |    |                           |           |   |
|----|---------------------------|-----------|---|
| a) | 56/0004/TPO<br>South Ward | Mr Hyson  | Balfour Manor, Station Road, Sidmouth EX10 8XW.<br><br>Carry out remedial works to 3 ash stems.   |
| b) | 23/1315/TCA<br>South Ward | Mr Clarke | Long Orchard, Elysian Fields, Sidmouth EX10 8UH.<br><br>T1 - Monterey cypress, removal of snapped limbs T2 - sweet chestnut, removal of deadwood. |

### 524 Appeals

None received

### 525 Unsupported decisions

- |     |                             |               |   |
|-----|-----------------------------|---------------|---|
| 526 | 23/0218/FUL<br>Sidbury Ward | Katya Lilburn | Halfway House, Sidbury, Devon, EX10 0QN. Proposed single storey side extension and internal alterations and proposed detached building for use as a domestic garage, workshop and studio. |
|-----|-----------------------------|---------------|---|

STC: Not supported    EDDC: Approved with conditions

- |     |                                |                |  |
|-----|--------------------------------|----------------|--|
| 527 | 22/1270/FUL<br>Sidford Village | Mr Terry Price | 91, Sidford High Street, Sidford, Sidmouth, EX10 9SA. Construction of detached garage and office building (revision to garage approved under planning permission 15/1274/FUL). |
|-----|--------------------------------|----------------|--|

STC: Not supported    EDDC: Approved with conditions

### 528 Enforcement Letters

None received

**529    Local Plan update.**

The Chair reported that the consultation draft of the new Local Plan had been published. However, the Local Planning Authority are now awaiting a new draft of the National Planning Policy Framework which will indicate how many new dwellings the Local Plan will be expected to allocate.

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**CHAIR OF THE PLANNING WORKING GROUP**