



# SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group  
Town Clerk

8 February 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 14 February 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 31 January 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.)

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|----------|-----------------------------|--------------------|--|
| <b>8</b> | 24/0146/ADV<br>East Ward    | Sonja<br>Critchley | Joules, Market Place, Sidmouth, EX10 8AR.<br><br>Banking hubs signage and branding including 1no. externally illuminated heritage brand fascia and 2no. illuminated projecting signs. 1no. directory of services sign and 2no. illuminated marketing posters. An A4 opening hours sign, an A5 Assistance sign and an A5 CCTV sign will be positioned on the entrance door. |
| <b>9</b> | 23/2603/FUL<br>Primely Ward | Sue Wiltshire      | Byes Lodge, Drakes Avenue, Sidford, EX10 9QY.<br><br>Proposed loft conversion with construction of second floor rear dormer with cladding.   |

- 10** 24/0179/FUL Mr & Mrs June Cottage, Hillside Road, Sidmouth, Devon, EX10 8JG.  
Salcombe Regis Jones Demolish existing dwelling, construction of single storey detached  
Ward replacement dwelling
- 11** 24/0098/FUL The Slade The Slade Centre, Donkey Sanctuary, Mire Lane, Salcombe Regis,  
Salcombe Regis Centre, Mr Devon, EX10 0NU.  
Ward Matthew Construction of a new shelter building for donkeys to replace  
Maslen existing.
- 12** 24/0020/LBC Mr M Coman Sand Lodge, Sidbury, EX10 0QN.  
Sidbury Ward Internal alterations (part retrospective) including: Replace cement  
render replaster with lime at First Floor and Ground Floor. Introduce  
stud partition walls to provide an ensuite (bedroom 1) at First Floor.  
Provide underfloor heating, wall hung balance flue combi oil boiler,  
paint existing flint wall (internal partition wall) at Ground Floor.  
External alterations (part retrospective) including: Replacement first  
floor hay loft window with double glazed window; introduce a  
external glazed panel door to the existing stable doorway retaining  
the stable door in-situ, replace uPVC guttering with timber gutter,  
replacement external timber steps to the north elevation of the  
lodge building.
- 13** 23/0571/MFUL The Knowle, Sidmouth, EX10 8HH.  
South Ward To consider the resolution of full Council made at its meeting held on  
Monday 5 February:  
  
that the Planning Working Group be asked to prepare, as is  
considered necessary, for any potential appeal against the recent  
planning application 23/0571/MFUL relating to development at the  
Knowle. (Cllrs Kelvin Dent and Mike Goodman declared Personal  
Interest in the planning application as they lived adjacent to the site.  
Cllr Ian Barlow declared a Personal interest in the application as he  
sat on East Devon District Council's Development Management  
Committee).
- 14 Trees in Conservation Areas**
- a)** 24/0138/TCA Mrs Deb Flat 1, Glenthorne, Convent Road, Sidmouth, EX10 8RL.  
South Ward Swift Pittisporum: crown reduce by no more than 1.5m and maintain  
clearance of 2.5m above footpath on Cheese Lane.
- b)** 24/0223/TCA 13 Cottington Court, Sidmouth, EX10 8HD.  
South Ward PROPOSAL: T1: Yew - reduce height by 1.5-2m, and reshape/prune  
back all lateral branches by 1-1.5 metres to leave a balanced form.  
Topping cuts of 6-9cm diameter. Lateral cuts of 3-6cm diameter.

**15 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda

**18 Unsupported decisions**

None received at the time of the publication of agenda.

**19 Appeals**

None received at the time of the publication of agenda.

**20 Enforcement Letters**

None received at the time of the publication of agenda.

**21 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:**

28 February Planning Working Group

04 March Council & Town Assembly

13 March Planning Working Group

**Sidmouth Town Council's Planning Working Group**  
**held on Wednesday 31 January 2024**  
**(The Working Group met virtually)**

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

Apologies: Cllr Rachel Perram

The meeting started at 10.00am and finished at 10.20am

**744 Declarations of Interest**

No declarations of interest were made.

**745 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.

**746 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 17 January 24.

**747 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>748</b>	24/0075/FUL Sidford Village Ward	Mrs Caroline Cooper	11 Harcombe Lane, Sidford, Devon, EX10 9QN Construction of rear extension, loft conversion with new roof and timber cladding on South East and North West elevations.
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**SUPPORT**

**749 Trees in Conservation Areas**

<b>a)</b>	23/2690/TCA South Ward	The White Cottage, Cotmaton Road, Sidmouth, EX10 8QX. Maple: fell. Tulip tree: fell. (DR)
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**NOTED**

## 750 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 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.)

**DEFERRED:** Awaiting Officers report

- b) 24/0127/TRE Mr Spencer Brinkburn, Court Manor Road, Sidmouth, EX10 8SB.  
South Ward Jarrett  
T376, Lime : crown raise to 3m over public footpath to comply with the Highways Act 1980, maximum diameter of cuts (MDC) 50mm.  
T377, Rowan : remove epicormic growth from base, MDC 25mm.  
G1001, Limes (group of 4) : repollard, MDC 75mm.

**DEFERRED:** Awaiting Officers report

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

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

## 751 Exemption to a Tree Preservation Order

None received.

## 752 Appeals

None received.

## 753 Unsupported decisions

- a) 23/1615/FUL Mrs Joanna Sid Abbey, West Sid Road, Sidmouth, Devon, EX10 9HN.  
Salcombe Regis Jeffrey  
Ward  
Retrospective permission to retain replacement shed.  
**STC: SUPPORTED** **EDDC: REFUSED**  
Subject to LBC.
- b) 23/2262/VAR Mr & Mrs The Barn And Pinn Cottage, Bowd, Sidmouth, EX10 0ND.  
North Ward Clinch  
Application ref 23/2262/VAR: Removal of condition no.2 of permission ref: 7/39/02/P1130/00114: to allow use as an unrestricted dwelling.

**STC: NO COMMENT**

**EDDC: REFUSED**

## 754 Enforcement Letters

None received.



**755 Urgent Items**

- a) 24/0041/TRE Mr Little Hayes, Salcombe Hill Road, Sidmouth, EX10 8JR.  
Salcombe Regis Matthew x2 Ash - T12 and T13 of TPO 19/0003/TPO: fell.  
Ward Player

Members were advised of the above application, which was deferred at the last meeting awaiting the Arboricultural Officer's report. It was understood that there was much concern from neighbours regarding the condition and safety of the trees.

**RESOLVED:** that in the interest of expediency due to concerns regarding the safety of the trees, the Town Clerk in consultation with the Chair of the Working Group, be given delegated authority to approve the works subject to a supporting report being received from the Local Planning Authority Arboricultural Officer.

**756 New Draft Local Plan Update**

Work on preparing the new Local Plan was continuing,

**CHAIR OF THE PLANNING WORKING GROUP**

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