



# 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

14 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 20 December 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 '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 29 November 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.)

- |           |                             |   |  |
|-----------|-----------------------------|---|--|
| <b>8</b>  | 23/2537/FUL<br>East Ward    | Mr Jorge<br>Pineda-<br>Langford<br>(EDDC) | Sidmouth Swimming Pool, Ham Lane, Sidmouth, EX10 8XR.<br><br>Erection of a new public toilet building.   |
| <b>9</b>  | 23/2350/ADV<br>East Ward    | Mrs Christina<br>Parkes                   | Merrifield Dental Practice, 15 Mill Street, Sidmouth, EX10 8DW.<br><br>Erection of a post mounted sign, with two directed spot lights positioned at ground level.  |
| <b>10</b> | 23/2461/VAR<br>Primley Ward | Mr and Mrs<br>Haste                       | 27 Primley Road, Sidmouth, Devon, EX10 9LD.<br><br>Variation of Condition No.2 approved drawings from 23/0921/FUL – Single storey glass canopy to the rear elevation of the property.<br><br>Proposal for addition of fixed glazing and sliding glass doors. |

- |           |                                       |                       |  |
|-----------|---------------------------------------|-----------------------|--|
| <b>11</b> | 23/2488/FUL<br>Salcombe Regis<br>Ward | Mr Alastair<br>Franks | Woodlands, Salcombe Regis, Sidmouth, EX10 0PD.<br><br>Proposal to demolish existing bungalow and replace with 1no. dwelling with new access driveway.  |
| <b>12</b> | 23/2451/FUL<br>Salcombe Regis<br>Ward | Mr Gary<br>Burns      | Salcombe Regis Camping And Caravan Park, Salcombe Regis, Devon, EX10 0JH.<br><br>Demolition of existing sanitary block and construction of replacement sanitary and amenity block.   |
| <b>13</b> | 23/2523/FUL<br>Salcombe Regis         | Mr & Mrs<br>Eccles    | Northcombe Farm, Salcombe Regis, EX10 0JQ.<br><br>Proposed Annexe (conversion of redundant rural building)   |
| <b>14</b> | 23/2360/FUL<br>Sidbury Ward           | Mr & Mrs<br>Webb      | Castle Hill House, Greenhead, Sidbury, EX10 0QD.<br><br>Replacement of existing detached double garage with new detached double garage and games room with ancillary annex accommodation over.   |
| <b>15</b> | 23/2578/FUL<br>South Ward             | Mr Adrian<br>Rowden   | Mulberry Cottage, Convent Road, Sidmouth, EX10 8RB.<br><br>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. |
| <b>16</b> | 23/2582/FUL<br>South Ward             | Dr and Mrs D<br>Hall  | Clover Cottage, Boughmore Road, Sidmouth, EX10 8SJ.<br><br>Proposed timber cabin.  |

## **17 Trees in Conservation Areas**

- |           |                             |  |   |
|-----------|-----------------------------|--|---|
| <b>a)</b> | 23/2510/TCA<br>Sidbury Ward |  | Rose Hill, Cotford Road, Sidbury, Devon, EX10 0SQ.<br><br>T1 - Rowan: dismantle in sections to near ground level. T2 - Ash: dismantle to near ground level. T3 - Holly: reduce to fence height. |
| <b>b)</b> | 23/2487/TCA<br>Soth Ward    |  | Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.<br><br>T2: Hazel - fell. (DR)   |
| <b>c)</b> | 23/2267/TCA<br>South Ward   |  | West Hayes, Convent Road, Sidmouth, EX10 8RL.<br><br>T1: Pear - fell. (DR)  |

## **18 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

- |           |                                       |  |   |
|-----------|---------------------------------------|--|---|
| <b>a)</b> | 23/2193/TRE<br>Salcombe Regis<br>Ward |  | Salcombe Lodge, Sid Road, Sidmouth, EX10 9AH.<br><br>T1, Horse Chestnut: sectional fell, leaving a 'monolith' at a height of 6m (DR). |
| <b>b)</b> | 23/2228/TRE<br>South Ward             |  | Altura 1, Broadway, Sidmouth, EX10 8XH.<br><br>Fir - fell to ground level. (DR)   |

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

None received at the time of the publication of agenda.

## 20 Unsupported decisions

- a)** 23/1413/FUL Mrs Katie 61 High Street, Sidmouth, EX10 8LE.  
East Ward Harley  
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 8 Mill Street, Sidmouth, EX10 8DF.  
East Ward Stevenson  
Proposed single storey rear extension.  
SSTC: SUPPORT EDDC: REFUSE
- c)** 23/1419/FUL Ms J Grigg 41 Fleming Avenue, Sidmouth, Devon, EX10 9NH.  
Sidford Village  
Erection of first floor side extension.  
SSTC: SUPPORT EDDC: REFUSE
- d)** 23/1490/FUL SURRIS Ltd Clock Tower Café, Peak Hill Road, Sidmouth, EX10 8RZ.  
AND  
23/1491/LBC Erection of a replacement conservatory following the demolition of  
South Ward existing.  
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 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  
Ward Proposed porch to hair salon and change of use of part to form ground floor wc for cottage.  
SSTC: SUPPORT EDDC: REFUSE

**21 Appeals**

None received at the time of the publication of agenda.

**22 Enforcement Letters**

None received at the time of the publication of agenda.

**23 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:**

03 January Planning Working Group

08 January Council

17 January Planning working group

22 January Estimates and Grants

## Sidmouth Town Council's Planning Working Group

held on Wednesday 29 November 2023

(The Working Group met virtually)

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

Apologies: Cllr Chris Lockyear

Also present: Cllr Ian Barlow  
Cllr John Nicholson

The meeting started at 10.00am and finished at 11.15am

### 674 Declarations of Interest

None received.

### 675 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.

### 676 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 15 November.

### 677 Urgent items received after formulation of the Agenda

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

**NO COMMENTS**

### 678 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.

679	23/2432/FUL	Mr Mark	Laneside, Drakes Avenue, Sidford, Devon, EX10 9QY.
	North Ward	Eggleton	New cladding to be applied to the front elevation of the property.

**SUPPORT**

**680** 23/2452/FUL Zara 9 Blackthorn Close, Sidmouth, Devon, EX10 9XR.  
North Ward Tsigarides Single storey rear extension

**SUPPORT**

**681** 23/2210/FUL Diana Combe Wood House, Salcombe Regis, EX10 0JN.  
Salcombe Regis Claydon Installation of a 16 panel ground mounted solar array in the open  
Ward ground to the North of Combe Wood House.

**SUPPORT**

**682** 23/2375/FUL Mr Chris Copplestones, Ridgeway, Sidbury, Devon, EX10 0SF.  
Sidbury Ward Rosling Change of roof, wall materials and rooflight on existing extension  
on north elevation and installation of new door and window on  
south boot room elevation.

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

**683** 23/2376/LBC Mr Chris Copplestones, Ridgeway, Sidbury, Devon, EX10 0SF.  
Sidbury Ward Rosling Change of roof, wall materials and rooflight on existing extension  
on northern elevation and installation of new door and window on  
south boot room elevation.

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

**684** 23/2230/FUL Mr Andrew Forest Edge Campsite, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.  
Sidbury Ward Hall Proposal for change of use to permanent campsite with 40 tent  
pitches and 10 caravan pitches. Erection of toilet and wash block.

**DO NOT SUPPORT:** Members did not consider that the proposed increase in development from what was currently permitted, would conserve, or enhance the AONB by reason of visual intrusion which would likely lead to further development.

**685** 23/2086/LBC Mr & Mrs 2 Stowford Court, Stowford, Sidmouth, Devon, EX10 0NA.  
East Ward Trivett Construction of first floor side extension and single-storey  
extension to northwest elevation; external works to move retaining  
wall, additional paved areas, replacement porch canopy and  
relocation of electric meter; removal and additions of selected  
internal partition walls, alterations and additions in fenestration;  
change of floor coverings and re-locating radiator in lounge area.

**DO NOT SUPPORT:** Members felt the proposed extension, particularly the proposed windows would not be in keeping with the existing dwelling. The design would not complement and enhance the local distinctiveness of the immediate locality and was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan Local Distinctiveness.

**686 Trees in Conservation Areas**

- a) 23/2123/TCA  
East Ward
- St Giles And St Nicholas Church And Cemetery, Church Street, Sidmouth.

Reduce the tree canopy on the north west side where it is encroaching on Amyatts Terrace by approximately 1.5m.

**NOTED**

- b) 23/2478/TCA  
Salcombe Regis
- Mrs Shan  
Merritt
- 5 Millford Avenue, Sidmouth, EX10 8DS.
- T1, Cotoneaster : To coppice just above ground level; to manage in accordance with the space available. The tree /shrub has been left unmanaged for several years and has out grown the space, it also has a heavy lean toward the property - coppicing would enable the new growth to be managed for better form in the future. T2, Holm Oak : To coppice just above ground level –again this tree has outgrown the space available and is growing toward, and interfering with the property. It has grown toward the property due to suppression by-T3. Coppicing of this tree and removal of T3, would allow the new growth space to develop, and therefore promote vertical growth, whilst maintaining a live root system for bank stability. T3, Cypress : To dismantle to ground level. This tree is growing toward, and is in close proximity to the property. It is also suppressing the adjacent Holm Oak (T2). Removal will allow more light into the property and garden making a better environment for new planting in this area. T4, T5, T6, T7, T8. Old Sycamore pollards : To coppice just above ground level. These trees have been "topped" historically and are now suffering because of this previous work, they are of poor form, showing poor vitality and also have decay forming at the old pruning wounds. The idea is to coppice these trees just above ground level to encourage healthy young growth whilst maintaining the root systems to help maintain bank stability.

**DEFERRED:** Awaiting Officers report.

- c) 23/2487/TCA  
South Ward
- Mr Andrew  
Cresswell
- Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
- T2: Hazel - fell.

**DEFERRED:** Awaiting Officers report.



**687 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/2057/TRE 1 Willoughby House, Peak Hill Road, Sidmouth, EX10 0NW.  
South Ward x7 beech - coppice to 1m high to recreate former hedge. (x1 Ash and x1 Holly, not in TPO).

**REFUSED** For the following reason: The beech trees and the ash in the application make a significant contribution to public amenity and to the sylvan character of the locality. The proposed felling or reduction of the trees to a 1m high hedge would be detrimental to amenity and to the character of Peak Hill. With reference to the information put forward in support of the application, the harm is considered not to be justified.

- b) Notification of New Tree Preservation Order made:

23/0059/TPO Land at Luddesdowne, Higher Brook Meadow, Sidford, Sidmouth.

**NOTED**

**688 Exemption to a Tree Preservation Order**

None received.

**689 Appeals**

None received.

**690 Unsupported decisions**

None received.

**691 Enforcement Letters**

None received.

**692 New Draft Local Plan Update**

The District Council Members again reported on the extremely tight timetable set by the District Council for completion of the new Local Plan. The Chair reported-on correspondence which he had had with Consultants who had advised the Town Council on the preparation of the Neighbourhood Plan. It appeared to be premature to review the Neighbourhood Plan at the present time. A full new Housing Needs Assessment would be extremely expensive although there might be scope for asking for a quote for a quick update on Sidmouth's housing needs.

.....  
**CHAIR OF THE PLANNING WORKING GROUP**