



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

21 March 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 27 March 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 13 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.)

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|-----------|---------------------------------------|----------------------|--|
| 8 | 24/0457/LBC
North Ward | Mr J Roberts | 122 Woolbrook Road, Sidmouth, EX10 9EA.
Replacement of 11 windows in south west elevation. |
| 9 | 24/0295/FUL
North Ward | Mr David
Fergie | 25 Ashley Crescent, Sidmouth, EX10 9UF.
Waterproof cement render to be applied to front and side of porch. |
| 10 | 24/0558/FUL
Primley Ward | Johanna
Morris | 7 Tyrrell Mead, Sidmouth, Devon, EX10 9TW.
Single storey rear extension, and side facing new entrance door & window. |
| 11 | 24/0298/FUL
Salcombe Regis
Ward | Mr Matthew
Maslen | Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon, EX10 0NU.
Demolition of existing stables 1-4, The Ressies, Stallion Boxes & staff/office. Proposal to erect 5no. donkey shelters/stables, and a staff accommodation building. |

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|-----------|--|---|---|
| 12 | 24/0531/AGR
Salcombe Regis | Mr William
Spiller | Mortice Farm, Salcombe Regis, Sidmouth, EX10 0JH.
General agricultural building for storage of machinery and fodder, steel portal frame building with Yorkshire boarding and concrete panels. |
| 13 | 24/0498/HRN
Salcombe Regis | Miss Lucy
Buckingham | Combe Wood Farm, Salcombe Regis, Sidmouth, EX10 0JN.
Removal of 5m of hedgerow. |
| 14 | 23/2603/FUL
Sidford Village
Ward | Sue Wiltshire | Byes Lodge, Drakes Avenue, Sidford, EX10 9QY.
Proposed loft conversion with construction of second floor rear dormer with cladding. |
| 15 | 24/0263/MFUL
South Ward | Mr Paull | Former Council Offices, Knowle, Sidmouth, Devon, EX10 8HL.
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 substations. (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, and alterations to the southern end/elevations of the Retirement Living and Extra Care buildings). |
| 16 | 24/0256/FUL
South Ward | Mr Mark
Agnew & Dr
Mary
Hobley | Greenway, Cotmaton Road, Sidmouth, EX10 8SW.
Proposed new roof dormer to East (front) elevation, proposed new side facing first floor window, and new roof-light on North elevation, new side facing rooflight on south elevation (roof). |
| 17 | 24/0454/FUL
South Ward | Mr & Mrs
Murray
Cowen | Avoca Manor Road, Sidmouth, Devon, EX10 8RR.
Proposed new dwelling with parking and garden. |
| 18 | 24/0035/LBC
South Ward | Mrs Melanye
Luscombe | The Richmond Hotel, Elysian Fields, Sidmouth, Devon, EX10 8UJ.
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. |
| 19 | 24/0462/FUL
West Ward | Mr Roger
Taylor | Unit 4, Alexandria Industrial Estate, Sidmouth EX10 9HL.
Extension to vehicle repair and MOT workshop. |

20 Trees in Conservation Areas

None received at the time of the publication of agenda.

21 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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

22 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda

24 Unsupported decisions

None received at the time of the publication of agenda.

25 Appeals

None received at the time of the publication of agenda.

26 Enforcement Letters

None received at the time of the publication of agenda.

27 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:

8 April Council

10 April Planning Working Group

22 April Environment Committee

Sidmouth Town Council's Planning Working Group

held on Wednesday 13 March 2024

(The Working Group met virtually)

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

Apologies: Cllr Chris Lockyear
Cllr Louise Laybury

Also present: Cllr Ian Barlow (from 11am)

The meeting started at 10.00am and finished at 11.45am

797 Declarations of Interest

Cllr Kelvin Dent	24/0263/MFUL Former Council Offices Knowle, Sidmouth	Personal	Left the meeting and did not vote.	Resident of Knowle Drive
Cllr John Loudoun	24/0184/FUL 24/0185/LBC Bundels, Ridgeway, Sidbury	Personal	Remained in the meeting but did not vote.	Acquainted with the applicant
Lucy Whittaker Planning Clerk	24/0184/FUL 24/0185/LBC Bundels, Ridgeway, Sidbury	Personal	Remained in the meeting.	Acquainted with the applicant

798 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.

799 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 28 February 24.

Arising on the minutes, Members would like to add to Minute 781 application 23/2537/FUL the request to discuss with EDDC an alternative location for the toilet block.

800 Urgent Items

24/0146/ADV Sonja Joules, Market Place, Sidmouth, EX10 8AR.
East Ward Critchley 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.

GRANTED

801 Request by Local Planning Authority to reconsider based on Conservation Officer response:

23/1015/ADV Mr Stephen Port Royal Club, The Esplanade, Sidmouth, Devon, EX10 8BG.
East Ward Smith Installation of a vinyl mounted sign on the front of the Crows Nest at the top of the building.

GRANTED

802 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.

803 24/0326/FUL Dominic 1 Royal London Court, Fore Street, Sidmouth, EX10 8AD.
East Ward Manser First floor extension above existing entrance and WC.
(Resubmission of 21/0387/FUL).

NO OBJECTIONS

804 24/0402/FUL Mr and Mrs 45 Sid Park Road, Sidmouth, Devon, EX10 9BR.
North Ward Foster Single storey rear extension.

NO OBJECTIONS

805 23/2523/FUL Mr & Mrs Northcombe Farm, Salcombe Regis, EX10 0JQ.
Salcombe Regis Eccles Proposed annexe (conversion of redundant rural building).
Ward

DEFERRED: Awaiting the submission of a tree survey.

806 24/0428/FUL James Moorlands Farm, Mincombe Post, Sidbury, EX10 0QW.
Sidbury Ward Hortop Construction of rear single storey extension and new front porch.

NO OBJECTIONS.

NOTE: In view of the remote location of the property in the countryside, members recommend the inclusion of a condition limiting its use to a single residence and excluding any business use.

807 24/0184/FUL Mr & Mrs Bundels, Ridgeway, Sidbury, Devon, EX10 0SF.
Sidbury Ward Mitchell Demolition of existing garage and storage shed; construction of new garage; alterations to existing driveway and retrospective approval for existing garden office.

NO OBJECTIONS

Note: Members recommend the inclusion of a condition for a legal tie to ensure that the use of the new buildings remain ancillary to the dwelling.

808	24/0185/LBC Sidbury Ward	Mr & Mrs Mitchell	Bundels, Ridgeway, Sidbury, Devon, EX10 0SF. Demolition of existing garage and storage shed; construction of new garage; alterations to existing driveway and retrospective approval for existing garden office.
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NO OBJECTIONS

Note: Members recommend the inclusion of a condition for a legal tie to ensure that the use of the new buildings remain ancillary to the dwelling.

809	24/0263/MFUL South Ward	Mr Paull	Former Council Offices Knowle, Sidmouth, Devon, EX10 8HL. 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).
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OBJECT:

Based on the concerns and objections outlined in the Town Council's previous response, the proposed development still did not align with Policy 1 Sid Valley Development Principles, which prioritises avoiding adverse impacts on the environmental quality of the Sidmouth area and sought to protect or enhance the Sid Valley. The key points raised against the development proposal:

- 1) Population Impact: The development was expected to increase the number of elderly residents in an area that already had a disproportionately large elderly population. This would strain healthcare and support services that are already oversubscribed and unable to meet the needs of current residents. Additionally, it would not address the housing and employment needs of younger demographics in the area.
- 2) Environmental Concerns: The scale and design of the proposed apartment blocks are considered overdevelopment, leading to an overbearing appearance, and overlooking adjacent properties. The mass, height, and colour of the buildings are deemed detrimental to the valley and surrounding landscape, not respecting the character and scale of the existing neighbourhood.
- 3) Design and Aesthetics: The revised proposals were unattractive and of poor design. Despite attempts to adjust the placement of the buildings, they are still seen as too prominent and out of

keeping with the surroundings, including a listed 'folly' in the area.

4) Housing Market Considerations: Members had concerns about the demand for such units, as evidenced by considerable numbers of unsold or unoccupied age restricted units in the town. This raised questions about the balance of priorities in addressing Sidmouth's housing needs.

5) Insufficient car parking: Considering the impact on residents, visitors, and staff, insufficient parking within the residential complex would lead to spill-over parking on surrounding streets. This would cause congestion, obstruct traffic flow, and create safety risks for pedestrians and other road users.

Considering these objections, Members considered it essential for the developers and relevant authorities to reconsider the proposed development.

- 810** 24/0367/FUL Mr Adam Cypress Cottage, Station Road, Sidmouth, Devon, EX10 8NZ.
South Ward Dent
Demolition of existing garage, construction of new single storey timber frame double garage with gable roof at rear of the property.

NO OBJECTIONS.

- 811** 24/0459/FUL Mr & Mrs 50 Arcot Park, Sidmouth, EX10 9HU.
West Ward David Beck
Proposed single-storey side and rear extensions.

NO OBJECTIONS.

812 Trees in Conservation Areas

- a) 24/0334/TCA Mrs Bundels, Ridgeway, Sidbury, EX10 0SF.
Sidbury Ward Johanna Mitchell
T1, Poplar : crown lift 3m above ground level, maximum diameter cuts (MDC) 25-50mm to remove low branches and branches overhanging neighbours property. T2, Apple : branch reduction of 2-2.5m creating 2m lateral clearance from adjacent property on northern aspect, MDC 25mm. T3, Apple : branch reduction of 1-2m creating 2m lateral clearance from adjacent property on southern aspect, MDC 25mm.

DEFERRED: Awaiting the Officer's report.

- b) 24/0223/TCA 13 Cottington Court, Sidmouth, EX10 8HD
South Ward
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. (DR)

NOTED

813 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/0127/TRE Brinkburn Court, Manor Road, Sidmouth, EX10 8SB.
South Ward
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.

(DR).

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

814 Exemption to a Tree Preservation Order

None received.

815 Appeals

APP/U1105/D/24 Ms J Grigg 41 Fleming Avenue, Sidmouth, Devon, EX10 9NH.
/3337466
Erection of first floor side extension.

816 Unsupported decisions

None received.

817 Enforcement Letters

None received.

818 Urgent Items

819 New Draft Local Plan Update

Councillor Barlow reported that EDDC's Strategic Planning Committee were endeavouring to keep up to date with progress. Consultation was proposed on the exclusion of land in the Fortescue area west of Soldiers Hill from the Coastal Protection Zone on the grounds that it is too far from the coast. However, another area of land just outside the Town Council boundary north of Pinn Lane, Otterton, was proposed for inclusion.

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CHAIR OF THE PLANNING WORKING GROUP