



# SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group  
Town Clerk

23 November 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 29 November 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 15 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>  | 23/2432/FUL<br>North Ward             | Mr Mark<br>Eggleton | Laneside, Drakes Avenue, Sidford, Devon, EX10 9QY.<br><br>New cladding to be applied to the front elevation of the property.                                  |
| <b>9</b>  | 23/2452/FUL<br>North Ward             | Zara<br>Tsigarides  | 9 Blackthorn Close, Sidmouth, Devon, EX10 9XR.<br><br>Single storey rear extension<br><br>.   |
| <b>10</b> | 23/2210/FUL<br>Salcombe Regis<br>Ward |                     | Combe Wood House, Salcombe Regis, EX10 0JN.<br><br>Installation of a 16 panel ground mounted solar array in the open ground to the North of Combe Wood House. |

- |           |                             |                     |  |
|-----------|-----------------------------|---------------------|--|
| <b>11</b> | 23/2375/FUL<br>Sidbury Ward | Mr Chris<br>Rosling | Coplestones, Ridgeway, Sidbury, Devon, EX10 0SF.<br><br>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.  |
| <b>12</b> | 23/2230/FUL<br>Sidbury Ward | Mr Andrew<br>Hall   | Forest Edge Campsite, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.<br><br>Proposal for change of use to permanent campsite with 40 tent pitches and 10 caravan pitches. Erection of toilet and wash block.   |
| <b>13</b> | 23/2376/LBC<br>Sidbury Ward | Mr Chris<br>Rosling | Coplestones, Ridgeway, Sidbury, Devon, EX10 0SF.<br><br>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.   |
| <b>14</b> | 23/2086/LBC<br>East Ward    | Mr & Mrs<br>Trivett | 2 Stowford Court, Stowford, Sidmouth, Devon, EX10 0NA.<br><br>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. |

## **15 Trees in Conservation Areas**

- |           |                               |                     |   |
|-----------|-------------------------------|---------------------|---|
| <b>a)</b> | 23/2123/TCA<br>East Ward      |                     | St Giles And St Nicholas Church And Cemetery, Church Street, Sidmouth.<br><br>Reduce the tree canopy on the north west side where it is encroaching on Amyatts Terrace by approximately 1.5m as depicted in the annotated photo ref: 23.2123.TCA yew annotated photo.<br>(DR)   |
| <b>b)</b> | 23/2478/TCA<br>Salcombe Regis | Mrs Shan<br>Merritt | 5 Millford Avenue, Sidmouth, EX10 8DS.<br><br>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.

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

## 16 Tree Preservation Orders

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). (DR)
- b) Notification of New Tree Preservation Order made:  
23/0059/TPO Land at Luddesdowne, Higher Brook Meadow, Sidford, Sidmouth.

## 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:

04 December Council  
13 December Tourism and Economy Committee  
20 December Planning working group

## Sidmouth Town Council's Planning Working Group

held on Wednesday 15 November 2023

(The Working Group met virtually)

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

Apologies: Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.00am

### 656 Declarations of Interest

Councillors; Dent, Lockyear Loudoun and Perram	23/2317/FUL South Ward	Personal interest	Remained in the meeting during discussion and did vote.	Applicant was a former Councillor.
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### 657 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.

### 658 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 1 November.

### 659 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.

**660** 23/1657/FUL      Mr Mitch      Sidmouth Drill Hall, The Esplanade, Sidmouth, EX10 8BE.  
East Ward      Tonks  
Conversion of hall to restaurant and bar (Use class E and sui generis, previously A3/A4), demolition of rear elevation and public toilet block and replacement with restaurant/ bar extension and a new public toilet block, external terrace to form seating area and addition of new flue. (Amended).

### SUPPORT

**Note:** Members were still concerned about the reduction in toilets and loss of shelter.

**661** 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

**DEFER :** To allow Members to look into whether any similar applications had been considered recently.

**662** 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. (Amended).

**DO NOT SUPPORT:** The members felt the proposed extension as proposed, would not be in harmony with the existing area and the design would not complement and enhance the local distinctiveness of the immediate locality and was contrary to Policy 7 of the Sid Valley Neighbourhood Plan Local Distinctiveness.

**663** 23/2290/FUL Mr Steve Little Myrtle, Millford Road, Sidmouth, EX10 8DP.  
Salcombe Regis Kerss  
Ward  
Removal of a wooden storage shed and replacing with a new similar garden shed

**SUPPORT**

**664** 23/1488/FUL Ms S Palmdene, Burnt Oak, Sidbury, EX10 0RE.  
Sidbury Ward Dewhurst  
Construct two storey rear/side extension.

**SUPPORT**

**665** 23/2117/FUL Mr D 1 Old Steam Laundry, Laundry Lane, Sidford, Sidmouth, EX10 9QR.  
Sidbury Ward Wilkinson  
Conversion of workshop building to form 2 no. live/work units, comprising business use (Class E(g)) at ground floor and dwelling (Class C3) at first floor, and formation of associated parking area.

**SUPPORT**

**NOTE:** Members were concerned about Japanese Knotweed which had been reported on the site and were anxious that this should not be spread when the proposed development was carried out. The site owner should be reminded of their responsibility to declare the plant on site and to eradicate it in line with the relevant legislation.

**666** 23/2317/FUL Miss Louise 90 Winslade Road, Sidmouth, EX10 9EZ.  
South Ward Thompson  
Construction of a single storey side extension, removal of chimney and extension of rear first floor dormer.

## SUPPORT

## 667 Trees in Conservation Areas

- a) 23/2038/TCA  
Salcombe Regis
- Angel Lodge, Millford Road, Sidmouth, EX10 8DP.
- 1: Sycamore - reduce and thin canopy, removing approximately 3m branch sections to reduce overall height by approximately 1 to 2m and reshape. T2: Sycamore - reduce by approximately 2 to 3m and reshape. T3: Silver Birch - reduce by approximately 1 to 2m and reshape.T. (Please see delated report).

### NOTED

- b) 23/1781/TCA  
South Ward
- Mr Andrew  
Cresswell
- Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
- Oak Amended application. Crown reduction and management of deadwood.

### NOTED

- c) 23/2298/TCA  
South Ward
- Graham Gill
- Flat 1, Norton Garth Court, Station Road, Sidmouth, Devon, EX10 8NY.
- T1, Silver Birch: reduce height of tree by approximately 2.5m and prune to reshape; remove low limb growing over driveway. T2, Eucalyptus: reduce tree by approximately 2m in height and approximately 1m in lateral crown spread. T3, Eucalyptus: pollard tree to unions at approximately 1.5m above ground level. T4, Sycamore: lift crown of tree by approximately 1.5m. T5, Sycamore: reduce tree via thinning aiming to reduce height by approximately 3m in height and prune to reshape; remove approximately 3 primary limbs to lift crown by approximately 1.5m. T6, Sycamore: lift crown of tree by removing approximately 5 low primary branches growing over putting green. T7, Monterey Pine:remove one low limb growing over garden area. T8, Monterey Pine: lift crown of tree by removing approximately 3 low limbs growing over neighbours shed; remove dead branch. T9, Crab Apple: reduce height of tree by approximately 0.75m; reduce lateral crown spread by approximately 1m.

**DEFERRED:** Awaiting Officers report.

## 668 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/1750/TRE  
Salcombe Regis  
Ward
- Mr Andrew  
Bartlett
- Mead, Fortescue Road, Sidmouth, EX10 9QG.
- T1, Magnolia : crown raise to 2.5m, clean up poor previous pruning cuts and remove epicormic regrowth on trunk.

### NOTED

- b) 23/0055/TPO Land at Luddesdowne, Higher Brook Road, Sidford, Sidmouth.  
Sidford Ward

**WITHDRAWN:** A new Provisional TPO will be made.

**669 Exemption to a Tree Preservation Order**

- a) 18/0048/TPO Ashton, Manor Road, Sidmouth.  
Removal of a fallen lime tree on the northern boundary of the above property.

**NOTED**

**670 Appeals**

None received.

**671 Unsupported decisions**

23/0870/FUL Mr & Mrs Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ,  
South Ward Eland-Hicks Single storey extension, conversion of roof space to habitable use,  
2 dormers and 2 front rooflights.

SSTC: Do not support EDDC: Approved

The Chair was asked to examine recent unsupported decisions to see if a pattern existed and any learning points could be drawn.

**672 Enforcement Letters**

None received.

**673 New Draft Local Plan Update**

The Chair reported that there was no significant change regarding the preparation of the new Local Plan. However, he had written to consultants who had been engaged by the Town Council to ask about a possible housing needs survey and reviewing the Sid Valley Neighbourhood Plan. The responses will be considered at the next meeting.

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**CHAIR OF THE PLANNING WORKING GROUP**

