



# SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group  
Town Clerk

25 January 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 31 January 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 17 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> | 24/0075/FUL<br>Sidford Village<br>Ward | Mrs Caroline<br>Cooper | 11 Harcombe Lane, Sidford, Devon, EX10 9QN.<br><br>Construction of rear extension, loft conversion with new roof and timber cladding on South East and North West elevations. |
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## 9 Trees in Conservation Areas

- |           |                           |  |
|-----------|---------------------------|--|
| <b>a)</b> | 23/2690/TCA<br>South Ward | The White Cottage, Cotmaton Road, Sidmouth, EX10 8QX.<br><br>Maple: fell. Tulip tree: fell. (DR) |
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## 10 Tree Preservation Orders

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

## 11 Notification of a new Tree Preservation order.

- a) 24/0001/TPO Land at Primley Road and Surrounds (Including; Primley Mead,  
23/0026/TPO Primley Gardens, Coulsdon Gardens, Yardelands, Yardelands Close).

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

None received at the time of the publication of agenda

## 13 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**

## 14 Appeals

None received at the time of the publication of agenda.

## 15 Enforcement Letters

None received at the time of the publication of agenda.

- 16 **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:**

05 February Council

12 February Environment Committee

14 February Planning Working Group

**Sidmouth Town Council's Planning Working Group**  
**held on Wednesday 17 January 2024**  
**(The Working Group met virtually)**

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

Apologies: Cllr Chris Lockyear

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 10.50am

**730 Declarations of Interest**

No declarations of interest were made.

**731 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.

**732 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 3 January 24.

**733 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>734</b>	23/2628/FUL North Ward	Mr Bryn Small	Bedgales Nursery, Manstone Avenue, Sidmouth, EX10 9XA. Demolition of existing outbuildings and construction of 4 chalet bungalows.
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**DO NOT SUPPORT:** Members were concerned about the impact on the flood risk of the area from t new dwellings.

<b>735</b>	23/2704/FUL Primley Ward	Mr and Mrs P Haddrell	36 Livonia Road, Sidmouth, Devon, EX10 9JB. Proposed raising lower roof on western elevation with construct of rear first floor dormer. Removal of existing rear single storey extension to be replaced with larger single storey extension and proposed raised rear terrace.
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**SUPPORT**

- 736** 23/2604/FUL Sidbury Ward Mr S Hallett & M Conibear Lower Sweetcombe Farm, Sidbury, EX10 0QR.  
Change of use of land from agricultural to holiday/tourism accommodation including the retention of a shepherds hut, shec (housing a kitchen/store and shower) and toilet (retrospective).

**DO NOT SUPPORT:** Members were concerned that the locating of a shepherd's hut on the site would be detrimental to the visual amenity of the area of outstanding natural beauty.

**737 Trees in Conservation Areas**

- a)** 23/2510/TCA Sidbury Ward Rose Hill, Cotford Road, Sidbury, Devon, EX10 0SQ.  
T1 - Rowan: dismantle in sections to near ground level. T2 - Ash: dismantle to near ground level. T3 - Holly: reduce to fence height (DR)

**NOTED**

- b)** 24/0028/TCA South Ward Mr Matthew Gingell Maple House, Bickwell Valley, Sidmouth, EX10 8SG.  
T1, Maple: reduce and reshape back to previous cuts. T2, Tulip Tree: reduce height back to previous cut to clear telephone lines lift  
lower branches to clear garage. T3, Liquidambar: thin, reduce and reshape back to previous cuts. T4, Cypress: remove.

**DEFERRED:** Awaiting Officers report.

**738 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

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

**DEFERRED:** Awaiting Officers report

- b)** 23/2419/TRE South Ward Luddesdown, Higher Brook Meadow, Sidford, Devon, EX10 9SS.  
T1, Oak : reduction of lateral limbs on southern side and partially east and west side; limbs will be reduced by up to 1.5 metres with cut diameters up to 50mm.

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

- c)** 23/2424/TRE High Trees, Manor Road, Sidmouth, EX10 8RR.  
T1, lime : reduce height by approximately 2 to 3m and shorten branches and re-shape to leave a balanced form.

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

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

**DEFERRED:** Awaiting Officers report

**739 Exemption to a Tree Preservation Order**

None received.

**740 Appeals**

- a) APP/U1105/W/23 Mr Gary Salcombe Regis Camping and Caravan Park, Salcombe Regis,  
/3331385 Burns Sidmouth, EX10 0JH.  
(Serenity  
Leisure  
Parks Ltd) Variation of condition no. 3 (Shop with residential accommodati  
to replace existing) of application 87/P0699; the building should  
used solely for the permitted purpose of a residential dwelling, s  
office and shop in conjunction with and solely for the permitted  
use of the caravan site.

**NOTED**

**741 Unsupported decisions**

- a) 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).

STC: **DO NOT SUPPORT** EDDC: **APPROVED**

**742 Enforcement Letters**

None received.

**743 New Draft Local Plan Update**

Work on preparing the new Local Plan was continuing,

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**CHAIR OF THE PLANNING WORKING GROUP**

