



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
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SIDMOUTH
DEVON
EX10 9BB

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To: All Members of the Town Council
Town Clerk

26 September 2023

Dear Sir/Madam,

**Meeting of Sidmouth Town Council
in its Capacity as Trustee
Monday 2 October 2023
on the rising of the Council Meeting**

You are hereby summoned to attend the above meeting to be held in the Council Chamber, Woolcombe House, Woolcombe Lane, Sidmouth.

It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

Yours faithfully,

Christopher E Holland
Town Clerk

A G E N D A

	<u>Page/s</u>
<u>PART 'A'</u>	
1 Apologies To receive any apologies for absence.	
2 Minutes To confirm the minutes of the Trustee Meeting held on Monday 7 August 2023.	3 – 4
3 Declarations of Interest To receive any Members' declarations of interest in respect of items on the agenda. Note: You must also declare the nature of any personal or disclosable pecuniary interests in an item whenever it becomes apparent that you have an interest in the business being considered.	
4 Matters of Urgency To consider any items that in the opinion of the Chair should be dealt with as matters of urgency because of special circumstances. (Note: such circumstances need to be recorded in the minutes)	
5 Exclusion of the Public To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which the Town Clerk recommends should be dealt with in this way.	

6 Use of The Ham – Sidmouth Sailing Club – Sunday 5 November 2023

Sidmouth Sailing Club are holding a junior race training session on Sunday 5 November 2023, and has requested permission to use a section of The Ham to rig boats in the morning and leave trolleys whilst in the water.

The winter race coaching session is being run by South West Youth Sailing Academy for sailors aged 10-18 and the uptake has been better than expected, with about 40 expressions of interest.

7 Proposed Replacement of Fish Shack at Fishermen’s Yard, The Ham, Sidmouth

The following email has been received from Oliver Salter, Architectural Services.

“To the Sidmouth Town Council Trustees

I am writing as their agent on behalf of Sidmouth Trawlers who lease the fishermen’s yard at the Ham. They are seeking your permission to replace the dilapidated timber shed that is used primarily for special events with a permanent structure which is an extension to the main building. It will not affect the decorative wall facing the Ham other than a roof being supported by it as the remainder of the wall. With the other alterations planned at Port Royal this will tidy up the corner which is visible to anyone walking past. As with many businesses especially after covid they have to be creative to get back to where they were before and enhance what can be offered to customers.

I have attached a copy of the information submitted for planning permission and served on the council as owners.

Regards, Oliver Salter”

5 – 9

SIDMOUTH TOWN COUNCIL
Minutes of the meeting of Sidmouth Town Council
in its Capacity as Trustee
held in the Council Chamber, Woolcombe House, Sidmouth
on Monday 7 August 2023
on the rising of the Council Meeting

Ward	Councillors Present:
Sidmouth North	Bernie Davis
Sidmouth South	Kelvin Dent
	Chris Lockyear (Chair)
	Rachel Perram
Sidmouth East	Lorraine Brown
Primley	Hilary Nelson (Vice Chair)
Sidbury	John Loudoun
Sidford	Mike Goodman
Salcombe Regis	Ian Barlow
Apologies:	Stuart Hughes, Kevin Walker

The meeting started at 7.15pm and finished at 7.55pm.

PART 'A'

The Council, when acting as Trustee to discuss agenda items placed before it, considers economic, social, environmental and equality impacts as a whole and in making its decisions, seeks to strike a balance between the positive and negative impacts on the community in the Sid Valley. When considering issues, Town Councillors exercise their individual judgment based on the evidence before them.

10 Minutes

The minutes of the Trustee meetings held on Monday 12 June 2023 were signed as a true and accurate record.

11 Declarations of Interest

There were no Declarations of Interest received for items on this agenda.

12 Ratification of decision(s) made under Delegated Authority

Members noted that, using his delegated authority, the Town Clerk had, in consultation with the Chair and Ward Member, given permission to Jemma Sparks and Cameron Evans-Grainger to hold their wedding reception at the Scout Centre and Salcombe Regis Recreation Field in September 2024.

13 Use of The Ham – Anderton & Rowland Fun Fair – Wed 20 to Sat 23 Sept 2023

Members were asked to consider the application form received from Simon DeVey, Anderton & Rowland Fun Fair to use The Ham to run a fun fair alongside the annual carnival. Members noted that a copy of Anderton & Rowland's insurance and risk assessment documents had been received.

RESOLVED: That:

- 1) Permission be granted to Anderton & Rowland Fun Fair to use The Ham for a fun fair on the following dates and times:
 - Arrive and set up on Sunday 17 September from midday to 5pm
 - Set up on Monday 18, Tuesday 19 and Wednesday 20 September – 8am to 5pm
 - Fun Fair on Wednesday 20 to Friday 22 September – 5pm to 9.30pm
 - Fun Fair on Carnival Day Saturday 23 September – 1pm to 10.30pm
 - Take down and leave site on Sunday 24 September – 8am to 8pm
- 2) Take down must not commence on Saturday 23 September.
- 3) Simon DeVey be reminded of the conditions listed on his signed application form and risk assessment:
 - All litter is to be removed from The Ham prior to departure.
 - On site security is to be arranged and paid for by Rowlands Fun Fair.
 - No single use plastics are to be used and/or sold at the event.

14 Fishermen’s Sheds – Sidmouth Trawlers – Fish & Chip Trailer

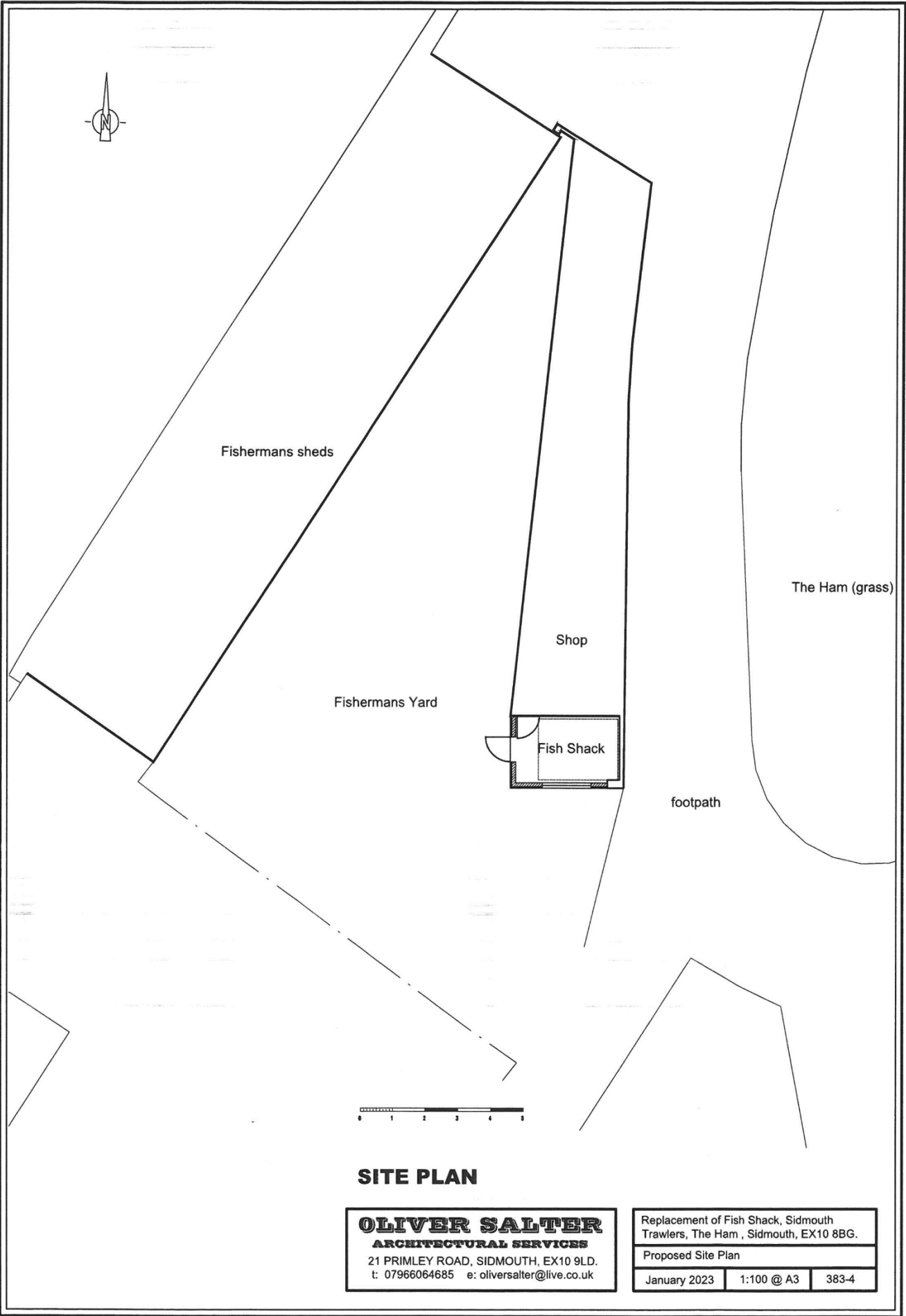
Members were asked to consider an email received from Sidmouth Trawlers requesting to use space at the Fishermen’s Sheds area to trade to sell fish and chips from a trailer.

The Chair reported that if this request was approved by Members, then the Town Clerk, in consultation with the Chair and Vice Chair, would consider an appropriate increase to charges.

RESOLVED: That:

- 1) The benefits and disbenefits of a formal concession to permit the sale of fish and chips from the Fisherman’s Sheds area for 2024, be investigated by the Tourism and Economy Committee.
- 2) The potential refurbishment/development of the Fisherman’s Sheds area and how it should be managed and utilised in the future, be investigated by the Tourism and Economy Committee.
- 3) The Town Council accepted the continuation of trading by Sidmouth Trawlers, selling fish and chips from its trailer, during the remainder of Folk Week 2023.
- 4) Sidmouth Trawlers be permitted to trade, selling fish and chips from its trailer on one Friday per month, from 5pm to 9pm, for a temporary period of six months, commencing in September 2023.
- 5) Trading dates and rental charges to be agreed by consultation between Sidmouth Trawlers and the Town Clerk, Chair and Vice Chair of the Town Council.
- 6) There must be no assumption that this temporary permission period will be extended and/or renewed.

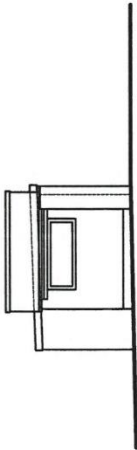
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CHAIR OF THE COUNCIL



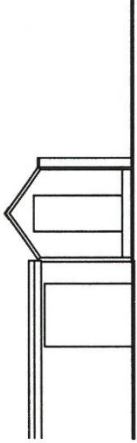
SITE PLAN

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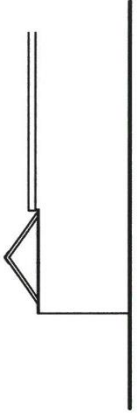
Replacement of Fish Shack, Sidmouth
 Trawlers, The Ham , Sidmouth, EX10 8BG.
 Proposed Site Plan
 January 2023 1:100 @ A3 383-4



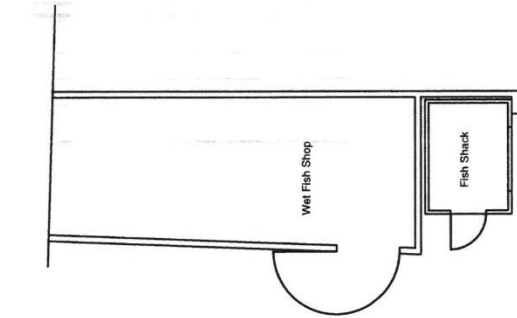
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



Photo from South East



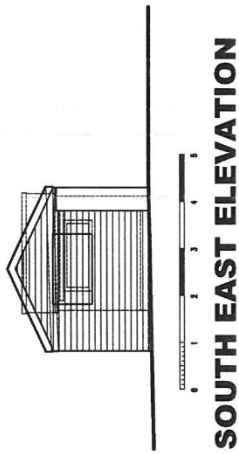
Photo from South



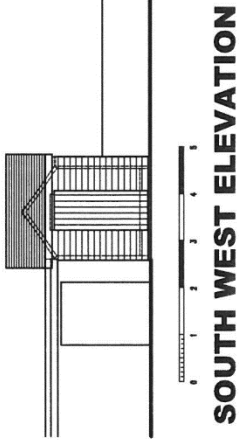
Photo from North East

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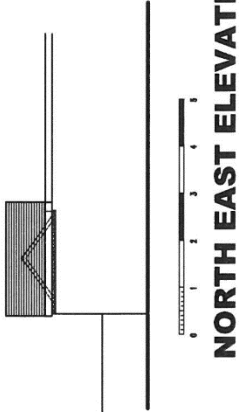
Replacement of Fish Shack, Sidmouth
 Trawlers, The Ham, Sidmouth, EX10 8BG.
 Existing Plan and Elevations
 January 2023 1:100 @ A3 383-1



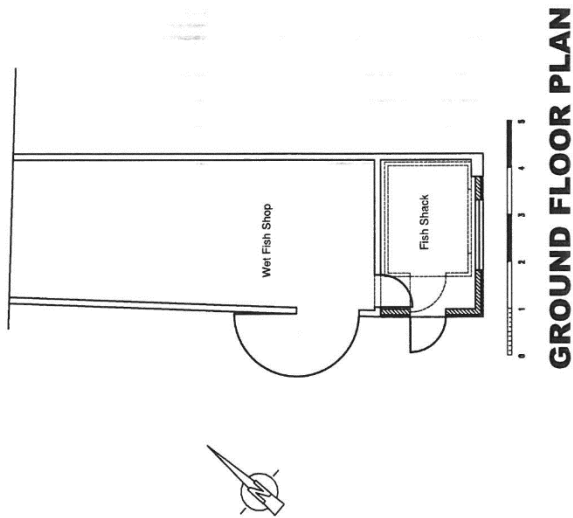
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN

Materials
 Walls - Marley Central boarding.
 Roof - Slates

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Replacement of Fish Shack, Sidmouth
 Trawlers, The Ham, Sidmouth, EX10 8BG.
 Proposed Plan and Elevations
 January 2023 1:100 @ A3 383-3

Proposed replacement of Fish Shack
at Fishermen's Yard, The Ham, Esplanade, Sidmouth, Devon, EX10 8BG.

DESIGN AND ACCESS STATEMENT **March 2023**

LOCATION

The site is located at the east end of the esplanade adjacent to the Ham. The fish shack is a timber shed on the end of the fish shop.

EXISTING SITE

The fishermen's yard has been part of Port Royal and the Ham area at the east end of the esplanade since the 18th century when Sidmouth had a healthy fishing fleet. To take advantage of this the area was developed in around 1960 to include the enhanced shop that exists today. More recently one of the sheds was converted by the Sidmouth Coastal Community Hub into micro creative space for art and wellbeing which is used for art and community events doubling as a bar during Seafest, an annual festival celebrating the Sidmouth Maritime history. The shed provided an outlet for cooked fish and shellfish during such events including the annual seafest, air show and regatta.



Photo of the existing shed

Oliver Salter

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**Proposed replacement of Fish Shack
at Fishermen's Yard, The Ham, Esplanade, Sidmouth, Devon, EX10 8BG.**

PROPOSAL

The existing shed has been in position since 2017 and due to the very harsh marine environment it's condition has deteriorated significantly. Therefore rather than replace like for like it was felt that a more permanent solution was needed which will also link to the existing wet fish shop.

DESIGN PHILOSOPHY

The design philosophy is to replace the defective shed and create an extension to the existing building to incorporate the shed area giving a much more integrated appearance and utilising the existing eastern wall to the Ham. To give the required headroom and to provide a stop end to the building. The roof has been pitched to minimise the affect from the Ham side whilst still providing a focal point to the hatch when it is open in the southern end. For the majority of the time however the serving hatch will be closed and almost invisible in matching materials. The materials will harmonise with the adjacent buildings with modern twist to reflect the existing decorative wall. There will be a natural slate roof and artificial timber walls to deal with the harsh marine environment. The proposal will tidy up an untidy area which reflects the current proposals to enhance the east end of the sea front.

ACCESS

The vehicular and pedestrian access will be unaltered and as the proposal is to replace an existing facility.

FLOOD RISK

The local fishermen are much more aware than most of the flood risk and care for their boats and equipment in storm events. The proposed structure will be more robust to cope with such events than the existing. The materials used will be resistant to the affects of water and any services at high level as exists in the adjacent shop which is subject to a lot of water issues due to the processing of wet fish. There is obviously no overnight presence at the building therefore the risk will be no greater than currently exists and there would be no change to the surrounding area caused by the proposals.

CONCLUSION

The proposal will be an enhancement to the existing arrangement and provide better facilities for the fish shop especially as the area is used frequently for events such as Seafest, Airshow and Regatta along with events based around the Sidmouth Costal Community Hub in the fishermen's shed.

The proposals therefore meet the requirements of the East Devon local plan strategy's and policies for improving and enhancing existing developed areas and it is hoped that planning permission will be granted.

Oliver Salter

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