

**Sidmouth Town Council's Planning Working Group  
held on Wednesday 6 September 2023  
(The Working Group met virtually)**

Councillors present: Kelvin Dent (Chair)  
Bernie Davis  
Chris Lockyear  
John Loudon  
Rachel Perram

Also present: Ian Barlow  
Hilary Nelson (items 605 to 609)

Apologies: Louise Laybury

The meeting started at 10.00am and finished at 11.40am

**605 Declarations of Interest**

Councillor Rachel Perram	23/1615/FUL Salcombe Regis Ward	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with the applicant.
Councillor Rachel Perram	23/1796/FUL Sidbury Ward	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with the applicant.

**606 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.

**607 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 meeting of 23 August 2023 subject to the correction of Minute 592 to read as follows:

**DO NOT SUPPORT:**

Erection of a detached two storey dwelling, detached garage:  
Members opposed the proposal due to concerns about its location within the open countryside. The proposed development was situated outside the designated built-up area and was not in alignment with the current or as proposed 'East Devon Local Plan' for housing development. Such development would be intrusive to the open countryside and encourage further housing development on the surrounding land. The concerns raised conflicted with the East Devon Local Plan's Strategy 7, which pertains to development within the countryside.

**608 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.

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|------------|--------------------------|-------------------|--|
| <b>609</b> | 23/1657/FUL<br>East Ward | Mr Mitch<br>Tonks | Former Sidmouth Drill Hall, The Esplanade, Sidmouth, EX10 8BE.<br><br>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. (Previous scheme 19/1775/FUL Approved 20 February 2020) |
|------------|--------------------------|-------------------|--|

**SUPPORT:**

Note: Although Members supported the application on the basis that the proposals were an improvement on what currently existed on site, they were disappointed at the design. As per comments in The Sid Valley Neighbourhood Plan for Eastern Town ‘Any development should be designed and constructed to a high standard and needs to take account of views to and from the surrounding hills’. Members felt that this was a missed opportunity to provide an exceptional building which would take advantage of the views of the World Heritage Site and be a credit to Sidmouth whilst acknowledging the restrictions of retaining the older building. They regretted the lack of a balcony and supported the views of the public who felt that two unisex toilets were not sufficient or desirable. Like the public, they were sorry that there was no provision of a public shelter and warned that the Beach Management Plan might result in the loss of views of the sea from the restaurant because of raising the sea wall.

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| <b>610</b> | 23/1665/LBC<br>East Ward | Mr Colin<br>Blundell | 16 Newtown, Sidmouth, Devon, EX10 8QF.<br><br>Re-slate roof; replace lead flashing and underlay; re-pointing of chimney stacks and replace guttering on rear elevation. |
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**SUPPORT:** Subject to the views of the Conservation Officer.

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| <b>611</b> | 23/1662/FUL<br>East Ward | Mr P<br>Verstage | H S B C, Fore Street, Sidmouth, EX10 8AA.<br><br>Removal of the existing shopfront and installation of a new shopfront to both Fore Street and New Street. |
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**DO NOT SUPPORT:** Members were concerned about the repositioning of the entrance. The narrow pavement on Fore Street would cause access issues, particularly for wheelchair users. Members did not feel the design being in a Conservation area complemented or enhanced the character of its immediate locality, and contravened Policy 7 of the Neighbourhood Plan Local Distinctiveness.

- 612** 23/1413/FUL Mrs Katie Flat, The Hair Studio, 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, installation of integrated solar tiles, replacement of existing rear access steps and porch and conversion of existing rear kitchen windows to doors.

**DO NOT SUPPORT:** The members felt the proposed materials were not in harmony with the existing architectural character of the conservation area contrary to Policy 7 of the Sid Valley Neighbourhood Plan Local Distinctiveness.

- 613** 23/1615/FUL Mrs Joanna Sid Abbey, West Sid Road, Sidmouth, Devon, EX10 9HN.  
Salcombe Regis Jeffrey Retrospective permission to retain replacement shed.  
Ward

**SUPPORT**

Note: Members were expecting to see an LBC application.

- 614** 23/1796/FUL Mr & Mrs Bovetts Farm, Sidbury, Devon, EX10 0QN.  
Sidbury Ward Christopher Construction of proposed oak frame car port.  
Stone

**SUPPORT**

- 615** 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).

**DO NOT SUPPORT:** Members considered that the proposal would be overdevelopment of the site and did not reflect local distinctiveness. It was therefore contrary to Neighbourhood Plan Policy 7 Local Distinctiveness.

- 616** 23/1841/FUL Mr Chris Alla Bank, Frys Lane, Sidford, Devon, EX10 9SR.  
Sidford Ward Gomershall Rear extension and extended terrace.

**DO NOT SUPPORT:** Members felt the structure of the extension and decking would affect the amenity and privacy of the adjacent dwelling.

**617 Trees in Conservation Areas**

- a)** 23/1781/TCA Mr Andrew Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.  
Cresswell Oak - fell.

**DEFERRED** Awaiting report.

- b)** 23/1569/TCA Silverdale, Bickwell Valley, Sidmouth, EX10 8SG.  
TP1: Magnolia - fell..

**NOTED**

- c) 23/1739/TCA Mr Edward Eley River Sid, The Byes, Water Lane, Sidmouth.  
Tree G: 'tree kicker' habitat features in the River Sid. The felled tree is winched back to its stump and secured back to its stump with 12mm steel wire rope (10 ton B/S).

**DEFERRED** Awaiting report.

**618 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/1750/TRE 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.

**DEFERRED** awaiting report

- b) 23/1775/TRE Ms Sarah Webster Upper Heights, Burscombe Lane, Sidford, Sidmouth, EX10 9SF.  
G1 - Beech trees: 1) stems nearest the house - crown lift to a height equivalent to the eaves of the house, removing small branches up to approx. 25mm in diameter. 2) reduction of lateral canopy extent over the garden on the south side by up to 2-3m, maximum diameter cuts of 45mm. 3) Height reduction by up to 2m, maximum diameter cuts of 45mm. G2 - beech trees: 1) crown lift above access road to approximately 5m for vehicle access. 2) remove stems directly opposite oak tree to allow more space for vehicular access. 3) thin out stems 138mm in diameter at chest height and remove stems up to 200mm at chest height.

**APPROVE** subject to the following conditions:

The works hereby consented to shall be carried out in accordance with British Standard 3998: 2010  
The works, hereby consented to, shall be carried out within a period of 2 years from the date of this decision notice. The pruning works to the beech trees in the application hereby approved shall not exceed the following specification: Stems nearest the house - crown lift to a height equivalent to the eaves of the house, removing small branches up to approx. 25mm in diameter.Reduction of lateral canopy extent over the garden on the south side by up to 2-3m, maximum diameter cuts of 45mm. Height reduction by up to 2m, maximum diameter cuts of 45mm.

- c) 23/1855/TRE Mr Andrew Inglis Terra Nova, Higher Brook Meadow, Sidford, EX10 9SS.  
T1, Oak tree : removal of branch, that overhangs driveway, back to the trunk; remove small epicormic growth around trunk; carry out crown reduction by up to 20% - removing branch end lengths up to 3m, with cut diameter not exceeding 80mm.

**DEFERRED** awaiting report

**619 Exemption to a Tree Preservation Order**

None received

**620 Appeals**

None received

**621 Unsupported decisions**

None received.

**Enforcement Letters**

None received.

**622 New Draft Local Plan Update**

Councillor Barlow reported that he had been present at a recent meeting of EDDC's Strategic Planning Committee. The consensus was that, whilst the Local Planning Authority should continue to debate housing numbers with the Government, they should continue to prepare the new Local Plan on the basis of the Government's Standard Model for housing provision.

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**CHAIR OF THE PLANNING WORKING GROUP**