

**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 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**