

**Sidmouth Town Council's Planning Working Group
held on Wednesday 20 December 2023**

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Bernie Davis
John Loudoun
Louise Laybury
John Nicholson

Apologies: Cllr Chris Lockyear
Cllr Rachel Perram

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.50am

693 Declarations of Interest

Name	Item Number	Type	Action Taken	Details
Cllr John Loudoun	23/2350/AV Merrifield Dental Practice.	Personal	Remained in the meeting during discussion and voting	Patient at the Dental Practice
Cllr John Loudoun	23/2537/FUL Sidmouth Swimming Pool, Ham Lane, Sidmouth	Personal	Remained in the meeting during discussion and voting	Member of EDDC making the application
Cllr Ian Barlow	23/2537/FUL Sidmouth Swimming Pool, Ham Lane, Sidmouth	Personal	Remained in the meeting during discussion and voting	
Lucy Whittaker Planning Clerk	23/2488/FUL Woodlands, Salcombe Regis	Personal	Remained in the meeting during discussion and voting	Acquainted with applicant
Lucy Whittaker Planning Clerk	23/2360/FUL Castle Hill House.	Personal	Remained in the meeting during discussion and voting	Neighbour

694 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.

695 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 29 November.

696 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.

697	23/2537/FUL East Ward	Mr Jorge Pineda- Langford (EDDC)	Sidmouth Swimming Pool, Ham Lane, Sidmouth, EX10 8XR. Erection of a new public toilet building.
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DO NOT SUPPORT:

Members strongly objected to the application.

Reasons:

Members considered that the location and design was unacceptable and incongruous and the number of units was completely unacceptable. The utilitarian block like building, would obscure and spoil the visibility and view of the Tourist Information Centre and Swimming Pool, key facilities and requirements for visitors to Sidmouth and would result in congestion in this busy and already restricted area.

The unattractive design of the proposed building was also completely unacceptable in such a sensitive and important area. It did not complement or enhance the local distinctiveness of the character of its immediate locality contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

The small number of toilets proposed was also considered to be inadequate to meet the considerable demand from visitors, festival-goers and local residents particularly in view of the proposed closure of the nearby public toilets.

Note: Sidmouth Town Council fully supported the need for additional toilets being pursued by the District Council and was anxious to enter into discussions with EDDC as soon as possible about a more appropriate location due in the important area where considerable investment is taking place by both Councils.

698	23/2350/ADV East Ward	Mrs Christina Parkes	Merrifield Dental Practice, 15 Mill Street, Sidmouth, EX10 8DW. Erection of a post mounted sign, with two directed spot lights positioned at ground level.
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SUPPORT

Note: Members would like to see the sign illuminated within opening hours only.

699	23/2461/VAR Primley Ward	Mr and Mrs Haste	27 Primley Road, Sidmouth, Devon, EX10 9LD. Variation of Condition No.2 approved drawings from 23/0921/FUL – Single storey glass canopy to the rear elevation of the property. Proposal for addition of fixed glazing and sliding glass doors.
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SUPPORT

700 23/2488/FUL Mr Alastair Woodlands, Salcombe Regis, Sidmouth, EX10 OPD.
Salcombe Regis Franks
Ward Proposal to demolish existing bungalow and replace with 1no. dwelling with new access driveway.

DO NOT SUPPORT: Members would like to see a more permanent structure for the proposed dwelling.

701 23/2451/FUL Mr Gary Salcombe Regis Camping And Caravan Park, Salcombe Regis,
Salcombe Regis Burns Devon, EX10 OJH.
Ward Demolition of existing sanitary block and construction of replacement sanitary and amenity block.

SUPPORT.

702 23/2523/FUL Mr & Mrs Northcombe Farm, Salcombe Regis, EX10 OJQ.
Salcombe Regis Eccles
Proposed Annexe (conversion of redundant rural building)

SUPPORT: Members would like to see a condition added which states that the use of the annex was ancillary to the main dwelling.

703 23/2360/FUL Mr & Mrs Castle Hill House, Greenhead, Sidbury, EX10 0QD.
Sidbury Ward Webb
Replacement of existing detached double garage with new detached double garage and games room with ancillary annex accommodation over.

SUPPORT: Members would like to see a condition added which states that the use of the annex was ancillary to the main dwelling.

704 23/2578/FUL Mr Adrian Mulberry Cottage, Convent Road, Sidmouth, EX10 8RB.
South Ward Rowden
Widen existing entrance, demolish existing garage, and replace to include storeroom/workshop. Create En-suite. Construct first floor dormer in bathroom, and a first floor extension on the south west elevation.

SUPPORT

705 23/2582/FUL Dr and Mrs Clover Cottage, Boughmore Road, Sidmouth, EX10 8SJ.
South Ward D Hall
Proposed timber cabin.

SUPPORT

706 Trees in Conservation Areas

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

DEFERRED: Awaiting Officers report.

- b) 23/2487/TCA Applelands, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
Soth Ward
T2: Hazel - fell. (DR)

NOTED

- c) 23/2267/TCA West Hayes, Convent Road, Sidmouth, EX10 8RL.
South Ward
T1: Pear - fell. (DR)

NOTED

707 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/2193/TRE Salcombe Lodge, Sid Road, Sidmouth, EX10 9AH.
Salcombe Regis
Ward
T1, Horse Chestnut: sectional fell, leaving a 'monolith' at a height of 6m (DR).

NOTED

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

NOTED

708 Exemption to a Tree Preservation Order

None received.

709 Appeals

None received.

710 Unsupported decisions

- a) 23/1413/FUL Mrs Katie
East Ward Harley 61 High Street, Sidmouth, EX10 8LE.
Installation of dormer windows and roof light to rear elevation, increase in height of roof to rear wing, replacement of existing rear access steps and porch and conversion of existing rear kitchen windows to doors.
SSTC: DO NOT SUPPORT EDDC: APPROVED
- b) 23/0810/FUL Mr Alan
East Ward Stevenson 8 Mill Street, Sidmouth, EX10 8DF.
Proposed single storey rear extension.
SSTC: SUPPORT EDDC: REFUSE
- c) 23/1419/FUL Ms J Grigg
Sidford 41 Fleming Avenue, Sidmouth, Devon, EX10 9NH.
Village Erection of first floor side extension.
SSTC: SUPPORT EDDC: REFUSE

- d)** 23/1490/FUL SURRIS Ltd Clock Tower Café, Peak Hill Road, Sidmouth, EX10 8RZ.
AND
23/1491/LBC Erection of a replacement conservatory following the demolition of
South Ward existing.
SSTC: DO NOT SUPPORT EDDC: APPROVED
- e)_** 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).
SSTC: DO NOT SUPPORT EDDC: APPROVED
- f)** 23/1982/FUL K Davis Fishmongers, The Esplanade, Sidmouth.
East Ward Replacement of a defective fish shed.
SSTC: DO NOT SUPPORT EDDC: APPROVED
- g)** 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 e
extension.
SSTC: DO NOT SUPPORT EDDC: APPROVED
- h)** 23/1974/FUL Mr Kussman Hemphaye Cottage, Station Road, Sidmouth, Devon, EX10 8NZ.
South Ward and Mr G
Ward Proposed porch to hair salon and change of use of part to form ground
floor wc for cottage.
SSTC: SUPPORT EDDC: REFUSE

711 Enforcement Letters

None received.

712 New Draft Local Plan Update

Councillor Barlow reported that EDDC's Strategic Planning Committee had identified the favoured site for a possible new town near the A3052 road near Hill Barton although it was still very early days in the Local Plan process.

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CHAIR OF THE PLANNING WORKING GROUP