



# SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group  
Town Clerk

13 October 2023

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 18 October 2023 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 'Chris Holland', written over a 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 6 September and 20 September 2023. (attached)

**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>10</b> | 23/2130/FUL<br>Sidbury Ward  | Mr Phillip<br>Wallace | Myrtle Farm, Fore Street, Sidbury, Devon, EX10 ORS.<br>Installation of two air source heat pumps.  |
| <b>11</b> | S23/2125/LBC<br>Sidbury Ward | Mr Phillip<br>Wallace | Myrtle Farm, Fore Street, Sidbury, Devon, EX10 ORS.<br>Installation of two air source heat pumps.  |
| <b>12</b> | 23/2080/FUL<br>Sidbury Ward  | Mr & Mrs<br>Royle     | Bridge Cottage, Bridge Street, Sidbury, Devon, EX10 ORU.<br>Demolition of rear single storey 1970s extension, replaced with vaulted rear extension with timber louvres and slate & sedum roof. |

**13** 23/2081/LBC      Mr & Mrs      Bridge Cottage, Bridge Street, Sidbury, Devon, EX10 0RU.  
Sidbury Ward      Royle  
Demolition of rear single storey 1970s extension, replaced with vaulted rear extension with timber louvres and slate & sedum roof; internal alterations including re-location of staircase, changes to first floor bathroom and bedroom layout, change of fenestration at first floor level; external changes include replacement of cement render with lime on some areas of the exposed walls, and construction of a new patio area with stone walls.

**14** 23/2128/FUL      Mr & Mrs      Avoca, Manor Road, Sidmouth, Devon, EX10 8RR.  
South Ward      Murray  
Cowen  
Proposed new dwelling with parking and garden.

### **15 Trees in Conservation Areas**

**a)** 23/1739/TCA      Mr Edward      River Sid, The Byes, Water Lane. Sidmouth.  
North Ward      Eley  
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).

### **16 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

**a)** 23/2149/TRE      Mrs Gray      Oak Cottage, Kestell Road, Sidmouth, EX10 8JJ.  
Salcombe Regis           T1, oak : reduce branches over neighbouring garden to clear roof by 2m by pruning to a suitable second order branch. Reduce branches over roof of Oak Cottage to clear 2m by pruning to a suitable second order branch. Reshape remainder of crown by reduction of 1-2m to leave a natural form.  
Ward

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

None received at the time of the publication of agenda.

### **18 Unsupported decisions**

None received at the time of the publication of agenda.

### **19 Appeals**

None received at the time of the publication of agenda.

### **20 Enforcement Letters**

None received at the time of the publication of agenda.

**21 Application for Designation of a Neighbourhood Area**

To note that the Council has received notification of an application from the neighbouring Parish of West Hill Parish Council for the designation of Parish of West Hill as a new Neighbourhood Area (shown below). If approved, this would remove the area from the existing joint Ottery St Mary and West Hill Neighbourhood Area, which would then be known as the Ottery St Mary Neighbourhood Area. The 'made' Ottery & West Hill Neighbourhood Plan would continue to apply in the parish of West Hill (and Ottery St Mary) until such time as it is replaced.

**22 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:**

1 October	Planning Working Group
6 October	Council
15 October	Planning Working Group

## Sidmouth Town Council's Planning Working Group

held on Wednesday 4 October 2023

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Chris Lockyear (10-10.30am)  
John Loudoun  
Rachel Perram  
Louise Laybury

Also present: Janet Lambert (Application 627. Item 23/0571/MFUL)

Apologies: Bernie Davis

The meeting started at 10.00am and finished at 11.30am

### 623 Declarations of Interest

Councillor Kelvin Dent	23/0571/MFUL South Ward	Personal interest	Left the meeting during discussion and did not vote.	Local Resident
Councillor Dent, Perram, Laybury, Lockyear and Loudoun.	23/1982/FUL East Ward		Remained in the meeting during discussion and did vote.	The Town Council are Trustees for the property concerned.
Councillor Dent, Perram, Lockyear and Loudoun.	23/1902/FUL and 23/1903/LBC East Ward	Personal interest	Remained in the meeting during discussion and did vote.	Members of the Sid Vale Association who are the Applicants.

### 624 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.

### 625 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 6 September and 20 September 2023.

## 626 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>627</b>	23/0571/MFUL South Ward	Mr Paull (McCarthy And Stone Retirement Lifestyles Ltd)	Former Council Offices, Knowle, Sidmouth, EX10 8HL. Redevelopment of site to provide: a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works. b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge. d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (Class C3) Along with accesses; internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and substations. (Demolition of buildings other than building B).
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**Members noted the amendments to the application including the deletion of the two proposed chalet bungalows. Nevertheless:**

### **SPLIT DECISION:**

Members SUPPORT part (d) of the application to Erect 4 houses and 3 townhouses.

Members were UNABLE TO SUPPORT parts (a,b and c) for the following reasons:

Contrary to Policy 1 Sid Valley Development Principles, development proposals should seek to avoid adverse impact on the environmental quality of the parish. Any development should protect or enhance the Sid Valley.

\* Members felt the proposal would not benefit the Sidmouth community, making the already large number of elderly residents greater. Impacting our struggling health care system further. It will create an imbalance and not meet the current housing and employment needs of those in the area.

\* It was felt that the proposal for two large apartment blocks of such mass and height represented overdevelopment of the site resulting in a generally overbearing appearance from all directions and overlooking of the adjacent properties on Knowle Drive to the south and west. Referring to the Built and Natural Environment policy 'the height and spread of any new developments should respect the character and scale of the existing neighbourhood.

' Much of site is on high ground and is visible from many parts of the town and valley particularly from the East. The mass, height and colour of the larger buildings meant they would be too prominent and out of keeping and detrimental to the valley and surrounding landscape.

' Members were aware that there were considerable numbers of units, like those being offered, remaining unsold/ unoccupied in the town, and considered that the development did not reflect the right balance of priorities for Sidmouth's housing needs.

**628** 23/1982/FUL K Davis Fishmongers, The Esplanade, Sidmouth.  
East Ward Replacement of a defective fish shed.

**DO NOT SUPPORT:** Members would like to see a separate structure, not joined to the wall and felt the roof could be amended to a less obtrusive pent roof. They felt it didn't complement or enhance the character of its immediate locality, and contravened Policy 7 of the Neighbourhood Plan Local Distinctiveness.

**629** 23/1902/FUL Liz Warren 36A Fore Street, Sidmouth, Devon, EX10 8AQ.  
East Ward Proposed change of use from Office (Class E) to apartment (Class C3).

**SUPPORT:** Subject to the views of the Conservation Officer. Members would like the Local Planning Authority to ensure that the proposed apartment is occupied only as a permanent residence.

**630** 23/1903/LBC Liz Warren 36A Fore Street, Sidmouth, Devon, EX10 8AQ.  
East Ward Proposed change of use from Office (Class E) to apartment (Class C3).

**SUPPORT:** Subject to the views of the Conservation Officer. Members would like the Local Planning Authority to ensure that the proposed apartment is occupied only as a permanent residence.

**631** 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.

**DO NOT SUPPORT:** The members felt the proposed structure of the flat roof extensions were not in harmony with the existing character of the property and area, contrary to Policy 7 of the Sid Valley Neighbourhood Plan Local Distinctiveness.

**632** 23/2018/FUL Steven and 4 Hides Road, Sidmouth, Devon, EX10 9NE.  
Primley Ward Susan  
Goode Construction of single storey rear sunroom extension.

**SUPPORT**

**633** 23/1974/FUL Mr Hemphaye Cottage, Station Road, Sidmouth, Devon, EX10 8NZ.  
South Ward Kussman and Mr G Proposed porch to hair salon and change of use of part to form  
Ward ground floor wc for cottage.

**SUPPORT:** Subject to the views of the Conservation Officer.

**634 Trees in Conservation Areas**

**a)** 23/1884/TCA Silver Trees, Redwood Road, Sidmouth, EX10 9AD.  
Salcombe Regis PROPOSAL: T1, T2 Lawson cypress (yellow) : dismantle to ground.  
T3, Cherry Tree : dismantle to ground.

**DEFERRED** Awaiting report.

**b)** 23/1893/TCA Sanditon, Station Road, Sidmouth, EX10 8LL.  
South Ward T1, dead goat willow - fell to ground level.

**DEFERRED** Awaiting report.

**c)** 23/1923/TCA Scarlett Sanditon, Station Road, Sidmouth, EX10 8LL.  
South Ward McNally T1, Horse Chestnut: sectional feeling of the tree to leave as a  
'monolith' at a height of 6m.

**DEFERRED** Awaiting report.

**635 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

**a)** 23/1750/TRE Mr Andrew Mead, Fortescue Road, Sidmouth, EX10 9QG.  
Bartlett T1, Magnolia : crown raise to 2.5m, clean up poor previous pruning  
cuts and remove epicormic regrowth on trunk.

**SPLIT DECISION** - the crown lifting is permitted but the proposals to 'clean up' old pruning wounds and epicormic removals are refused.

**636 Exemption to a Tree Preservation Order**

None received

**637 Appeals**

None received



**638 Unsupported decisions**

- a) 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

**639 Enforcement Letters**

None received.

**640 New Draft Local Plan Update**

Work is continuing on the preparation of the new Local Plan.

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**CHAIR OF THE PLANNING WORKING GROUP**

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

(The Working Group met virtually)

Councillors present: Rachel Perram (Vice Chair in the Chair)  
Bernie Davis

Also present: Ian Barlow

Apologies: Kelvin Dent, Louise Laybury, Chris Lockyear, John Loudon

The meeting started at 10.00am and finished at 10.10am

**605 Meeting Adjourned**

The Vice Chair opened the meeting and stated that as there were not sufficient Members of the Working Group present to form a quorum, the meeting would be adjourned and any business requiring a decision or decisions was deferred to the next meeting of the Working Group.

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**CHAIR OF THE PLANNING WORKING GROUP**