



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
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SIDMOUTH
DEVON
EX10 9BB

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To: All Members of the Planning Working Group
Town Clerk

27 March 2025

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 Committee to be held on
Wednesday 2 April 2025 at 10.00am**

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.

Those members of the public wishing to speak on a planning application, are required to register by emailing planning@sidmouth.gov.uk at least 24 hours before the start time of the meeting.

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 to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 12 March 2025.

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 Committee 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 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.

8 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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|-----------|------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 | 25/0356/MOUT
Sidford Ward | Mr P Aubery
(Tavistock
Green Ltd) | Land East Of Burscombe Lane, Sidford, Sidmouth, EX10 9SG.
Residential development for up to 15 dwellings (outline application seeking approval of details of access only). |
| 10 | 25/0474/OUT
Sidford Ward | Mr & Mrs
Spicer | Hillington, Frys Lane, Sidford, Devon, EX10 9SR.
Outline application for the construction of a single dwelling house on land to the rear of the host dwelling. Approval sought for access, layout and scale: matters reserved for appearance and landscaping. |

11	25/0526/FUL Sidford Ward	Mr Jack Silk	12 Higher Brook Meadow, Sidford, Devon, EX10 9SS. Single storey rear extension to replace existing conservatory.
12	25/0442/FUL East Ward	Mr Tiku Patidar	Yrgolf Ltd, Dove Lane, Sidmouth, EX10 8AN. Proposed roof mounted air-conditioning condenser units and photovoltaic panels. Proposed reuse of existing openings for mechanical ventilation.
13	25/0205/LBC East Ward	Mrs Millie Drennan	Seasalt, 1 Royal London House, Fore Street, Sidmouth, EX10 8AQ. Proposal for external re-decoration and repairs, updated logos, replacement of a door with a window. Internal layout changes.
14	25/0242/ADV East Ward	Mrs Millie Drennan	Seasalt, 1 Royal London House, Fore Street, Sidmouth, EX10 8AQ. Updated painted logos including 2no Facia signs, 1no painted graphic, 1no. tap work art and 1 no window graphic
15	25/0394/LBC East Ward	Mr Adam Marston- Price	Tudor Cottage, Chapel Street, Sidmouth, EX10 8ND. Replace ceilings and walls in dining room and lounge with lime plaster and where necessary replace lathe and plaster with plaster board.
16	25/0466/COU North Ward	Laura Sharpe	Burrow Farm Cottage, Bowd, Devon, EX10 0NF. Proposed change of use of agricultural land to garden (extension of residential curtilage) at Burrow Farm Cottage, Bowd, EX10 0NF.
17	25/0479/FUL Primley Ward	Mr Malcolm Pratt	6 Lower Wheathill, Sidmouth, EX10 9UA. Proposed two storey extension on the south east elevation, two storey extension on the north east elevation and construction of a double garage on the north east elevation.
18	25/0396/FUL Salcombe Regis Ward	Dr Lucy Woodall	11 Sid Lane, Sidmouth, Devon, EX10 9AN. Retrospective permission to retain front porch.
19	25/0397/LBC Salcombe Regis Ward	Dr Lucy Woodall	11 Sid Lane, Sidmouth, Devon, EX10 9AN. Retrospective permission to retain front porch.
20	25/0552/FUL Salcombe Regis	Ashlynn and David Lee	Sid Abbey Coach House Sid Road, Sidmouth EX10 9HN. 22 solar panels to be mounted on modern garage roof.
21	25/0485/FUL Salcombe Regis Ward	Mr and Mrs Maxwell	1 Regency Gate, Sidmouth, EX10 9NQ. Infilling area under existing first floor projection to extend kitchen and enlarging north elevation window.
22	24/2279/VAR Salcombe Regis Ward	Mr Gary Burns	Salcombe Regis Camping And Caravan Park, Salcombe Regis, Sidmouth, EX10 0JH. Application to vary condition no.2 (approved plans) of permission 11/0123/COU to amend the layout of the approved development.

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| 23 | 25/0490/FUL
South Ward | Mrs Ruth Ray | Broombarn Corner, 19 Roselands, Sidmouth, EX10 8PB.
Proposed conversion of single dwelling into 2no dwellings. Changes in fenestration, south facing first floor balcony and construction of single storey garage on west elevation. |
| 24 | 25/0476/MRES
West Ward | Messrs Ford
(OG Holdings Retirement Benefit Scheme) | Unit 2 Alexandria Industrial Estate, Station Road, Sidmouth.
Landscaping Reserved Matter for Phase 1 as detailed in Condition 10. |

25 Trees in Conservation Areas

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|-----------|-------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) | 25/0281/TCA
Salcombe Regis | | 12 Belvedere Court, Hillside Road, Sidmouth, EX10 8FD.
T1: English Oak - remove major deadwood throughout whole crown area, maximum diameter of cuts 25mm in diameter. Thin current canopy by 20%. T2: Tulip Tree - crown thin, removing selected branches in the upper canopy to reduce current density by up to 20%, maximum diameter of cuts 25mm diameter. Remove deadwood.(DR) |
| b) | 25/0424/TCA
South Ward | | Skelgill, Broadway, Sidmouth, EX10 8RQ.
Acer: fell.(DR) |
| c) | 25/0630/TCA
South Ward | | Brooklands, Convent Road, Sidmouth, EX10 8RE.
T1, Leyland cypress : fell.(DR) |
| d) | 25/0499/TCA
South Ward | | Sherwood, Boughmore Road, Sidmouth, Devon, EX10 8SH.
Leylandii - fell and remove.(DR) |
| e) | 25/0570/TCA
South Ward | | Southcote, Convent Road, Sidmouth, Devon, EX10 8RL.
Pittosporum - fell.(DR) |
| f) | 25/0449/TCA
South Ward | Mr Chris Lockyear | Bickwell House, Stadway Meadow, Sidmouth, Devon, EX10 8TB.
Poplar: reduce primary lower limb by 6-8m, making one pruning cut of about 100mm.(DR) |
| g) | 25/0570/TCA
South Ward | Mrs Rachel Perram | Southcote, Convent Road, Sidmouth, Devon, EX10 8RL.
Pittosporum - fell. |
| h) | 25/0286/TCA
South Ward | | 11 Cranford, Sidmouth, EX10 8UT.
T1: Plum – fell.(DR) |

26 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/0559/TRE
Salcombe Regis
Ward
5 Brownlands Road, Sidmouth, EX10 9AR.
T1, Silver Birch : Crown lift the lower branches by approximately 1.5-2m; diameter cut size of 30-60mm; cuts made of no more one third diameter of parent branch; 2nd and 3rd order branches to be pruned; natural target pruning throughout.
- b) 25/0381/TRE.
Sidbury Ward
Rose Hill, Cotford Road, Sidbury, Devon, EX10 0SQ.
T1: Eucalyptus - remove in sections to ground level and replaced with a Liquidambar Styraciflua.(DR)
- c) 25/0167/TRE
South Ward
Runnymede, Orchard Close, Manor Road, Sidmouth, Devon, EX10 8RS.
T1: Lime - cut back by up to 1.5m to the height of 4m only, lowest, small diameter branches overhanging property of Runnymede on southerly aspect, maximum 50mm pruning cuts only.

27 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

28 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of agenda.

29 Unsupported decisions

None received at the time of the publication of agenda.

30 Appeals

None received at the time of the publication of agenda.

31 Enforcement Letters

None received at the time of the publication of the agenda.

32 New East Devon Local Plan;

To receive an update

Forthcoming Council and Working Group meetings:

7 April: Council and Town Assembly Meeting

14 April: Environment Committee Meeting

23 April Planning Meeting

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 12 March 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Cllr John Loudoun
Hilary Nelson
John Nicholson

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 10.28 am

321 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	All applications	Personal	Remained in the meeting but did not vote.	Member of EDDC Planning Committee
Cllr Kelvin Dent	23/057/MFUL Former Council Offices, Knowle	Personal	Remained in the meeting but did not vote.	Lives near the development site

322 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.

323 Minutes

The minutes of the meeting of the Planning Working Group held on Wednesday 19 February 2025 were signed as a true and accurate record.

324 Urgent items

RESOLVED: 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.

325 25/0246/FUL Kim Clinch The Barn And Pinn Cottage, Bowd, Sidmouth, EX10 0ND.
North Ward
Change of use of guest house to a residential dwelling.

UNABLE TO SUPPORT

Members considered that the application which would result in the loss of visitor accommodation in a community which relied on visitor income was contrary to the emerging East Devon Local Plan (Policy 54, Resisting the loss of Employment sites) and the Sid Valley Neighbourhood Plan (Policy 18, Employment Land)

326 25/0020/LBC Mr Liam The Old Post Office, 101 Fore Street, Sidbury, Sidmouth, EX10
Sidbury Ward Slattery OSD.
Remedial works to damaged roof members.

NO OBJECTIONS subject the views of the Conservation Officer

327 Trees in Conservation Areas

a) 25/0214/TCA Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
Salcombe Regis T1, Juniper: fell to near ground level.

NOTED

b) 25/0424/TCA Skelgill, Broadway, Sidmouth, EX10 8RQ.
South Ward Acer: fell.

DEFERRED: Awaiting Officers Report

c) 25/0449/TCA Mr Chris Bickwell House, Stadway Meadow, Sidmouth, Devon, EX10 8TB.
South Ward Lockyear Poplar: reduce primary lower limb by 6-8m, making one pruning cut of about 100mm.

NOTED

328 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

a) Sid Valley Runnymede, Orchard Close, Manor Road, Sidmouth, Devon, EX10
25/0167/TRE Tree Surgery 8RS.
Ltd T1: Lime - cut back by up to 1.5m to the height of 4m only,
North Ward Bruce Smith lowest, small diameter branches overhanging property of
Runnymede on southerly aspect, maximum 50mm pruning cuts
only.

AGREED: as recommended by the Arboricultural Officer.

- b) 25/0381/TRE.
Sidbury Ward
- Rose Hill, Cotford Road, Sidbury, Devon, EX10 0SQ.
T1: Eucalyptus - remove in sections to ground level and replaced with a Liquidambar Styraciflua.
- DEFERRED:** Awaiting the Tree Officers report
- 329 Notification of a new Tree Preservation Order**
None received
- 330 Appeals**
- a) 23/0571/MFUL
APP/U1105/W/24
/3341996
- Council Offices, Lane To The Knowle, Knowle, Sidmouth, Devon EX10 8HL.
- The development proposed is 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, and 3 townhouses (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 sub-stations. (Demolition of buildings other than building B).
- APPEAL ALLOWED**
- 331 Unsupported decisions**
None received
- 332 Enforcement Letters**
None received.
- 333 New Draft East Devon Local Plan Update:**
Consultation on the new East Devon Local Plan continues to run until 31st March.

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CHAIR OF THE PLANNING WORKING GROUP

