



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

Telephone: 01395 512424
Email: enquiries@sidmouth.gov.uk
Website: www.sidmouth.gov.uk
VAT Reg. No. 142 3103 24

To: All Members of the Planning Working Group
Town Clerk

28 November 2024

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 to be held on
Wednesday 4 December 2024 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 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 20 November 2024.

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 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 | 24/2023/FUL
East Ward | White Space
Estates
Ltd | Abbeyfield Court, Station Road, Sidmouth, EX10 8NW.
Change of use from sheltered housing (Class C2) to form 9 No. apartments (Class C3) with associated operational development comprising: new fenestration; addition of 2 No. external balconies to 2 nd and 3 rd floor levels; re-application of external render; and external landscaping works. (Amended plans for consultation). |
| 10 | 24/2279/VAR
Salcombe Regis | 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. |

11 24/2434/MOUT Sidbury LVA Land Adjacent Furzehill, Burnt Oak, Sidbury.
Sidbury Ward LLP Outline planning application for the erection of up to 43 residential dwellings, with associated access, landscaping and open space, as well as the provision of the second phase of the Sidford to Sidbury multi-use path (all matters reserved save for access).

12 24/2194/CPL Peter & Sally Meadway, 2 Roselands, Sidmouth, EX10 8PB.
South Ward Ivey Certificate of lawful development to revert 2no converted flats back into a single residence.

13 Trees in Conservation Areas

a) 24/2358/TCA 1 Colaton Terrace Cotmaton Road Sidmouth EX10 8QU.
South Ward T1, sycamore : remove twin stem nearest fence to allow new fence to be erected. (DR)

b) 24/2306/TCA Lucy Trees On The Southern Boundary Of Cotmaton Field (aka Pond
South Ward Buckingham Meadow), Cotmaton Road, Sidmouth.
(National Ash 833 - Large cavity on the north side of the tree. Cavity extends
Trust) approx. 30x45cm. Crack is starting to form on the eastern side of
the tree extending approx. 1m from the base. Reduce the tree to
just above the union to eliminate the risk of the tree failing into
neighbour's land. Ash 599 - Damage to underside of the branch
extending over the boundary to the north westerly corner of the
neighbouring property (Greenway). Remove the damaged limb at
the union to reduce the risk of the branch failing over the
property/garden infrastructure.

14 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

a) 24/2002/TRE 5 Deans Mead, Sidmouth, EX10 8XP.
South ward T1: Ash pollard - remove dead wood over 75mm and reduce height
by 2-3m into live growth to encourage new shoots. Shorten back
long limb over neighbouring property.

15 Notification of a new Tree Preservation order.

a) 24/0016/TPO Land at Luddesdowne, Higher Brook Meadow, Sidford, Sidmouth

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

None received at the time of the publication of agenda.

17 Unsupported decisions

- a) 24/1581/FUL Mr & Mrs 4 Sid Park Road, Sidmouth, EX10 9BW.
North Ward Peter and Jo Rear single-storey extension.
Cunningham
STC: DO NOT SUPPORT EDDC: APPROVED
- b) 24/1506/FUL Mr & Mrs Magnolia Lodge, Southway, Sidmouth, EX10 8JL.
Salcombe Regis Priestley Construction of garden annex.
Ward
STC: DO NOT SUPPORT EDDC: APPROVED
- c) 24/1931/AGR Mr Jon Chineway Farm, Putts Corner, Sidbury, Devon, EX10 0QQ.
Sidbury ward Simpson Agricultural shed for the feeding and storing sheep and the storage
of hay approx size 465msq
STC: DO NOT SUPPORT EDDC: DECIDED

18 Appeals

None received at the time of the publication of agenda.

19 Enforcement Letters

None received at the time of the publication of agenda.

20 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

11 December Tourism & Economy Committee

18 December Planning Working Group

**Sidmouth Town Council's Planning Working Group
held on Wednesday 20 November 2024**

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Bernie Davis
John Loudoun
Hilary Nelson
John Nicholson
Edward Willis-Flemming

Also present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear

The meeting started at 10.00am and finished at 10.55am

229 Declarations of Interest

Cllr Nicholson and Cllr Perram	24/2358/TCA South Ward	Personal	Item deferred awaiting arboricultural report.	Related to the Applicant Acquainted with the Applicant
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230 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.

231 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 November 2024.

232 Urgent items

This item was not on the agenda but the Arboricultural Officer's report had been received and circulated.

- a) 24/2287/TCA
Sidbury Ward
- Sidbury C Of E Primary School, Church Street, Sidbury, EX10 0SB.
PROPOSAL: T1, Sycamore: reduce lateral branches away from building by approximately 2m, T2, Silver Birch: remove damaged limb, T5, Oak: reduce overhanging limbs to achieve a minimum clearance of 1m from building and ventilation unit; remove two dead limbs.

NOTED

233 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.

- 234** 24/2262/FUL Mr and Mrs 11 Woolbrook Rise, Sidmouth, EX10 9UB.
North Ward Leach Removal of garage and car port and construction of two single storey extensions.

NO OBJECTIONS

- 235** 24/2174/VAR Mr Gary Salcombe Regis Camping And Caravan Park, Salcombe Regis,
Salcombe Regis Burns Sidmouth, EX10 0JH
Ward Application to vary condition no.2 of permission 88/P1063 to allow all year round holiday use.

DO NOT SUPPORT:

Members thought the accommodation was not suitable for Winter use because of environmental concerns over the fuel consumption required to heat the static vans and health of the occupants.

- 236** 24/2279/VAR Mr Gary Salcombe Regis Camping and Caravan Park, Salcombe Regis,
Salcome Regis Burns Sidmouth, EX10 0JH
.
Application to vary condition no.2, (approved plans), of permission 11/0123/COU to amend the layout of the approved development.

DEFERRED To allow Members an opportunity to visit the site.

- 237** 24/2249/FUL Mr & Mrs Springfield Farm, Sidbury, Sidmouth, EX10 0QJ.
Sidbury Ward John Conversion of existing agricultural barn to a single dwelling, with
Northover associated parking
.

DO NOT SUPPORT:

The barn appeared to be a dilapidated condition which would be difficult to convert although it continued to have an agricultural use. Members felt that the conversion of this barn was tantamount to a new dwelling in an isolated and unsustainable location in the National Landscape.

- 238** 24/2244/FUL Dr Joanna Appletreewick, Muttersmoor Road, Sidmouth, Devon, EX10 8RH.
South Ward Kinder Two-storey rear and side extension with increased ridge height & erection of a new two-storey garage, addition of cladding and hanging tiles.

NO OBJECTIONS

239 Trees in Conservation Areas

- a) 24/2166/TCA
South Ward
11 Cranford, Sidmouth, Devon, EX10 8UT.
PROPOSAL: T1, Sycamore: removal. T2, Holly: reduce by 1200mm.
T3, Hawthorn: removal. T4, Acacia: fell, leaving 1m tall stump.

NOTED

- b) 24/2358/TCA
South Ward
1 Colaton Terrace Cotmaton Road Sidmouth EX10 8QU.
T1, sycamore : remove twin stem nearest fence to allow new
fence to be erected.

DEFERRED awaiting Officers report

- c) 24/2306/TCA
South Ward
Lucy Buckingham
(National Trust)
Trees On The Southern Boundary Of Cotmaton Field (aka Pond Meadow), Cotmaton Road, Sidmouth.
Ash 833 - Large cavity on the north side of the tree. Cavity extends approx. 30x45cm. Crack is starting to form on the eastern side of the tree extending approx. 1m from the base. Reduce the tree to just above the union to eliminate the risk of the tree failing into neighbour's land. Ash 599 - Damage to underside of the branch extending over the boundary to the north westerly corner of the neighbouring property (Greenway). Remove the damaged limb at the union to reduce the risk of the branch failing over the property/garden infrastructure.

DEFERRED: awaiting Officers report

- d) 24/2298/TCA
South Ward
Woodrising, Bickwell Valley, Sidmouth, EX10 8RF.
T1, Birch - reduce by approximately 3m and re-shape to leave a natural form, a height of approximately 10m and a radial spread of 3m. T2, Pittosporum - reduce by approximately 50% and re-shape. T3, Lawson cypress - shorten back or remove, the long branches over the lawn to clear.

NOTED

240 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/2360/TRE
Salcombe Regis
Ward
Lusways, Salcombe Hill Road, Sidmouth, EX10 8JS.
T5, Gean Cherry : fell to ground level.

DEFERRED: awaiting Officers report

- b) 24/2317/TRE Hillsdon Management Ltd Flat 1 The Heights, 70 Sidford High Street, Sidford, Sidmouth, EX10 9SQ.
Sidford Ward
T1, Beech: remove the lowest branch to the west and then reduce the other westward growing branches in length by approximately 3m, decreasing to 2m and 1m as you go up the tree, in order to maintain a reasonable crown shape and keep the integrity of the tree intact.

DEFERRED: awaiting Officers report

- c) 24/1959/TRE South ward Ventonlace, Cottington Mead, Sidmouth, EX10 8HB.
Oak (T1) - reduce crown by a maximum of 1.5m. Reduction works via thinning with max diameter cuts of 30mm to achieve this. Carry out works on a 4 year cycle to contain size of tree.(DR)

SPLIT DECUSION as recommended by the Arboricultural Officer to allow the crown reduction but not to carry out works on a 4 year cycle.

- d) 24/1920/TRE South Ward Elmcote, Boughmore Road, Sidmouth, Devon, EX10 8SH.
T1, Thuja plicata (Western red cedar) : remove tree. T2, Thuja plicata (Western red cedar) : remove tree.(DR)

REFUSED: as recommended by the Arboricultural Officer.

- e) 24/2296/TRE South Ward Kate Short Beatlands House, Beatlands Road, Sidmouth, EX10 8JH.
T1- Lime: crown reduce by 4-5m in height and 3m in lateral spread. Maximum Diameter of Cuts (MDC) 100mm. Remove major hazardous deadwood. T2 - Lime: crown reduce by 3m all over, MDC 75mm. Remove major hazardous deadwood.

DEFERRED awaiting Officers report.

241 Exemption to a Tree Preservation Order

None received.

242 Appeals.

None received.

243 Unsupported decisions

None received.

244 Enforcement Letters

None received.

245 New Draft East Devon Local Plan Update:

Councillor Barlow will be attending the next meeting of the Strategic Planning Committee on 22nd November.

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CHAIR OF THE PLANNING WORKING GROUP