



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

1 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 6 November 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 23 October 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 2nd and 3rd floor levels; re-application of external render; and external landscaping works. |
| 10 | 24/2162/FUL
Primley Ward | Mr and Mrs
Titherington | 40 Primley Road, Sidmouth, EX10 9LF.
Rear single storey extension to replace existing extension and conservatory. |

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|-----------|-----------------------------|----------------------|---|
| 11 | 24/1987/FUL
Sidbury Ward | Mr Kelvin
Canning | Pacombe Farm, Harcombe, Sidmouth, EX10 0PR.
Construction of a concrete track along same footprint of an existing route. |
| 12 | 24/2022/FUL
South Ward | Mrs Ruth Ray | Cedar Shade Cottage, 75 All Saints Road, Sidmouth, EX10 8EX.
Single storey extensions on the east, south and west elevations and additional rooflight. |
| 13 | 24/2268/FUL
West Ward | Mr Jeremy
Sharp | 79 Alexandria Road, Sidmouth, Devon, EX10 9HG.
Proposed single storey rear extension and alterations to fenestration. |

14 Trees in Conservation Areas

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|-----------|-----------------------------|--|
| 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. |
| b) | 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, |

15 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|---------------------------|---|
| a) | 24/1970/TRE
South ward | Littlecourt House, Seafeld Road, Sidmouth, EX10 8HF.
T1: Beech - prune extending limbs to give 2m clearance from house. (DR) |
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16 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

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| a) | 24/2224/PRETDD
South Ward | Farthingwood, Broadway, Sidmouth EX10 8HS.
Notification of Tree works considered an exemption to 56/0004/TPO.
Removal of dead Sycamore and removal of dead branch from Field Maple. |
| b) | 24/2233/PRETDD
South ward | Removal of collapsed and dead stems of a Cypress tree, within the Conservation Area. |

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 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

20 November Planning Working Group

2 December Council

4 December Planning Working Group

**Sidmouth Town Council's Planning Working Group
held on Wednesday 23 October 2024**

(The Working Group met virtually)

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

Apologies: Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.35

189 Declarations of Interest

Cllr Lockyear Cllr Nelson Cllr Perram	24/2104/TCA South Ward	Personal	Remained in the meeting and did not vote.	Acquainted with the applicant
Cllr Loudoun	24/1506/FUL Sidford Ward	Personal	Remained in the meeting and did not vote.	Has been lobbied and already commented to EDDC on the application
Cllr Perram	24/2052/FUL Sidford Ward	Personal	Remained in the meeting and did not vote.	Acquainted with the applicant

190 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.

191 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 Committee meeting of 9 October 2024.

192 Urgent items

Trees in Conservation Areas

- a) 24/1993/TCA Mr Carolcrest, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.
South Ward MacDonald G2, Winter's Bark (x2) - reduce by approximately 2m to level of adjacent Lawson Cypress

NOTED

- b) 24/1960/TCA Mr Robert 30 The Laurels, Sidmouth, EX10 8UX.
South Ward Irons T28: Turkey Oak - prune back branches over property (Flat 30) by up to 4m.

NOTED

193 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.

- 194** 24/1214/FUL Mrs Victoria 104 & 106 High Street, Sidmouth, EX10 8EF.
East Ward Muse-Jones Renovation of existing first floor dormers including replacement of windows (retrospective).

NO OBJECTIONS

- 195** 24/1841/LBC Mrs Mandy 50 Temple Street, Sidmouth, EX10 9BQ.
North Ward Drewa Replace roof on main building; replace roof and install larger rooflight on single storey rear extension and install woodburner at ground floor.

NO OBJECTIONS

- 196** 24/2044/FUL Sid Valley United Reformed Church, Primley Road, Sidmouth, EX10 9LB.
Primley Ward Food Bank Construction of a shed at the rear of the United Reform Church for the storage of food/items belonging to Sid Valley Food Bank.

NO OBJECTIONS

- 197** 24/1900/FUL Mr S Conway Land South of Hillside, Salcombe Regis.
Salcombe Regis ward Agricultural storage building (resubmission of 23/1161/FUL)
ward

DO NOT TO SUPPORT:

As with the previous application, Members were not convinced there was an agricultural need for a building of this size, which seemed excessive for the land in question.

- 198** 24/2052/FUL Mr S Jones 70 Malden Road, Sidmouth, EX10 9NA.
Primley Ward and Mr M Variation to the design of previously approved bungalow under
Denning approval reference number 22/0547/FUL

NO OBJECTIONS

- 199** 24/1964/FUL Mrs Stacey 3 Stevens Cross Close, Sidford, Sidmouth, EX10 9QJ
Sidford Ward Callun Proposed roof extension and new raised terrace on North West elevation, Dormer and single storey extension on North East elevation, single storey extension on South East elevation and extension to dormer on South West elevation.

NO OBJECTIONS

Note: Members would request that construction hours are kept to 8am-5pm Monday to Friday. They would like to see the window frames all the same colour and suggested the inclusion of a window with opaque glass on the South West facing dormer.

- 200** 24/1506/FUL Mr & Mrs Magnolia Lodge, Southway, Sidmouth, EX10 8JL.
Salcombe Regis Priestley Construction of garden annex.
Ward

DO NOT SUPPORT

Members do not support the planning application due to the following concern:

The character of the locality comprises single houses in large gardens. Members considered that the proposal constituted overdevelopment of the site which did not reflect the character of the immediate locality contrary to Policy 7 of the Sid Valley Neighbourhood Plan - Local Distinctiveness.

If, however, the Local Planning Authority are minded to approve the application, Members recommended the inclusion of a condition to ensure that the annex remained ancillary to the existing dwelling and should not be used as holiday accommodation or become a separate dwelling.

- 201** 24/2024/FUL Mr Shawn Lower Foxgrove, Coreway Close, Sidford, Sidmouth, EX10 9SD.
Sidford Ward Trott Proposed single detached garage.

NO OBJECTIONS

- 202** 24/1649/FUL Mr P Fleming Gunnersbury, Manor Road, Sidmouth, EX10 8RR.
South Ward Single storey rear extension, loft conversion and associated rear facing dormers.

NO OBJECTIONS

- 203** 24/1174/MFUL Melanye The Richmond Hotel, Elysian Fields, Sidmouth, EX10 8UJ.
South Ward Luscombe Change of use of Cumberland Cottage and its adjoining
(Richmond extensions Including 1987 front extension and guest house
Estates extension, from C1 Hotel to C3 Residential use; change of use of
Sidmouth annexe apartments, currently classed as C1 Hotel rooms to C3
Ltd) Holiday use; remove managers use restriction on residential
bungalow; Permission to split and sell all the above properties,
plus residential staff cottage leasehold/commonhold.

PARTLY SUPPORT

Members found it difficult to continue to support the proposal to change the use and dispose of parts of the main house and would like to see a concise business plan to indicate how the main house might be retained in its integrity.

- 204** 24/2064/LBC Mr & Mrs A Flat 7 Green Gables, All Saints Road, Sidmouth, EX10 8EU
South Ward & S Garnett Replace modern windows : 1no. window and 1no. dormer window on west elevation; 1no. window and 1no. dormer window on east elevation and 1no. window on north elevation.

NO OBJECTIONS

205 Trees in Conservation Areas

- a) 24/2104/TCA Mr Tim Marycourt, Convent Road, Sidmouth, Devon, EX10 8RE.
South Ward Johnson Copper Beech - crown reduction to the east, south and west aspects by 1 to 1.5m. Crown reduction to the north aspect (where the tree is unbalanced) by 2 to 2.5m.

NOTED

- b) 24/2107/TCA Mr Jonty Mount Pleasant Hotel, Hillside Road, Sidmouth, EX10 8JA.
Salcombe Regis Reaney T1, Lawson Cypress: dismantle to ground.

Ward

NOTED

206 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1533/TRE 4 Cedar Shade, All Saints Road, Sidmouth, Devon, EX10 8EU.
South ward T1, Holm Oak : Cut back lateral extension of branches over roof by 2.5m. Lift secondary branches over roof to give 2.5m clearance where possible. (DR)

AGREED: as recommended by the Arboricultural Officer.

- b) 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.

DEFERRED: Awaiting Officers report.

207 Exemption to a Tree Preservation Order

None received.

208 Appeals.

- a) APP/U1105/L/22/ 1 Chapel Mews and 2 Chapel Mews, The Old Chapel, Chapel
3306880 Street, Sidmouth, EX10 8ND.

The appeal was dismissed and the CIL surcharges upheld.

Appeal notification

- b) APP/U1105/W/24 /3350271 Mr S Hallett & M Conibear Lower Sweetcombe Farm, Sidbury, EX10 0QR. Change of use of land from agricultural to holiday/tourism accommodation including the retention of a shepherd's hut, shed (housing a kitchen/store and shower) and toilet (retrospective).

209 Unsupported decisions

- a) 24/1100/HRN Sidford Ward Oliver Chamberlain Land At Burscombe Lane, Sidford, Sidmouth. Removal of 4m of hedgerow.

STC Deferred

DCC Approved

210 Enforcement Letters

None received.

211 New Draft East Devon Local Plan Update:

In order to try to achieve the required number of housing allocations, the Strategic Planning Committee on 29th October will be looking again at sites which Officers recommended for inclusion but were initially rejected by the Committee. The only site in Sidmouth is Sidm_34b between Furzehill and Hillside, Sidbury.

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CHAIR OF THE PLANNING WORKING GROUP