



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

2 January 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 8 January 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

A G E N D A

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 18 December 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 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.)

9 24/2434/MOUT – Land Adjacent Furzehill

At the meeting of the Planning Committee held on Wednesday 18 December 2024, Members objected to the application for a number of reasons as set out in the minutes. Members also wished to propose a number of mitigation measures however, in the event that the Local Planning Authority were minded to approve the application. Such points will be considered during this agenda item.

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|-----------|---------------------------|-----------|---|
| 10 | 24/2572/FUL
North Ward | Mr T Ford | Core Hill Cottage, Core Hill Road, Sidmouth, EX10 0JR.
Rebuilding of existing garage and store building as Gym and store for use in conjunction with main house. |
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|-----------|------------------------------|---|---|
| 11 | 24/2582/FUL
Primley Ward | Bill Watkins | 10 Primley Paddock, Sidmouth, EX10 9LA.
Proposed single storey side extension |
| 12 | 24/2536/FUL
Primley Ward | Carole Clark | 21 Fleming Avenue, Sidmouth, EX10 9NZ.
Proposed garage conversion and boundary treatments. |
| 13 | 24/2263/LBC
Salcome Regis | Dr Brian
Golding | Egypt, Millford Road, Sidmouth, EX10 8DP
Replace deteriorating windows with slimline heritage double glazing as follows (letters refer to labels on elevation sketches, photos and plans): replace 1no. French window on ground floor (K), 2no. sash windows at first floor on front elevation (I,J); replace 1no. French window (L) and 1no. window (M) on ground floor rear elevation; replace 2no. dormer windows on second floor front elevation (C,D,E,F,G,H); replace 1no. window on second floor side (north) elevation (B) and 1no. window on second floor side (south) elevation (A). |
| 14 | 24/2521/FUL
Sidbury Ward | Abby
Bartram | 15 Hillside, Sidbury, Sidmouth, EX10 0QZ.
Proposed two storey rear extension. |
| 15 | 24/2417/FUL
Sidbury Ward | Mr Phillip
Wallace | Myrtle Farm, Fore Street, Sidbury, Sidmouth, EX10 0RS.
Erection of 2 no. sheds. |
| 16 | 24/2531/FUL
South Ward | Mr & Mrs
Robert &
Alison
Jenkins | 10 Convent Fields, Sidmouth, EX10 8QR.
Erection of two storey front extension, single storey side extension, and first floor side extension above existing garage. |

17 Trees in Conservation Areas

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|-----------|---------------------------|--------------------|--|
| a) | 24/2644/TCA
South Ward | Mrs Bruce
Smith | 11 Cranford, Sidmouth, Devon, EX10 8UT.
T1: Juniper - fell. |
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18 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|---------------------------------------|--|---|
| a) | 24/2360/TRE
Salcombe Regis
Ward | | Lusways, Salcombe Hill Road, Sidmouth, EX10 8JS.
T5, Gean Cherry : fell to ground level. |
| b) | 24/2296/TRE
Salcombe Regis
Ward | | 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. |

- c) 24/2317/TRE
Sidford Ward
Flat 1 The Heights, 70 Sidford High Street, Sidford, Sidmouth, EX10 9SQ.
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.
- d) 24/2596/TRE Mr Endean 5 Deans Mead, Sidmouth, Devon, EX10 8XP.
South Ward
T1: Oak - remove upper rubbing limb to leave lower larger limb, reducing weight via thinning.

19 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

21 Unsupported decisions

None received at the time of the publication of agenda.

22 Appeals

None received at the time of the publication of agenda.

23 Enforcement Letters

None received at the time of the publication of agenda.

24 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

13 January Environment Committee

20 January Council (Estimates & Grants)

29 January Planning Committee

**Sidmouth Town Council's Planning Committee
held on Wednesday 18 December 2024**

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

Also present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear
Cllr John Nicholson

The meeting started at 10.00am and finished at 11.40am

262 Declarations of Interest

Lucy Whittaker Planning Clerk	24/2034/FUL Primley Ward	Personal	Remained in the meeting	Acquainted with the Applicant
Cllr Willis-Flemming	24/2434/MOUT Sidbury Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

263 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.

264 Minutes

The minutes of the meeting of the Planning Working Group held on Wednesday 4 December 2024 were signed as a true and accurate record, subject to minute 246 being amended to show that Cllr Perram was a Consultee on the application 24/2358/TCA, rather than acquainted to the applicant.

265 Urgent items

None received.

266 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.

267	24/2434/MOUT Sidbury Ward	Sidbury LVA LLP	Land Adjacent Furzehill, Burnt Oak, Sidbury. 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)
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The Committee were made aware of a number of representations on EDDC's planning portal and several members of the public addressed the Committee.

OBJECT: Members objected to the planning application for the following reasons:

Impact on National Landscape:

The proposed development would have a detrimental effect on the character and visual amenity of the designated National Landscape.

Inadequate Infrastructure:

The existing infrastructure in Sidbury is not adequate to support an influx of residents and vehicles associated with 43 new residential dwellings, causing a strain on local amenities such as the school, parking facilities, and healthcare,

Drainage and Flooding Issues:

The proposed development could exacerbate existing drainage issues in the area, increasing the current risk of flooding. The applicants have not demonstrated how this will be addressed.

Safety Concerns Due to Road Access:

The proposed new access to the development would connect to a narrow road with poor visibility, creating significant safety risks for drivers, pedestrians, and cyclists. The road is already challenging for larger vehicles such as tractors and buses, and the increased traffic at the access point would worsen congestion and disruption and increase the risk of accidents.

Construction Disruption:

The construction phase would likely cause significant upheaval, including noise, dust, and traffic disruption. Prolonged construction activities would negatively impact on the daily lives of existing residents and businesses in the area.

Environmental Considerations:

The development could harm local natural habitats and biodiversity to the detriment of the National Landscape area.

Community Impact:

The development would constitute overdevelopment of the village and disrupt the character and cohesion of the existing community

Listed Buildings.

The development would have an adverse impact on nearby listed buildings and the views from Sidbury Castle Iron Age Hillfort.

NOTE: Whilst the Planning Committee strongly objected to the application, they wished to propose a number of mitigation measures in the event that the Local Planning Authority were minded to approve the application. Such points would be considered at the next meeting of the Planning Committee on 8th January 2025 and communicated to the Local Planning Authority thereafter.

- 268** 24/2034/FUL Helen Johnson 58 Fleming Avenue, Sidmouth, EX10 9NH.
Primley Ward Johnson Two storey side extension with extension to existing dormer and a single storey rear extension.

NO OBJECTIONS

- 269** 24/2367/FUL Mr & Mrs Sheridan House, Redwood Road, Sidmouth, EX10 9AD.
Salcome Regis Butcher Proposed garage conversion, alterations, roof extensions and new detached garage structure.

NO OBJECTIONS:

Note: Members suggested that the Local Planning Authority could suggest that the applicant might wish to replace part of the large existing driveway with a more environmentally friendly surface in order to mitigate the loss of garden.

270 Trees in Conservation Areas

- a)** 24/2570/TCA The Dairy House, Salcombe Regis, Devon, EX10 0JH.
Salcombe Regis PROPOSAL: T1, Leylandii : halve in size in line with the top of low
Ward roof level; boughs overhanging the low roof of the Dairy House will be pruned back to 1m; any boughs overhanging the neighbouring property will be removed. T2, Leylandii : halve the height, bringing it down to the level of the low roofs of both properties.

DEFERRED: Awaiting the Officers report

- b)** 24/2490/TCA Mr Bruce 1 Regency Gate, Sidmouth, EX10 9NQ
Salcombe Regis Smith
Ward T1.
Maple - dbh 400mm reduce by up to 1.5m in height and 1m in width with up to 50mm targeted pruning cuts, remove crossing and rubbing branches under 50mm in diameter. T2: Lawson Cypress - dbh 200mm fell. T3: Acacia - the lowest first order branch pointing in a southerly to south easterly direction, reduce end loads by up to 2m, maximum pruning cuts of no more than 60mm.

NOTED

- c)** 24/2524/TCA Monica Read Winthwaite, Gorseway, Convent Road, Sidmouth, EX10 8RJ.
South Ward
.1,2 & 4: Laurel - prune back to allow upright growth. 3, 6, 7,10,11,12 &13: Holly - coppice and re-coppice to allow upright growth. 5: Sycamore - trim back limb overhanging the stream. 8: Hazel - prune back to allow upright growth.

NOTED

271 Applications relating to Trees with protected by a Preservation Order

None received at the time of the publication of agenda.

272 Notification of a new Tree Preservation Order

- a) 24/0053/TPO Land at and adjacent to Springfield Farm, Sidbury, Sidmouth.
Sidbury Ward

273 Appeals.

None received.

274 Unsupported decisions

None received.

275 Enforcement Letters

None received.

276 New Draft East Devon Local Plan Update:

Councillor Barlow reported that EDDC were moving towards Regulation 19 stage whereby the proposed new Local Plan would be placed on deposit for public representations before going to the Planning Inspectorate for consideration. However, if the proposed new Local Plan is to be deemed to be compliant with National Requirements, EDDC would need to allocate additional housing in order to achieve a 5 year rolling supply of housing land.

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CHAIR OF THE PLANNING COMMITTEE

