



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

March 5 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 12 March 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 19 February 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.)

- | | | | |
|----|-----------------------------|---------------------|---|
| 9 | 25/0246/FUL
North Ward | Kim Clinch | The Barn And Pinn Cottage, Bowd, Sidmouth, EX10 0ND.
Change of use of guest house to a residential dwelling. |
| 10 | 25/0020/LBC
Sidbury Ward | Mr Liam
Slattery | The Old Post Office, 101 Fore Street, Sidbury, Sidmouth, EX10 0SD.
Remedial works to damaged roof members. |

11 Trees in Conservation Areas

- a) 25/0214/TCA
Salcombe Regis
Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
T1, Juniper: fell to near ground level. (DR)
- b) 25/0424/TCA
South Ward
Skelgill, Broadway, Sidmouth, EX10 8RQ.
Acer: fell.
- c) 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.

12 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/0167/TRE
North Ward
Sid Valley Tree Surgery Ltd
Bruce Smith
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. (DR)
- 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.

13 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

15 Unsupported decisions

None received at the time of the publication of agenda.

16 Appeals

- a) 23/0571/MFUL
APP/U1105/W/2
4/3341996
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

17 Enforcement Letters

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

18 New East Devon Local Plan

To receive any updates on the new Local Plan.

Forthcoming Council and Working Group meetings:

19 March: Tourism & Economy Committee

02 April: Planning Committee Meeting

07 April: Tourism and Economy Meeting

**Sidmouth Town Council's Planning Committee
held on Wednesday 19 February 2025**

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

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr John Loudoun
Cllr Edward Willis-Flemming

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.30 am

300 Declarations of Interest

Cllr Ian Barlow	All applications	Personal	Remained in the meeting and did not vote.	Member of EDDC
Cllr Kelvin Dent	25/0236/FUL South Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

301 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.

302 Minutes

The minutes of the meeting of the Planning Working Group held on Wednesday 29 January 2024 were signed as a true and accurate record.

303 Urgent items

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.

304 25/0159/ADV Mr Ian Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
East Ward Thomas 8LP.
Proposal for 1no non-illuminated fascia signage and 1no illuminated projecting sign.

AGREED

305 25/0227/LBC Mr Ian Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
East Ward Thomas 8LP.
Proposal for 1no non-illuminated fascia signage and 1no
illuminated projecting sign.

NO OBJECTIONS

306 25/0312/FUL Mrs Deirdre 3 Brookside, Sidmouth, Devon, EX10 9UN.
North Ward Edey Proposed single storey rear extension.

NO OBJECTIONS

307 25/0295/FUL Mr Nigel 3 Hides Road, Sidmouth, Devon, EX10 9NE.
Primley Ward Richards Proposed single storey rear extension.

NO OBJECTIONS

308 24/1754/FUL Chris Shrubbs Strathallan, Sid Lane, Sidmouth, EX10 9AW.
Salcombe Regis Two storey extensions to the North and South elevations and, the
Ward addition of a porch. (These amendments relate to: Amended
scheme-284-284).

NO OBJECTIONS:

Members wanted it noted that the flint wall should be restored as part of the development. They would like the new roof to be in slate and the details at the front to match the existing house. Members had also been informed about a grotto in the rear garden which might be of historic interest.

309 25/0247/FUL Mr Viv Evans Southdown, Salcombe Hill, Sidmouth, Devon, EX10 0NY.
Salcombe Regis Single Storey Rear Extension.

NO OBJECTIONS

310 24/2586/LBC Mr William Sid Cottage, Sid Road, Sidmouth, EX10 9AL.
Salcombe Regis Robert Replace 1no. window at first floor on east elevation.
Ward Speers

NO OBJECTIONS

311 25/0169/PDR Mr Jon Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Sidbury Ward Simpson Change of use of an existing agricultural building to a hotel/guest
house (Use Class C1)

DO NOT SUPPORT. The proposal does not constitute sustainable development in that the property is remote with substandard transport links. The main road has no pedestrian footpaths and would constitute a danger for pedestrians and cyclists.

312 25/0165/CPE Mr Mark 24 Harcombe Lane, Sidford, Sidmouth, EX10 9QN.
Sidford Ward Eggleton Certificate of existing lawful use for a single storey rear extension (retrospective).

NO OBSERVATIONS. The Committee had no evidence to confirm or disprove the claimed lawful use

313 25/0236/FUL Mr Peter Bramley Cottage, Seafield Road, Sidmouth, EX10 8HE.
South Ward Daniel Removal of existing conservatory and erection of an attached garden room.

NO OBJECTIONS

314 Trees in Conservation Areas

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

DEFERRED: Awaiting Officers Report

b) 25/0281/TCA 12 Belvedere Court Hillside Road Sidmouth EX10 8FD.
Sidbury Ward G1: x4 to prune - 3 Sycamore to prune and shape. Sweet chestnut - cut to ground level. T1: English Oak - remove major deadwood throughout whole crown area (deadwood > 25mm in diameter). Reduce current canopy by 20%.

DEFERRED: Awaiting Officers Report

c) 25/0029/TCA Longwood, Bickwell Valley, Sidmouth, EX10 8SG.
South Ward T1, Indian Bean Tree: crown lift to 4.5m above ground level and reduce branch lengths (from neighbouring trees) of approximately 1.5m, maximum diameter cuts of 20mm. (DR)

NOTED

d) 25/0149/TCA Uplands, Boughmore Road, Sidmouth, EX10 8SJ.
South Ward T1: Oak - shorten stem, with dead bark at the base, back by 2m to reduce weight. T2: Lime - shorten back overhanging side growth (from neighbour's) by 1-2m to allow light onto the terrace. Row 1: Sycamore, Oak and Ash - remove dead wood over 75mm diameter. Ash - shorten back third order branches by approximately 0.5m to a suitable pruning position. (DR)

NOTED

e) 25/0286/TCA 11 Cranford, Sidmouth, EX10 8UT.
South Ward T1: Plum - fell. (DR)

NOTED

- f) 25/0034/TCA
South Ward
- Camden, Elysian Fields, Sidmouth, Devon, EX10 8UH.
T1, Sycamore: remove major hazardous deadwood. G2, x2
Sycamore: remove major hazardous deadwood. AT1, Ash:
dismantle in stages to near ground level. AT2, Ash: dismantle in
stages to near ground level. AT3, Ash: reduce southern and
eastern aspects by 2m, maximum diameter of cuts (MDC) 50mm;
ensure clearance is created for BT wires. T7, Judas: prune western
aspect by 1.5m, MDC 40mm; tip prune northern stem lightly to
reduce height, MDC 25mm. (DR)

NOTED

315 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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

DEFERRED: Awaiting the Tree Officers report

- b) 4/2646/TRE Pipers Chantry, Convent Road, Sidmouth, EX10 8RE.
South Ward T1, Silver Birch : crown lift lower limbs to give no more than 5m
clearance from ground level on the south side via removal of
lower limbs as indicated by the lowest arrow in the attached
annotated picture; reduce the upper limb arising at
approximately 6m as indicated by the top arrow by no more than
1.5m. (DR)

AGREED: as recommended by the Arboricultural Officer.

- c) 24/2626/TRE Woodrising, Bickwell Valley, Sidmouth, EX10 8RF.
South Ward T1, Beech: first low stem on north-west side of the tree with
included fork. Reduce by 2-3m via thinning in order to maintain
natural form.(DR)

AGREED: as recommended by the Arboricultural Officer.

316 Notification of a new Tree Preservation Order

None received

317 Appeals

- a) APP/U1105/W/24 Northcombe Farm, Salcombe Regis, Devon, EX10 0JQ.
/3347765 The development proposed is an annexe (conversion of
23/2523/FUL redundant rural building).

APPEAL DISMISSED

b) APP/U1105/W/24 /3350271
23/2604/FUL

Lower Sweetcombe Farm , Road Past Hatway Cottage Farm, Sidbury, Devon, EX10 0QR.

The development proposed is 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.

APPEAL DISMISSED

318 Unsupported decisions

a) 24/1174/MFUL South Ward

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

319 Enforcement Letters
None received.

320 New Draft East Devon Local Plan Update:
Members considered a report on a recent webinar hosted by EDDC, the Local Planning Authority, on the new East Devon Local Plan which was now subject to formal consultation which expires on 31st March.

RESOLVED: To recommend the Town Council at its next meeting:

1. That the Council supports the new East Devon Local Plan 2020 – 2042
2. That the particular housing needs identified in STC’s Housing Needs Survey be strongly communicated to the Local Planning Authority
3. To congratulate EDDC Planners and Strategic Planning Committee on their work in preparing the Plan.

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CHAIR OF THE PLANNING WORKING GROUP

