



# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

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To: All Members of the Planning Committee  
Town Clerk

8 May 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 14 May 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](mailto: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'.

**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 24 April 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  | 25/0925/FUL<br>East Ward | Mr Paul<br>Collier | 6 Coburg Road, Sidmouth, Devon, EX10 8NG.<br>External alterations including replacement windows and doors,<br>removal and replacement of canopy, small rear extension and new<br>door within alleyway. |
| 10 | 25/0842/FUL<br>East Ward | Sonja<br>Critchley | Cash Access UK LTD, Market Place, Sidmouth, EX10 8LS.<br>Installation of new ATM to front/west elevation.  |
| 11 | 25/0843/ADV<br>East Ward | Sonja<br>Critchley | Cash Access UK LTD, Market Place, Sidmouth, EX10 8LS.<br>Installation of new ATM to front/west elevation.  |

<b>12</b>	25/0872/VAR East Ward	Mrs Katie Harley	Flat, The Hair Studio, 61 High Street, Sidmouth, EX10 8LE. Variation of condition number 2 (approved plans) on planning permission 23/1413/FUL (Installation of roof lights to rear elevation, increase in height of roof to rear wing, installation of integrated solar tiles, replacement of existing balustrade, rear access steps and porch and conversion of existing rear kitchen windows to doors) minor amendments to include: additional roof lights in the rear (lower/south facing) roof, replacement balustrade on the front/east elevation, and replacement front door & installation of door canopy.
<b>13</b>	25/0832/FUL Salcombe Regis Ward	Mr Duncan Watt	Southcombe House, Salcombe Regis, Sidmouth, EX10 0JN. Proposed ground-mounted Solar Array of 12 panels for domestic use.
<b>14</b>	25/0841/FUL Sidbury Ward	James Hortop	Moorlands Farm, Mincombe Post, Sidbury, EX10 0QW. Construction of two storey extension with first floor balcony, single storey attached garage and single storey garden room link.
<b>15</b>	24/2706/FUL Sidbury Ward	M P Coles	Harcombe Farm, Harcombe, Sidmouth, EX10 0PR. Earth lined slurry lagoon with perimeter fencing. (Amendment).
<b>16</b>	25/0823/FUL South Ward	Ms Sian Case	Westerly, Muttersmoor Road, Sidmouth, EX10 8RH. Installation of 14 solar panels across the 3 SW facing roof elevations and 4 ground mounted panels under the edge of SE facing terrace- 18 panels in total.
<b>17</b>	25/0907/LBCSou th Ward	Ms Sally Major	St Davids, Fortfield Terrace, Sidmouth, EX10 8NT. Various internal alterations to include: re-instate original opening between landing and new kitchen; remove ensuite and kitchen walls; create larger door opening to accommodate double doors between new kitchen and dining/living room; install door in existing opening between landing and w/c boot room.

## **18 Trees in Conservation Areas**

<b>a)</b>	25/0935/TCA South Ward	Mr Grizzelle	Sharpsmead, Bickwell Valley, Sidmouth, Devon, EX10 8RF. T1- Dying Leyland cypress - fell to as near ground level as possible. T2- Lawson cypress on boundary - fell to as near ground level as possible. T3- Lawson cypress next to drive - crown lift to approximately 3m. Lightly trim sides.
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## **19 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

<b>a)</b>	25/0890/TRESalc ombe Regis Ward	Denise Potter	Belvedere Court, Hillside Road, Sidmouth, EX10 8FD. G1: x3 sycamore - fell; Sweet chestnut stump - cut to ground level.
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- b)** 25/0906/TRESou Mr Allen 8 Sidmount Gardens, Sidmouth, EX10 8XQ.  
th Ward  
T1, Cupressus Arizonica : fell. Reason poor asymmetric form due to shading by other trees. T2, Mimosa : fell. Reason thin dying crown. G1, Douglas Firs : fell small, dead and suppressed trees amongst the larger trees. Reason small suppressed or dead trees due to shading out.

## **20 Notification of a new Tree Preservation order**

None received at the time of the publication of agenda.

## **21 Notification of any works which constitute an exemption to a Tree Preservation Order**

None received at the time of the publication of agenda.

## **22 Unsupported decisions**

- a)** 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.  
**STC DO NOT SUPPORT EDDC SUPPORT**
- b)** 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).  
**STC SUPPORT EDDC REFUSED**
- c)** 24/1754/FUL Chris Shrubb Strathallan, Sid Lane, Sidmouth, EX10 9AW.  
Salcombe Regis  
Ward  
Proposed two storey extension on the North elevation, removal of conservatory and adjustments to roof.  
**STC DO NOT SUPPORT EDDC SUPPORT**

## **23 Appeals**

None received at the time of the publication of agenda.

## **24 Enforcement Letters**

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

## **25 New East Devon Local Plan;**

To receive an update

## **Forthcoming Council and Working Group meetings:**

Mon 02 June Council

Wed 04 June Planning Committee

Wed 11 June Tourism & Economy Committee

Wed 25 June Planning Committee

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 23 April 2025 at 10.00am**

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

Apologies: Cllr Bernie Davis  
Cllr Chris Lockyear  
Cllr Edward Willis Fleming

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 12.15 pm

**372 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
	25/0505/FUL Salcome Regis Ward	Personal		Acquainted with applicant
All Members	25/0440/FUL North Ward	Personal	Remained in the meeting and did vote.	Members of STC who are Trustees of the land
All Members	25/0724/LBC South Ward	Personal	Remained in the meeting and did vote.	Member of Sidmouth Town Council
Cllr John Loudon	25/0517/LBC Sidbury Ward	Personal	Remained in the meeting and did not vote.	Acquainted with applicants
	25/0516/FUL Sidbury Ward	Personal		
	25/0830/AGR Sidbury Ward	Personal		
Cllr Kelvin Dent	25/0675/FUL South Ward	Personal	Remained in the meeting and did vote.	Acquainted with applicants.
Cllr Rachel Perram	25/0554/FUL North Ward	Personal	Remained in the meeting and did vote.	Acquainted with applicants.
	25/0774/FUL North Ward	Personal		

**373 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.

**374 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 2 April 2025 were signed as a true and accurate record, subject to the amendment of minute 344 to record Cllr Nelson's personal interest in application 25/0552/FUL.

**375 Urgent items**

**None**

**376 Planning Applications**

**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.

<b>377</b>	25/0575/VAR East Ward	White Space Estates Ltd	Abbeyfield Court, Station Road, Sidmouth, EX10 8NW. Variation of condition number 2 (approved plans) on planning permission 24/2023/FUL (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) Proposed provision of external balconies to the rear and side (N/E & N/W) elevations with associated changes in fenestration.
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**NO OBJECTIONS**

<b>378</b>	25/0765/LBC East Ward	Mr J Pendlebury	Flat 2 Devonian, 1 Coburg Terrace, Sidmouth, EX10 8NH. Modern stud wall re-positioned in ground floor bedroom; enlarge opening between kitchen and dining room and replace patio doors in bedroom on rear north west elevation with single door and fixed panel with 2no. windows with top hung opening lights.
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**NO OBJECTIONS subject to the views of the Conservation officer.**

<b>379</b>	25/0678/FUL North Ward	Mr Marton Pugsley	6 Woolbrook Mead, Sidmouth, EX10 9XF. Single storey side extension, replacement of garage with carport, rendering of property and replacement windows.
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**NO OBJECTIONS**

<b>380</b>	25/0512/LBC North Ward	Prof. and Ms Berry and Hartley	48 Temple Street, Sidmouth, Devon, EX10 9BQ. Removal of two existing single storey rear extensions and replacement with a larger single storey rear extension, and replacement of existing garage with new garage and carport
<b>NO OBJECTIONS:</b> subject the views of the Conservation Officer			
<b>381</b>	25/0511/FUL North Ward	Prof. and Ms Berry and Hartley	48 Temple Street, Sidmouth, Devon, EX10 9BQ. Removal of two existing single storey rear extensions and replacement with a larger single storey rear extension, and replacement of existing garage with new garage and carport
<b>NO OBJECTIONS</b>			
<b>382</b>	25/0440/FUL North Ward	Mr J Thorne	Sidmouth Town Football Club, Manstone Lane, Sidmouth, EX10 9TS. Extension of Grandstand, relocating and extending viewing shelter, erection of fences and paths.
<b>NO OBJECTIONS:</b> Members requested that STC as Trustees of the land check that the proposed gate will not unnecessarily restrict access			
<b>383</b>	25/0554/FUL North Ward	Mr Bryn Small (DBD Construction)	Bedgales Nursery, Sidmouth, EX10 9XA. Demolition of existing outbuildings and construction of 4 chalet bungalows.
<b>DO NOT SUPPORT:</b> Members considered the application to be an over development of the site and had considerable concerns about flood risk.			
<b>384</b>	25/0735/FUL North Ward	Mr Adrian Thomas	1 Moor View Close, Sidmouth, EX10 9UP. Removal of conservatory to front and porch to side. New front door to side and altered fenestration to front. Removal of rear conservatory and replacement with new pitched roof extension with 2x rooflights. Lowering of one rear window cill.
<b>NO OBJECTIONS</b>			
<b>385</b>	25/0774/FUL North Ward	Kate Cooke	Ravenslea, 5 Meadway, Sidmouth, Devon, EX10 9JA. Construction of rear and side, wraparound, single storey extension.
<b>NO OBJECTIONS</b>			
<b>386</b>	25/0739/FUL Primley Ward	Mr Harding	Land And Garages North Of West Park Road, Sidmouth, EX10 9DH. Construction of new two storey dwelling including proposed first floor window on east elevation (currently under construction under approval 21/3188/FUL).
<b>NO OBJECTIONS</b>			

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| <b>387</b> | 25/0505/FUL<br>Salcome Regis<br>Ward | Mr Chris<br>Turner | Agricultural Buildings On Salcombe Hill, Salcombe Hill Road, Sidmouth, Devon, EX10 0NY.<br>Proposed new General Purpose Agricultural Building and a new FYM Storage Building. |
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**SPLIT DECISION:**

Members supported the need for a new FYM storage building. However, they felt that it would be beneficial to site the proposed Agricultural Building further away from the nearby dwelling, due to the potential noise and odour.

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| <b>388</b> | 25/0694/LBC<br>Salcombe Regis<br>Ward | Mr & Mrs N<br>& L Dalton | Springcombe House, Salcombe Regis, Sidmouth, EX10 0JN.<br>Demolition and realignment of c. 8 metres of wall to widen the narrow driveway. |
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**NO OBJECTIONS:** subject the views of the Conservation Officer.

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| <b>389</b> | 25/0693/FUL<br>Salcombe Regis<br>Ward | Mr & Mrs N<br>& L Dalton | Springcombe House, Salcombe Regis, Sidmouth, EX10 0JN.<br>Demolition and realignment of c. 8 metres of wall to widen the narrow driveway. |
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**NO OBJECTIONS**

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| <b>390</b> | 25/0663/FUL<br>Salcombe Regis | Mr & Mrs<br>Webb | Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.<br>Removal of two existing single storey garages and replacement with a larger single storey garage and store, and replacement of existing small rear extension and replacement with a single storey side extension. |
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**DO NOT SUPPORT:**

Members felt that the application conflicted with the Sid Valley Neighbourhood Plan: The massing of the proposal was seen to contradict Policy 7 local distinctiveness being excessive for the plot size.

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| <b>391</b> | 25/0574/LBC<br>Sidbury Ward | Mr Peter<br>Legowski | Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ.<br>Re-render all external walls; replace French doors on and 1no. ground floor window on north elevation and replace 1no. windows at ground floor south elevation. |
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**NO OBJECTIONS:** subject the views of the Conservation Officer.

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| <b>392</b> | 25/0516/FUL<br>Sidbury Ward | Mr & Ms M<br>Coman | Sand, Sidbury, EX10 0QN.<br>Extension and conversion to residential use as an annexe to Sand. |
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**NO OBJECTIONS**

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| <b>393</b> | 25/0517/LBC<br>Sidbury Ward | Mr & Ms M<br>Coman | Sand, Sidbury, EX10 0QN.<br>Extension and conversion to residential use as an annexe to Sand. |
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**NO OBJECTIONS:** subject to the views of the Conservation Officer

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| <b>394</b> | 25/0830/AGR<br>Sidbury Ward | M G Bull | Land North Of Sand Farm, Sidbury Hill, Sidbury.<br>A portal framed agricultural building. |
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**DEFERRED:** Members considered the application detail to be insufficient and requested details of the proposed building and an agricultural justification.

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| <b>395</b> | 25/0465/FUL<br>Sidford Ward | Mrs Annette<br>Witheridge | The Salty Monk, Church Street, Sidford, Sidmouth, EX10 9QP.<br>Change of use from commercial to residential. |
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**DO NOT 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 and the Sid Valley Neighbourhood Plan (Policy 18, Employment Land).

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| <b>396</b> | 25/0704/FUL<br>Sidford Ward | Mr Phill<br>Tookey | Rising Sun Inn, School Street, Sidford, Devon, EX10 9PF.<br>The construction of a steel fire escape staircase to the rear west elevation of the property. |
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**NO OBJECTIONS**

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| <b>397</b> | 25/0585/LBC<br>Sidford Ward | Mr Phill<br>Tookey | Rising Sun Inn, School Street, Sidford, Devon, EX10 9PF.<br>The construction of a steel fire escape staircase to the rear west elevation of the property. |
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**NO OBJECTIONS**

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| <b>398</b> | 25/0724/LBC<br>South Ward | Cllr Mike<br>Goodman | Church Cottage, Church Lane, Sidmouth, EX10 8LG.<br>Retention of various works to include: lathe and plaster ceilings re-plastered; insulate ceilings; strip back partition walls to stud work and re-instate; install new partition walls; replace fireplace surround with lintel and fire in living room; re-plaster walls and ceilings; new vent in bathroom and install new cowl. |
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**NO OBJECTIONS**

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| <b>399</b> | 25/0675/FUL<br>South Ward | Mr N Hillier | Sidmouth Garage, Connaught Road, Sidmouth, EX10 8TT.<br>Conversion of existing building to ground floor flat. Demolition of workshops to be replaced with new dwelling and staircase to existing first floor flat. |
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**DO NOT SUPPORT:**

Members were pleased that this building was being re-developed and supported the principle. However, they considered it to be under development of the land and that there was an opportunity to build 2-3 houses which would be more in keeping with Connaught Road.

**400 Trees in Conservation Areas**

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| <b>a)</b> | 25/0630/TCA<br>South Ward | Brooklands, Convent Road, Sidmouth, EX10 8RE.<br>T1, Leyland cypress : fell. |
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**NOTED**

**401 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.  
**AGREED:** as recommended by the Arboricultural Officer.
- b) 25/0518/TRE  
South Ward  
Peak Lodge Peak House, Cotmaton Road, Sidmouth, EX10 8SY.  
T1, Turkey Oak: fell to ground level (replacement planting: English Oak). (DR)  
**AGREED:** as recommended by the Arboricultural Officer.
- c) 25/0877/TRE  
South Ward  
Wingletang, 7 Sidmount Gardens, Sidmouth, EX10 8XQ.  
PROPOSAL: T1, Birch: remove. Reason rootplate lifting. T2, Birch: remove. Reason dead. G1: x10 Douglas fir: fell. Reason unsuitable species for site, poor form, blocking light from house and garden. Replant with a mix of birch, field maple and Scots pine.  
**DEFERRED:** awaiting the Tree Officers report
- d) 25/0525/TRE  
South Ward  
Alexandria Industrial Estate Station Road, Sidmouth, Devon, EX10 9HL.  
1 - Reduce primary limb on south eastern aspect by 2m, maximum diameter of cut (MDC) 50mm.  
2 - Reduce western aspect by 2m, MDC 50mm.  
5 - Reduce height by 2.5m, MDC 75mm and reduce lowest westerly limb by 3m, MDC 50mm.  
6 - Reduce eastern limb arising at 7m above ground level by 2.5m, MDC 50mm.  
9 - Reduce height by 1.5m, MDC 40mm and reduce lowest eastern limbs by 2m, MDC 50mm. (DR)  
**SPLIT DECISION:** as recommended by the Arboricultural Officer.

#### 402 Appeals

None received

#### 403 Unsupported decisions

None received

#### 404 Enforcement Letters

None received.

