



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

8 August 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
Wednesday 14 August 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 'Ch Holland', written over a thin 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 31 July 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 | 24/1071/FUL
East Ward | Mr Michael
Belcher | Sunnynook, 9 Newtown, Sidmouth, EX10 8PZ.
Conversion of the ground floor of Sunnynook to a two bedroom dwelling including the change of use from light industrial to a private dwelling. |
| 10 | 24/1548/LBC
East Ward | Mr Michael
Belcher | Sunnynook, 9 Newtown, Sidmouth, EX10 8PZ.
Alterations and extensions involving the removal of part of the rear flat roof and the construction of a single storey two-bedroom dwelling within the existing footprint and creation of outdoor amenity space. |

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|---------------------------------------|---------------------------------------|---|---|
| 11 | 24/1295/LBC
Salcombe Regis
Ward | Mr Simon
Keeler | 4 The Hills, Sid Road, Sidmouth, Devon, EX10 9AQ.
Replace cedar shingle tiles and new lead flashing above D1; replace concave roof above W3; gravel French drain on side west and side south elevations, and remove fireplace in living room. Ground floor: replace 1no. door on side south elevation; replace/refurbish 6no. windows.; damp proofing. First floor: replace 5no. windows on side west and south and rear north elevations. |
| 12 | 24/1398/FUL
Salcombe Regis
Ward | Mr & Mrs
Ashbulby | Kingfishers, Fortescue Road, Sidmouth, Devon, EX10 9QB.
Removal of rear conservatory to be replaced with single storey rear extension, extension of rear terrace and garage conversion. |
| 13 | 24/1457/FUL
Sidbury Ward | Dr Ian
Conway | Lower Mincombe Farm, Sidbury, Sidmouth, EX10 0QN.
Installation of two air source heat pumps. |
| 14 | 24/1174/FUL
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. |
| 15 | 24/1175/LBC
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. |
| 16 | DPX/DCC/4404/2
024 | | Town and Country Planning General Regulations 1992 – Regulation
Creation of a new cycle and pedestrian multi-use path, plus associated works at Land to the west of the A375, between Sidford and Sidbury. |
| 17 Trees in Conservation Areas | | | |
| a) | 24/1607/TCA
Salcombe Regis
Ward | Mrs Betts | Gaunts, Sid Road, Sidmouth, EX10 9AF.
T1, Beech: reduce by 1-3m via thinning second and third order branches to leave a natural form with a height of approximately 14m and a spread of 5m. |
| b) | 24/1440/TCA
Sidford Ward | | Village End, Church Street, Sidford, Devon, EX10 9QP.
x2 Monterey Pines: fell. (Replant with two English Yews and two Hawthorns along the southern boundary.) (DR). |

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|----|---------------------------|-----------------------|--|
| c) | 24/1488/TCA
South Ward | Mrs Fiona
Chambers | Silverdale, Bickwell Valley, Sidmouth, Devon, EX10 8SGTP1, Cherry : remove. TP2, Magnolia : reduce by 1.5m to make 3m height x 4m spread. TP3, Crab Apple : reduce to make 5m in height x 5m spread. TP4, Cherry : remove. (DR) |
| d) | 24/1473/TCA
South Ward | Mr Bruce
Smith | Longbridge, Boughmore Road, Sidmouth, Devon, EX10 8SH.
T3, Red Maple : remove lowest 4 lateral branches to raise crown to facilitate maintenance of grass underneath. T5, Blue Atlas Cedar : reduce back to historic pruning points carried out 2 years ago by up to 1.2m maximum pruning cuts of no more than 50mm. (DR) |
| e) | 24/1605/TCA
South Ward | Mr Butler | Littlebrook, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
T1, Eucalyptus: reduce height by approximately 3m and shorten side growth by a similar amount to a suitable pruning position with cuts no larger than 75mm. T2, Eucalyptus: fell. |

18 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|----|-----------------------------|--|---|
| a) | 24/1563/TRE
Sidford Ward | | Land South Of Sidlaw House, Coreway, Sidford, EX10 9SE.
T1, Oak: removal of 1 lowest , previously fractured limb, at approximately 175mm diameter at trunk; removal of 1 lowest secondary branch at approximately 125mm diameter at trunk; removal of small epicormic low growth, overhanging garage roof; tip weight reduction to 2 above branches to raise crown over garage roof, reducing limbs by up to approximately 2m back to suitable growth points, with cut diameters up to 75mm. |
| b) | 24/1381/TRE
South Ward | | Alexandria Industrial Estate, Station Road, Sidmouth, Devon, EX10 9HL.
T2, Ash: clear branches fouling communications cable - 1 no. of limb removed back to source, maximum diameter of cut (MDC) 75mm, prune adjacent limb back to growth point 2m distal from stem, MDC 50mm & tip prune others to clear cables, MDC 25mm. T3, Ash: fell. T5, Ash: crown lift to 2.5m above ground level, MDC 25mm. (DR) |
| c) | 24/1319/TRE
South ward | | Land South Of Bulverton Barn, Station Road, Sidmouth.
T16, Oak : Reduce lowest northern lateral branch by 2m. (DR) |
| d) | 24/1258/TRE
South Ward | | Sidmouth Victoria Hospital, Sidmouth, EX10 8EW.
T002. Copper Beech. Crown lift for a ground clearance of 3m to enable vehicles to park in allocated bays. T003. Cherry. Fell to a 1.3m stump as tree is in decline. (DR) |

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:

28 August Planning Working Group

2 September Council

11 September Planning Working Group

**Sidmouth Town Council's Planning Working Group
held on Wednesday 17 July 2024
(The Working Group met virtually)**

Councillors present: Kelvin Dent (Chair)
John Loudoun
John Nicholson

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr Rachel Perram

The meeting started at 10.00am and finished at 11.40am

070 Declarations of Interest

None received

071 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.

072 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 3 July 2024.

073 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.

- 074** 24/0888/LBC Norton Garth Norton Garth Court, Station Road, Sidmouth, EX10 8NY.
(Sidmouth) Installation of a lead damp proof course below the capping stones
East Ward Ltd on the parapet, removal of cementitious render, replace with
lime render. Replace the brick lintels to the three centrally
located windows on the southwest elevation and undertake
patch brick repairs.

NO OBJECTIONS

- 075** 24/1269/ADV Ms Marie 50 Fore Street, Sidmouth, EX10 8AG.
East Ward Clarke 2 no. non-illuminated fascia signs, 1 No. non-illuminated lettering
and logo to side elevation and 1 no. non-illuminated double-sided
projecting sign.

DEFERRED: Members awaiting the views of the Conservation Officer.

- 076** 24/0942/FUL Miss and 78 Newlands Road, Sidmouth, EX10 9NN.
Primley Ward Miss Hill and Removal of orangery and chimneys to be replaced with side
Ackland extension and garage conversion on South Eastern elevation and
extension to rear garden terrace.

NO OBJECTIONS

- 077** 24/1167/FUL Charlotte Flat 2 Sidbury House, Buckley Road, Sidbury, Sidmouth, EX10 OSL.
Sidbury Ward Warren Remove existing potting shed and replace with new on the same
site using similar materials

NO OBJECTIONS

- 078** 24/1255/VAR Mr Phillip Myrtle Farm, Fore Street, Sidbury, Devon, EX10 0RS.
Sidbury Ward Wallace Variation of condition number 2 (approved plans) on planning
permission 23/2130/FUL (Installation of two air source heat
pumps) Barn A, ASHP to be relocated from the north end to the
south end of the building.

NO OBJECTIONS

- 079** 24/1299/FUL Mrs Alison Innisfree, Higher Brook Meadow, Sidford, Devon, EX10 9SS.
Sidford Ward Crathern Alterations to fenestration, addition of front porch and upgrading
external materials. Enlarging rear patio, installation of heat pump
and solar panels.

NO OBJECTIONS: Members requested that the Environmental Health Officer considers the potential noise of the heat pump and the proximity of the neighbours.

080 24/1242/FUL Mr Aaron Village End, Church Street, Sidford, EX10 9QP
Sidford Ward Patch
. Enlargement of existing driveway and associated changes
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NO OBJECTIONS

081 24/1180/FUL Mr Michael 24 Woolbrook Park, Sidmouth, Devon, EX10 9DU.
West Ward Sykes Construction of rear single storey extension with patio and glass balustrades on front and rear.

NO OBJECTIONS

082 Trees in Conservation Areas

a) 24/1380/TCA Mr Woods Myrtle Lodge, Millford Road, Sidmouth, Devon, EX10 8DP.
Salcombe Regis T1, Yew: reduction of crown approximately to line on Photo 1;
Ward decompact root system, incorporate compost material around roots; create a border approx. 2m around stem of tree and incorporate compost material.

DEFERRED: Awaiting Officers report

b) 24/0928/TCA Sid House, Sid Road, Sidmouth, EX10 9AH.
Salcombe Regis T1 - Sycamore (historic coppice) - re coppice 3 x stems which
Ward make up the southern most historic coppice stool of the group which is impacting on the property. (DR).

DEFERRED: Members invited the owner of the trees to respond to the Tree Officer's report and would arrange a site visit.

083 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

a) 24/1005/TRE 78 Primley Road, Sidmouth, Devon, EX10 9LB.
Primley Ward T16, Monterey Cypress : removal of 1.5m to 2m to reduce load on limb situated on NE corner of the tree (see photo 1a) above house and garage; removal of lateral small branches on the same

limb, overhanging the roof of the house (see photo 1b); removal of two adjacent branches, one of which has already partially broken, hanging over pedestrian walkway on Sidford Road (see photographs 3 and 4). (DR)

AGREED: subject to conditions recommended by the Arboricultural Officer.

- b) 24/1258/TRE Gary Tootle Sidmouth Victoria Hospital, Sidmouth, EX10 8EW.
South Ward T002. Copper Beech. Crown lift for a ground clearance of 3m to enable vehicles to park in allocated bays. T003. Cherry. Fell to a 1.3m stump as tree is in decline.

DEFERRED: Awaiting Officers report

- c) 24/1381/TRE Nikki Meek Alexandria Industrial Estate, Station Road, Sidmouth, Devon, EX10 9HL.
West Ward T2, Ash: clear branches fouling communications cable - 1 no. of limb removed back to source, maximum diameter of cut (MDC) 75mm, prune adjacent limb back to growth point 2m distal from stem, MDC 50mm & tip prune others to clear cables, MDC 25mm. T3, Ash: fell. T5, Ash: crown lift to 2.5m above ground level, MDC 25mm.

DEFERRED: Awaiting Officers report

- d) 24/1319/TRE WBW Land South Of Bulverton Barn, Station Road, Sidmouth
West Ward Solicitors
T16, Oak : Reduce lowest northern lateral branch by 2m.

DEFERRED: Awaiting Officers report

084 Exemption to a Tree Preservation Order

None received

085 Appeals.

The Local Planning Authority have confirmed that a hearing will be held on 5th November relating to the appeal by McCarthy Stone against the refusal of planning permission for the redevelopment of the Knowle. Members would like the Chair of the Town Council to write to EDDC to ascertain the nature of the hearing, to urge the District Council to mount a vigorous defence of the refusal of planning permission and to hold the hearing in Sidmouth in view of the local interest.

086 Unsupported decisions

None received.

087 Enforcement Letters

None received.

088 Urgent Items

None received.

089 New Draft Local Plan Update

Work on preparing the new Local Plan which the Local Planning Authority hope to adopt in November 2026 is continuing. Officers will now be spending more time on preparing policies rather than allocation of sites.

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CHAIR OF THE PLANNING WORKING GROUP