



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

Telephone: 01395 512424
Email: enquiries@sidmouth.gov.uk
Website: www.sidmouth.gov.uk
VAT Reg. No. 142 3103 24

To: All Members of the Planning Working Group
Town Clerk

12 December 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 Committee to be held on
Wednesday 18 December 2024 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 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 4 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
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). |
| 10 | 24/2034/FUL
Primley Ward | Helen
Johnson | 58 Fleming Avenue, Sidmouth, EX10 9NH.
Two storey side extension with extension to existing dormer and a single storey rear extension. |

- 11** 24/2367/FUL Mr & Mrs Sheridan House, Redwood Road, Sidmouth, EX10 9AD.
Salcombe Regis Butcher Proposed garage conversion, alterations, roof extensions and new detached garage structure.

12 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.
- b)** 24/2490/TCA Mr Bruce 1 Regency Gate, Sidmouth, EX10 9NQT1.
Salcombe Regis Smith Maple - dbh 400mm reduce by up to 1.5m in height and 1m in
Ward 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. (DR)
- c)** 24/2524/TCA Monica Read Winthwaite, Gorseway, Convent Road, Sidmouth, EX10 8RJ..1,2 & 4:
South Ward 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.(DR)

13 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

None received at the time of the publication of agenda.

14 Notification of a new Tree Preservation order.

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

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

None received at the time of the publication of agenda.

16 Unsupported decisions

None received at the time of the publication of agenda.

17 Appeals

None received at the time of the publication of agenda.

18 Enforcement Letters

None received at the time of the publication of agenda.

19 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

6 January Council

8 Planning Committee

13 Environment Committee

**Sidmouth Town Council's Planning Working Group
held on Wednesday 4 December 2024**

(The Working Group met virtually)

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

Also present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear

The meeting started at 10.00am and finished at 11.30am

246 Declarations of Interest

Cllr Nicholson and Cllr Perram	24/2358/TCA South Ward	Personal	Remained in the meeting and voted to note the proposal.	Related to the Applicant Acquainted with the Applicant
--------------------------------------	---------------------------	----------	--	---

247 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.

248 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 20 November 2024.

249 Urgent items

None received.

250 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.

- | | | | |
|------------|--------------------------|-------------------------------|---|
| 251 | 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 2 nd and 3rd floor levels; re-application of external render; and external landscaping works. (Amended plans for consultation). |
|------------|--------------------------|-------------------------------|---|

NO OBJECTIONS TO THE AMENDMENTS.

However, Members would like to see the windows, if in white, manufactured in hard wood and coloured if using aluminum. Members would oppose the use of UPVC in this heritage area.

- | | | |
|-------------------------------|------------------|---|
| 24/2279/VAR
Salcombe Regis | Mr Gary
Burns | Salcombe Regis Camping And Caravan Park, Salcombe Regis, Sidmouth, EX10 0JH

.
Application to vary condition no.2, (approved plans), of permission
11/0123/COU to amend the layout of the approved development. |
|-------------------------------|------------------|---|

NO OBJECTIONS:

However, Members would like it noted that they strongly oppose opening the site throughout the year. Allowing the caravans to be occupied throughout the year would be detrimental to the peace and quiet of the area and the amenity of local residents.

- | | | | |
|------------|------------------------------|--------------------|---|
| 253 | 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) |
|------------|------------------------------|--------------------|---|

DEFERRED until the next meeting of the Planning Committee to be held in the Town Council office on 18 December.

- | | | | |
|------------|---------------------------|-----------------------|---|
| 254 | 24/2194/CPL
South Ward | Peter & Sally
Ivey | Meadway, 2 Roselands, Sidmouth, EX10 8PB.
Certificate of lawful development to revert 2no converted flats back into a single residence |
|------------|---------------------------|-----------------------|---|

NO OBJECTIONS

255 Trees in Conservation Areas

- | | | |
|----|---------------------------|---|
| a) | 24/2358/TCA
South Ward | 1 Colaton Terrace Cotmaton Road Sidmouth EX10 8QU.
T1, sycamore : remove twin stem nearest fence to allow new fence to be erected. |
|----|---------------------------|---|

NOTED

- b)** 24/2306/TCA Lucy Trees On The Southern Boundary Of Cotmaton Field (aka Pond
South Ward Buckingham Meadow), Cotmaton Road, Sidmouth.
(National Ash 833 - Large cavity on the north side of the tree. Cavity
Trust) extends approx. 30x45cm. Crack is starting to form on the eastern
side of the tree extending approx. 1m from the base. Reduce the
tree to just above the union to eliminate the risk of the tree
failing into neighbour's land. Ash 599 - Damage to underside of
the branch extending over the boundary to the north westerly
corner of the neighbouring property (Greenway). Remove the
damaged limb at the union to reduce the risk of the branch failing
over the property/garden infrastructure.

NOTED

256 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a)** 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

257 Notification of a new Tree Preservation Order

- a)** 24/0016/TPO Land at Luddesdowne, Higher Brook Meadow, Sidford, Sidmouth

258 Appeals.

None received.

259 Unsupported decisions

- a)** 24/1581/FUL Mr & Mrs 4 Sid Park Road, Sidmouth, EX10 9BW.
North Ward Peter and Jo Rear single-storey extension.
Cunningham **STC:** DO NOT SUPPORT **EDDC:** APPROVED
- b)** 24/1506/FUL Mr & Mrs Magnolia Lodge, Southway, Sidmouth, EX10 8JL.
Salcombe Regis Priestley Construction of garden annex.
Ward **STC:** DO NOT SUPPORT **EDDC:** APPROVED
- c)** 24/1931/AGR Mr Jon Chineway Farm, Putts Corner, Sidbury, Devon, EX10 0QQ.
Sidbury ward Simpson Agricultural shed for the feeding and storing sheep and the
storage of hay approx size 465msq
STC: DO NOT SUPPORT **EDDC:** DECIDED NO PERMISSION IS REQUIRED

260 Enforcement Letters

None received.

261 New Draft East Devon Local Plan Update:

There was no new update.

.....
CHAIR OF THE PLANNING WORKING GROUP