



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

February 13 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 19 February 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 29 January 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 | 25/0159/ADV
East Ward | Mr Ian
Thomas | Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
8LP.
Proposal for 1no non-illuminated fascia signage and 1no
illuminated projecting sign. |
| 10 | 25/0227/LBC
East Ward | Mr Ian
Thomas | Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
8LP.
Proposal for 1no non-illuminated fascia signage and 1no
illuminated projecting sign. |

- | | | | |
|-----------|---------------------------------------|--------------------------------|--|
| 11 | 25/0312/FUL
North Ward | Mrs Deirdre
Edey | 3 Brookside, Sidmouth, Devon, EX10 9UN.
Proposed single storey rear extension. |
| 12 | 25/0295/FUL
Primley Ward | Mr Nigel
Richards | 3 Hides Road, Sidmouth, Devon, EX10 9NE.
Proposed single storey rear extension. |
| 13 | 24/1754/FUL
Salcombe Regis
Ward | Chris Shrubb | Strathallan, Sid Lane, Sidmouth, EX10 9AW.
Two storey extensions to the North and South elevations and, the addition of a porch. (These amendments relate to: Amended scheme-284-284). |
| 14 | 25/0247/FUL
Salcombe Regis | Mr Viv Evans | Southdown, Salcombe Hill, Sidmouth, Devon, EX10 0NY.
Single Storey Rear Extension. |
| 15 | 24/2586/LBC
Salcombe Regis
Ward | Mr William
Robert
Speers | Sid Cottage, Sid Road, Sidmouth, EX10 9AL.
Replace 1no. window at first floor on east elevation. |
| 16 | 25/0169/PDR
Sidbury Ward | Mr Jon
Simpson | Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Change of use of an existing agricultural building to a hotel/guest house (Use Class C1) |
| 17 | 25/0165/CPE
Sidford Ward | Mr Mark
Eggleton | 24 Harcombe Lane, Sidford, Sidmouth, EX10 9QN.
Certificate of existing lawful use for a single storey rear extension (retrospective). |
| 18 | 25/0236/FUL
South Ward | Mr Peter
Daniel | Bramley Cottage, Seafield Road, Sidmouth, EX10 8HE.
Removal of existing conservatory and erection of an attached garden room. |
| 19 | Trees in Conservation Areas | | |
| a) | 25/0214/TCA
Salcombe Regis | | Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
T1, Juniper: fell to near ground level. |
| b) | 25/0281/TCA
Sidbury Ward | | 12 Belvedere Court Hillside Road Sidmouth EX10 8FD.
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 gdiameter).
Reduce current canopy by 20%. |
| c) | 25/0029/TCA
South Ward | | Longwood, Bickwell Valley, Sidmouth, EX10 8SG.
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) |

- d) 25/0149/TCA
South Ward
Uplands, Boughmore Road, Sidmouth, EX10 8SJ.
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)
- e) 25/0286/TCA
South Ward
11 Cranford, Sidmouth, EX10 8UT.
T1: Plum - fell. (DR)
- 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)

20 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.
- b) 4/2646/TRE
South Ward
Pipers Chantry, Convent Road, Sidmouth, EX10 8RE.
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)
- c) 24/2626/TRE
South Ward
Woodrising, Bickwell Valley, Sidmouth, EX10 8RF.
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)

21 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

23 Unsupported decisions

- a) 24/1174/MFUL Melanye The Richmond Hotel, Elysian Fields, Sidmouth, EX10 8UJ.
South Ward Luscombe Change of use of Cumberland Cottage and its adjoining extensions
(Richmond Including 1987 front extension and guest house extension, from C1
Estates Hotel to C3 Residential use; change of use of annexe apartments,
Sidmouth currently classed as C1 Hotel rooms to C3 Holiday use; remove
Ltd) managers use restriction on residential bungalow; Permission to
split and sell all the above properties, plus residential staff cottage
leasehold/commonhold.
- STC: PARTLY SUPPORT EDDC: REFUSED**

24 Appeals

- a) APP/U1105/W/2 Northcombe Farm, Salcombe Regis, Devon, EX10 0JQ.
4/3347765 The development proposed is an annexe (conversion of redundant
23/2523/FUL rural building).
APPEAL DISMISSED
- b) APP/U1105/W/2 Lower Sweetcombe Farm , Road Past Hatway Cottage Farm,
4/3350271 Sidbury, Devon, EX10 0QR.
23/2604/FUL 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

25 Enforcement Letters

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

26 Housing Needs Survey

To consider the following attached documents: Housing Needs Survey undertaken by CNB Synopsis.
Recommendations arising from the Survey.

27 New East Devon Local Plan;

To submit a report by the Chair on a recent webinar held by EDDC. (Report attached with the Agenda)

Forthcoming Council and Working Group meetings:

3 March: Council

12 March: Planning Committee Meeting

19 March: Tourism & Economy Committee

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth
on Wednesday 29 January 2025 at 10.00am

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

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.15 am

297 Declarations of Interest

Cllr Edward Willis-Flemming	24/2444/LBC Salcombe Regis	Personal	Left the meeting and did not vote.	The Applicant's Agent
Cllr Edward Willis-Flemming	24/2618/FUL Salcombe Regis Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant
Cllr Edward Willis-Flemming & Cllr John Loudoun	24/2706/FUL Sidbury Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

298 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.

299 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 8 January 2024 were signed as a true and accurate record.

300 Urgent items - None

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.

- b) 24/2703/TCA
South Ward
- Ashprington , 5 Sidmount Gardens, Sidmouth, Devon, EX10 8XQ
- T1, Lawson Cypress: reduce by approximately 3m to leave a height of approximately 10m. T2, Holly: reduce to a similar level. T3, Myrtle: reduce by approximately 1m and re-shape to leave a natural form leaving a height of approximately 7m. T4, Lawson Cypress: reduce by approximately 3m to leave a height of approximately 10m. Row of Lawson Cypress: reduce by 1- 2m to leave a screen. (DR)

NOTED

306 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 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.

AGREED: as recommended by the Arboricultural Officer.

- b) 24/2704/TRE 101 Peaslands Road, Sidmouth, Devon, EX10 8XE.
South Ward
- 1, Sweet Chestnut : reduce height by approximately 1m and reshape to a natural form. No cuts greater than 50mm.

AGREED: as recommended by the Arboricultural Officer.

307 Notification of a new Tree Preservation Order

- a) 25/0002/TPO Land at Lower Wheathill, Sidmouth.

308 Appeals

None received

309 Unsupported decisions

None received.

310 Enforcement Letters

None received.

311 New Draft East Devon Local Plan Update:

The Chair reported that the formal Regulation 19 Local Plan would be considered by EDDC's Strategic Planning Committee on 4th February. It was noted that the Plan included proposed housing allocations at Woolbrook Road (127), Two Bridges Road (30), Burscombe Lane/ Windsor Mead (15) and Furzehill in Sidbury (43). The Plan would shortly be placed on deposit for the public to make representations and eventually proceed to an Examination in Public before a Planning Inspector.

312 Housing Needs Survey

The Committee considered the final Housing Needs Survey undertaken by CNB Housing Insights together with a synopsis and recommendations. The survey concluded that Sidmouth was not a balanced community and provided pertinent data which should be relevant for the new Local Plan, any planning applications within Sidmouth.

RESOLVED:

- 1) To forward the report to the Local Planning Authority, the District Councillors for the Sidmouth area and the local MP.
- 2) To recommend the Town Council to invite the author of the report, Chris Broughton, to address a future meeting of the Council on his findings
- 3) To prepare an article for the Sidmouth Herald on why the report had been commissioned and the conclusions.

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CHAIR OF THE PLANNING COMMITTEE