



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

14 November 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 to be held on
Wednesday 20 November 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 '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 6 November 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.)

- | | | | |
|----|---------------------------------------|---------------------|--|
| 9 | 24/2262/FUL
North Ward | Mr and Mrs
Leach | 11 Woolbrook Rise, Sidmouth, EX10 9UB.
Removal of garage and car port and construction of two single storey extensions. |
| 10 | 24/2174/VAR
Salcombe Regis
Ward | Mr Gary
Burns | Salcombe Regis Camping And Caravan Park, Salcombe Regis,
Sidmouth, EX10 0JH
Application to vary condition no.2 of permission 88/P1063 to allow all year round holiday use. |

- 11** 24/2279/VAR Mr Gary Salcombe Regis Camping And Caravan Park, Salcombe Regis,
Salcome Regis Burns Sidmouth, EX10 0JH.
Application to vary condition no.2, (approved plans), of permission 11/0123/COU to amend the layout of the approved development.
- 12** 24/2249/FUL Mr & Mrs Springfield Farm, Sidbury, Sidmouth, EX10 0QJ.
Sidbury Ward John Conversion of existing agricultural barn to a single dwelling, with
Northover Northover associated parking.
- 13** 24/2244/FUL Dr Joanna Appletreewick, Muttersmoor Road, Sidmouth, Devon, EX10 8RH.
South Ward Kinder Two-storey rear and side extension with increased ridge height &
erection of a new two-storey garage, addition of cladding and
hanging tiles.

14 Trees in Conservation Areas

- a)** 24/2166/TCA 11 Cranford, Sidmouth, Devon, EX10 8UT.
South Ward PROPOSAL: T1, Sycamore: removal. T2, Holly: reduce by 1200mm.
T3, Hawthorn: removal. T4, Acacia: fell, leaving 1m tall stump. (DR)
- b)** 24/2358/TCA 1 Colaton Terrace Cotmaton Road Sidmouth EX10 8QU.
South Ward T1, sycamore : remove twin stem nearest fence to allow new fence
to be erected.
- c)** 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 extends
Trust) 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.
- d)** 24/2298/TCA Woodrising, Bickwell Valley, Sidmouth, EX10 8RF.
South Ward T1, Birch - reduce by approximately 3m and re-shape to leave a
natural form, a height of approximately 10m and a radial spread of
3m. T2, Pittosporum - reduce by approximately 50% and re-shape.
T3, Lawson cypress - shorten back or remove, the long branches
over the lawn to clear.

15 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a)** 24/2360/TRE Lusways, Salcombe Hill Road, Sidmouth, EX10 8JS.
Salcombe Regis T5, Gean Cherry : fell to ground level.
Ward

- | | | | |
|-----------|-----------------------------|-------------------------------|--|
| b) | 24/2317/TRE
Sidford Ward | Hillsdon
Management
Ltd | Flat 1 The Heights, 70 Sidford High Street, Sidford, Sidmouth, EX10 9SQ.

T1, Beech: remove the lowest branch to the west and then reduce the other westward growing branches in length by approximately 3m, decreasing to 2m and 1m as you go up the tree, in order to maintain a reasonable crown shape and keep the integrity of the tree intact. |
| c) | 24/1959/TRE
South ward | | Ventonlace, Cottington Mead, Sidmouth, EX10 8HB.
Oak (T1) - reduce crown by a maximum of 1.5m. Reduction works via thinning with max diameter cuts of 30mm to achieve this. Carry out works on a 4 year cycle to contain size of tree.(DR) |
| d) | 24/1920/TRE
South Ward | | Elmcote, Boughmore Road, Sidmouth, Devon, EX10 8SH.
T1, Thuja plicata (Western red cedar) : remove tree. T2, Thuja plicata (Western red cedar) : remove tree.(DR) |
| e) | 24/2296/TRE
South Ward | Kate Short | Beatlands House, Beatlands Road, Sidmouth, EX10 8JH.
T1- Lime: crown reduce by 4-5m in height and 3m in lateral spread. Maximum Diameter of Cuts (MDC) 100mm. Remove major hazardous deadwood. T2 - Lime: crown reduce by 3m all over, MDC 75mm. Remove major hazardous deadwood. |

16 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

18 Unsupported decisions

None received at the time of the publication of agenda.

19 Appeals

None received at the time of the publication of agenda.

20 Enforcement Letters

None received at the time of the publication of agenda.

21 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

2 December Council

4 December Planning Working Group

11 December Tourism & Economy Committee

**Sidmouth Town Council's Planning Working Group
held on Wednesday 6 November 2024**

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Bernie Davis
Chris Lockyear
John Loudoun
John Nicholson

Apologies: Cllr Ian Barlow
Cllr Hilary Nelson
Cllr Edward Willis-Flemming

The meeting started at 10.00am and finished at 10.40

212 Declarations of Interest

Cllr Lockyear Cllr Dent	24/2224/PRETDD South Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant
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213 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.

214 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 23 October 2024.

215 Urgent items

None received

216 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.

217	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 2nd and 3rd floor levels; re-application of external render; and external landscaping works.
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NO OBJECTIONS:

Members would like the Local Planning Authority to ensure that the apartments are occupied as a primary residence and not as second or holiday homes.

218 24/2162/FUL Mr and Mrs 40 Primley Road, Sidmouth, EX10 9LF.
Primley Ward Titherington Rear single storey extension to replace existing extension and conservatory.

NO OBJECTIONS

219 24/1987/FUL Mr Kelvin Paccombe Farm, Harcombe, Sidmouth, EX10 0PR.
Sidbury Ward Canning Construction of a concrete track along same footprint of an existing route.

NO OBJECTIONS

220 Mrs Ruth Ray Cedar Shade Cottage, 75 All Saints Road, Sidmouth, EX10 8EX.
24/2022/FUL Single storey extensions on the east, south and west elevations
South Ward and additional rooflight

NO OBJECTIONS

221 Mr Jeremy 79 Alexandria Road, Sidmouth, Devon, EX10 9HG.
24/2268/FUL Sharp Proposed single storey rear extension and alterations to
West Ward fenestration.

NO OBJECTIONS

222 Trees in Conservation Areas

a) 24/2166/TCA 11 Cranford, Sidmouth, Devon, EX10 8UT.
South Ward PROPOSAL: T1, Sycamore: removal. T2, Holly: reduce by 1200mm.
T3, Hawthorn: removal. T4, Acacia: fell, leaving 1m tall stump.

DEFERRED awaiting Arboricultural Officer's report

b) 24/2287/TCA Sidbury C Of E Primary School, Church Street, Sidbury, EX10 0SB.
Sidbury Ward PROPOSAL: T1, Sycamore: reduce lateral branches away from building by approximately 2m, T2, Silver Birch: remove damaged limb, T5, Oak: reduce overhanging limbs to achieve a minimum clearance of 1m from building and ventilation unit; remove two dead limbs,

DEFERRED awaiting Arboricultural Officer's report

223 Trees with Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1970/TRE Littlecourt House, Seafield Road, Sidmouth, EX10 8HF.
T1: Beech - prune extending limbs to give 2m clearance from
South ward house. (DR)

AGREED: as recommended by the Arboricultural Officer.

224 Exemption to a Tree Preservation Order

- a) 24/2224/PRETDD Farthingwood, Broadway, Sidmouth EX10 8HS.
South Ward Notification of Tree works considered an exemption to
56/0004/TPO.
Removal of dead Sycamore and removal of dead branch from
Field Maple.

NOTED

- b) 24/2233/PRETDD Removal of collapsed and dead stems of a Cypress tree, within
South ward the Conservation Area

NOTED

225 Appeals.

None received.

226 Unsupported decisions

None received.

227 Enforcement Letters

None received.

228 New Draft East Devon Local Plan Update:

The Strategic Planning Committee are continuing the process of redrafting policies. Councillor Loudoun reported that the Committee had agreed to allocate an additional five houses on Sidm_34a / 34b in Sidbury but access onto the county highway remained an issue.

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CHAIR OF THE PLANNING WORKING GROUP

