



# SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group  
Town Clerk

17 October 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 23 October 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](mailto: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 9 October 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.

## 9 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.)

- |    |                           |                            |   |
|----|---------------------------|----------------------------|---|
| 10 | 24/1214/FUL<br>East Ward  | Mrs Victoria<br>Muse-Jones | 104 & 106 High Street, Sidmouth, EX10 8EF.<br>Renovation of existing first floor dormers including replacement of windows (retrospective).  |
| 11 | 24/1841/LBC<br>North Ward | Mrs Mandy<br>Drewa         | 50 Temple Street, Sidmouth, EX10 9BQ.<br>Replace roof on main building; replace roof and install larger rooflight on single storey rear extension and install woodburner at ground floor. |

- |           |                                       |   |   |
|-----------|---------------------------------------|---|---|
| <b>12</b> | 24/2044/FUL<br>North Ward             | Sid Valley<br>Food Bank   | United Reformed Church, Primley Road, Sidmouth, EX10 9LB.<br>Construction of a shed at the rear of the United Reform Church for the storage of food/items belonging to Sid Valley Food Bank.  |
| <b>13</b> | 24/1900/FUL<br>Salcombe Regis<br>ward | Mr S Conway   | Land South Of Hillside, Salcombe Regis.<br>Agricultural storage building (resubmission of 23/1161/FUL).   |
| <b>14</b> | 24/2052/FUL<br>Salcombe Regis<br>Ward | Mr S Jones<br>and Mr M<br>Denning                               | 70 Malden Road, Sidmouth, EX10 9NA.<br>Variation to the design of previously approved bungalow under approval reference number 22/0547/FUL.   |
| <b>15</b> | 24/1964/FUL<br>Sidford Ward           | Mrs Stacey<br>Callun  | 3 Stevens Cross Close, Sidford, Sidmouth, EX10 9QJ<br>Proposed roof extension and new raised terrace on North West elevation, Dormer and single storey extension on North East elevation, single storey extension on South East elevation and extension to dormer on South West elevation.  |
| <b>16</b> | 24/1506/FUL<br>Sidford Ward           | Mr & Mrs<br>Priestley   | Magnolia Lodge, Southway, Sidmouth, EX10 8JL.<br>Construction of garden annex.  |
| <b>17</b> | 24/2024/FUL<br>Sidford Ward           | Mr Shawn<br>Trott   | Lower Foxgrove, Coreway Close, Sidford, Sidmouth, EX10 9SD.<br>Proposed single detached garage.   |
| <b>18</b> | 24/1649/FUL<br>South Ward             | Mr P Fleming  | Gunnersbury, Manor Road, Sidmouth, EX10 8RR.<br>Single storey rear extension, loft conversion and associated rear facing dormers.   |
| <b>19</b> | 24/1174/MFUL<br>South Ward            | Melanye<br>Luscombe<br>(Richmond<br>Estates<br>Sidmouth<br>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. |
| <b>20</b> | 24/2064/LBC<br>South Ward             | Mr & Mrs A<br>& S Garnett                                       | Flat 7 Green Gables, All Saints Road, Sidmouth, EX10 8EU.<br>Replace modern windows : 1no. window and 1no. dormer window on west elevation; 1no. window and 1no. dormer window on east elevation and 1no. window on north elevation.  |

## **21 Trees in Conservation Areas**

- |           |                           |                   |  |
|-----------|---------------------------|-------------------|--|
| <b>a)</b> | 24/2104/TCA<br>South Ward | Mr Tim<br>Johnson | Marycourt, Convent Road, Sidmouth, Devon, EX10 8RE.<br>Copper Beech - crown reduction to the east, south and west aspects by 1 to 1.5m. Crown reduction to the north aspect (where the tree is unbalanced) by 2 to 2.5m. |
|-----------|---------------------------|-------------------|--|

- b) 24/2107/TCA Mr Jonty Mount Pleasant Hotel, Hillside Road, Sidmouth, EX10 8JA.  
Salcombe Regis Reaney T1, Lawson Cypress: dismantle to ground.  
Ward

## 22 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1533/TRE 4 Cedar Shade, All Saints Road, Sidmouth, Devon, EX10 8EU.  
South ward T1, Holm Oak : Cut back lateral extension of branches over roof by  
2.5m. Lift secondary branches over roof to give 2.5m clearance  
where possible. (DR)

## 23 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

## 25 Unsupported decisions

- a) 24/1100/HRN Oliver Land At Burscombe Lane, Sidford, Sidmouth.  
Sidford Ward Chamberlain Removal of 4m of hedgerow.

**STC Deferred**

**DCC Approved**

## 26 Appeals

- a) APP/U1105/L/22 1 Chapel Mews and 2 Chapel Mews, The Old Chapel, Chapel Street,  
/3306880 Sidmouth, EX10 8ND.  
The appeal is dismissed, and the surcharges upheld.

### Appeal notification

- b) APP/U1105/W/2 Mr S Hallett Lower Sweetcombe Farm, Sidbury, EX10 0QR.  
4/3350271 & M Change of use of land from agricultural to holiday/tourism  
Conibear accommodation including the retention of a shepherd's hut, shed  
(housing a kitchen/store and shower) and toilet (retrospective).

## 27 Enforcement Letters

None received at the time of the publication of agenda.

## 28 New East Devon Local Plan;

To receive an update on the new local plan.

## Forthcoming Council and Working Group meetings:

21 October Environment Committee

23 October Planning Working Group

4 November Council

**Sidmouth Town Council's Planning Committee  
held on Wednesday 9 October 2024  
at Woolcombe House**

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

Also Present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear  
Cllr Hilary Nelson  
Cllr Edward Willis-Flemming

The meeting started at 10.00am and finished at 11.45

**170 Declarations of Interest**

Cllr Rachel Perram	24/0862/FUL North Ward	Personal	Remained in the meeting and did not vote.	Acquainted with the applicant
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**171 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.

**172 Minutes**

Members agreed that delegated authority be given to the Chair of the Planning Committee to sign as a true and accurate record the Minutes of the Planning Working Group meeting of 25 September 2024.

**173 Land between Furzehill and Hillside, Sidbury**

Members received a presentation from the agents Savills regarding a potential forthcoming planning application in the Furzehill and Hillside area of Sidbury. As there was no planning application yet submitted at the time of the meeting, no decision or view could be taken by the Committee.

During the presentation and subsequent questions by Councillors and members of the public, the following issues were raised.

- Flooding
- Access off Chapel Street, which is already constricted
- The number of affordable houses could not be guaranteed
- Infrastructure

- Sewage
- Pedestrian safety
- Bats and wildlife
- Excess traffic
- A desire for public consultation to be held within the village

**174 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.

- |            |                             |                     |  |
|------------|-----------------------------|---------------------|--|
| <b>175</b> | 24/1853/VAR<br>Sidbury Ward | Mrs Georgia<br>Dent | 15 Furzehill, Sidbury, Sidmouth, EX10 0RJ.<br>Variation to condition 2 (approved plans) on planning permission 17/1111/FUL (rear extension); change from pitch roof to a flat roof with a glazed lantern |
|------------|-----------------------------|---------------------|--|

**NO OBJECTIONS**

- |            |                             |                   |   |
|------------|-----------------------------|-------------------|---|
| <b>176</b> | 24/1931/AGR<br>Sidbury ward | Mr Jon<br>Simpson | Chineway Farm, Putts Corner, Sidbury, Devon, EX10 0QQ.<br>Agricultural shed for the feeding and storing sheep and the storage of hay approx size 465msq |
|------------|-----------------------------|-------------------|---|

**DO NOT SUPPORT:**

Members noted that there had been several, previous applications for this property, one of which recently involved the sale of land and agricultural buildings due to a lack of need for farming by the applicant. Members considered that the proposal was overbearing and overdevelopment, which would have an adverse impact upon the National Landscape.

- |           |                             |                        |   |
|-----------|-----------------------------|------------------------|---|
| <b>77</b> | 24/1870/VAR<br>Sidford Ward | Mrs Caroline<br>Cooper | 11 Harcombe Lane, Sidford, Sidmouth, EX10 9QN.<br>Variation of Condition Number 2 (approved plans) on Planning Permission 24/0075/FUL (Construction of rear extension, loft conversion with new roof and timber cladding on North West elevation) proposal for changes in roof design and fenestration. |
|-----------|-----------------------------|------------------------|---|

**NO OBJECTIONS**

- |            |                           |                        |   |
|------------|---------------------------|------------------------|---|
| <b>178</b> | 24/0862/FUL<br>South Ward | Mr Nigel<br>Winchester | Land Adjacent 15 Ascerton Road, Sidmouth.<br>Proposed detached dwelling and new driveway access to No 6 Peaslands Road. |
|------------|---------------------------|------------------------|---|

**NO OBJECTIONS**

- |            |                           |                    |   |
|------------|---------------------------|--------------------|---|
| <b>179</b> | 24/0279/LBC<br>South Ward | Mr Paul<br>Langham | 5 Fortfield Terrace, Sidmouth, Devon. EX10 8NT.<br>Works to roof to include the introduction of new timber roof supports to strengthen the existing roof structure. |
|------------|---------------------------|--------------------|---|

## NO OBJECTIONS

- 180** 24/1755/LBC Ms S Major St Davids, 1 1/2 Fortfield Terrace, Sidmouth, EX10 8NT.  
Repairs to veranda. Re render front elevation with lime render.  
South Ward Tank and repair basement storage vaults. Repair first floor  
construction. Remove partition wall which crosses first floor,  
front room. Block up modern, first floor, front room doorway.  
Reinstate original first floor, front room doorway and door.  
Replace first floor front room fireplace. Repair railings, replace  
damaged railings and gate.

## NO OBJECTIONS

- 181** 24/1791/FUL Mr and Mrs S Erica, Seafield Road, Sidmouth, Devon, EX10 8HE.  
South Ward Barnes Erection of a car port including integrated solar panels on roof,  
renewal of previously approved application 21/2277/FUL

## NO OBJECTIONS

### **182 Trees in Conservation Areas**

- a)** 24/1993/TCA Mr Carolcrest, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.  
South Ward MacDonald G2, Winter's Bark (x2) - reduce by approximately 2m to level of  
adjacent Lawson Cypress

**DEFERRED:** Awaiting Officers report.

- b)** 24/1960/TCA Mr Robert 30 The Laurels, Sidmouth, EX10 8UX.  
South Ward Irons T28: Turkey Oak - prune back branches over property (Flat 30)  
by up to 4m.

### **183 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

- a)** 24/1784/TRE Gaunts, Sid Road, Sidmouth, Devon, EX10 9AF.  
Beech: crown reduction via thinning; total crown removal  
Salcombe Regis between 20-25%; maximum intended cuts 125mm.  
Ward

**DEFERRED:** Awaiting Officers report.

- b)** 24/1596/TRE Pinecrest, Southway, Sidmouth, EX10 8JL.  
Salcombe Regis T2, Monterey Pine: thin crown by approximately 30% to  
Ward include an overall crown spread and height reduction of 1-2  
m, maximum diameter of cuts 125mm. (DR)

**SPLIT DECISION:** as recommended by the Arboricultural Officer.

- c) 24/1959/TRE Mr Beattie 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.

**DEFERRED:** Awaiting Officers report.

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

**DEFERRED:** Awaiting Officers report.

- e) 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.

**184 Exemption to a Tree Preservation Order**

None received.

**185 Appeals.**

None received.

**186 Unsupported decisions**

None received.

**187 Enforcement Letters**

None received.

**188 New Draft East Devon Local Plan Update:**

The preparation of the new Local Plan had now moved from consideration of site allocations to policies. However, the number of sites for new dwellings which had been identified so far fell short of the number required. Consequently, sites which had previously been recommended by Officers and rejected would need to be revisited.

.....  
**CHAIR OF THE PLANNING COMMITTEE**



