



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

19 September 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 25 September 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 28 August 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 | 24/1695/FUL
North Ward | Mr Jack
Rogers | 187 Manstone Avenue, Sidmouth, Devon, EX10 9TJ.
Proposed rear extension; part two storey with a larger ground floor element. |
| 10 | 24/1452/FUL
North Ward | Mr Ethan
King | Westwoods, Fire Beacon Lane, Sidmouth, EX10 0NE.
Proposed two storey extension on east elevation to main dwellinghouse, addition of external cladding, covering structure over existing outdoor swimming pool, and detached garage. |

11	24/1829/FUL North Ward	Mr Andrew Gardiner	6 Woolbrook Rise, Sidmouth, EX10 9UB. To fit a new obscure glazed fire escape window at first floor level on the westerly elevation.
12	24/1838/FUL Primley Ward	Graham and Vicki Marshall	1 Yarde Hill Orchard, Sidmouth, EX10 9JZ. Demolition and construction of garage and single storey side extension.
13	24/1506/FUL Salcombe Regis Ward	Mr & Mrs Priestley	Magnolia Lodge, Southway, Sidmouth, EX10 8JL. Construction of garden annex.
14	24/0766/FUL Salcome regis Ward	Mr Peter Marshman	Sunnylands, Salcombe Regis, EX10 0PA. Demolish existing garage and wood store, construct new wooden single story two bay garage.
15	24/1754/FUL Salcombe Regis Ward	Chris Shrubb	Strathallan, Sid Lane, Sidmouth, EX10 9AW. Proposed two storey extension on the North elevation, removal of conservatory and adjustments to roof.
16	24/1804/FUL Salcombe Regis	Mr & Mrs Tom Hardman	5 Sidgard Road, Sidmouth, Devon, EX10 9DA. Single storey rear extension, and single storey side extension.
17	24/1559/LBC Sidbury ward	Mr & Mrs Legowski	Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ. Single storey extension on both north and east elevation. Extension of rear patio.
18	24/1558/FUL Sidbury Ward	Mr & Mrs Legowski	Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ. Single storey extension on both north and east elevation. Extension of rear patio.
19	24/1886/AGR Sidbury Ward	Mr A Hall	Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ. Erection of an agricultural building, to be used for growing mushrooms and general storage associated with the agricultural enterprise.
20	24/1012/LBC Sidbury Ward	Mr & Mrs Damon Pearce	Myrtle Farm, Fore Street, Sidbury, EX10 0RS. Retention of the following work: Ground floor work: External door blocked up internally on south elevation; Creation of WC in new snug; Open up fireplace in new snug; Open up fireplace in new dining room and remove partitions in new kitchen. First floor work: Re-configure staircase at top of flight; Bedroom 1: remove existing ensuite and create new ensuite and built in wardrobe area; Bedroom 3: Remove bathroom wall and incorporate space to create a larger bedroom with ensuite; Bedroom 4: to create new bedroom 4 remove partition walls to bathroom; create new ensuite and block up opening to landing; Create new corridor leading to bedroom 3 and 4 and also create new door opening into bedroom 3 and 4 and open up fireplaces in Bedroom 3 and 4. External works: 2no . cast iron SVP on both north elevations and rainwater goods.

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| 21 | 24/1650/FUL
South Ward | Mr and Mrs
Higgins | Park Chase, Cotlands, Sidmouth, Devon, EX10 8SP.
Replacement of rooflights with dormer on front (east) elevation and alterations to change existing side flat dormer roofs to tiled pitched roofs, removal of chimney. |
| 22 | 24/1725/FUL
West Ward | Hillier | Jasmine Cottage, Greenway Lane, Sidmouth, Devon, EX10 0LZ.
Construction of proposed annexe. |
| 23 | 24/1869/FUL
West Ward | Mr & Mrs
Gundry | 23 Alexandria Road, Sidmouth, EX10 9HD.
Replacement single storey infill extension to the rear of the property. |
| 24 | 24/1882/FUL
West Ward | Paul Carter | 19 Bennetts Hill, Sidmouth, EX10 9XH.
Construction of single storey rear extension and raised patio |

25 Trees in Conservation Areas

None received at the time of the publication of agenda.

26 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|-----------------------------|----------------------|---|
| a) | 24/1460/TRE
Sidford Ward | | 58 Sidford High Street, Sidford, Devon, EX10 9SQ.
T1: Ash - dismantle the tree to ground level. T2: Oak - tip reduction of this side-loaded tree to reduce loadings on limbs that may be exposed to the change in wind dynamic due to the removal of the diseased ash tree. (DR) |
| b) | 24/1563/TRE
Sidford Ward | | Land South Of Sidlaw House, Coreway, Sidford, Sidmouth, 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. |
| c) | 24/1796/TRE
South Ward | Mr Barry
Cunliffe | Culver House, Vicarage Road, Sidmouth, EX10 8UF.
T1: Sycamore - Fell. T3: Sycamore - Fell.
Replant with native small-leaved Limes, to be planted on either side of the Common Lime currently growing between the two Sycamores. |

27 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

- a) 56/0004/TPO Vic Clarke Balfour Manor Court, Station Road, Sidmouth, EX10 8XW.
24/1788/PRETDD The works are to a monkey puzzle and a fern leaved beech.
- b) 24/1875/PRETDD Powys House, All Saints Road, Sidmouth, EX10 8DE.
South Ward removal of 1 dead red oak.
- c) 24/1892/PRETDD Bulverton Estate, Sidmouth.
West Ward The works are to Holm Oaks:
1. Remove failed branch overhanging B3176
2. Dismantle marked stem – damage to stem near ground level and clear canopy separation from adjacent trees.

29 Unsupported decisions

None received at the time of the publication of agenda.

30 Appeals

None received at the time of the publication of agenda.

31 Enforcement Letters

None received at the time of the publication of agenda.

32 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

7 October Council

9 October Planning Working Group

14 October Council (Pre Budget)

Sidmouth Town Council's Planning Working Group
held on Wednesday 28 August 2024
(The Working Group met virtually)

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

Also Present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear

The meeting started at 10.00am and finished at 11.30am

124 Declarations of Interest

None received

125 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.

126 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 14 August 2024, subject to the following amendment:

Minute 116 DPX/DCC/4404/2024

To amend the minute to read as follows:

Members strongly support the creation of a safe cycle and pedestrian multi-use path between Sidbury and Sidford.

However, the current proposal by Devon County Council is unacceptable because:

The proposal is piece-meal without the inclusion and certainty of Phase II

The Ottery Lane crossing is potentially dangerous

The problem of flooding at the southern end of the proposed route

The difficult and potentially dangerous passage onto and through Hillside and dangerous exit from Hillside onto the A375.

127 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.

128	24/1397/ADV East Ward	Manager Nicola Dawkins	Kennaway House, Coburg Road, Sidmouth, Devon, EX10 8NG. 1no illuminated freestanding sign.
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GRANTED

- 129** 24/1482/FUL Mrs Kim The Bungalow, The Barn and Pinn Cottage, Bowd, Sidmouth, EX10 0ND.
North Ward Clinch
Change of use of guest house to residential and owners/managers accommodation to residential.

DO NOT SUPPORT: The proposal would result in the loss of visitor accommodation contrary to Policy E18 of the East Devon Local Plan. The Sid Valley relies heavily on the tourism and hospitality industry.

- 130** 24/1581/FUL Mr & Mrs 4 Sid Park Road, Sidmouth, EX10 9BW.
North Ward Peter and Jo Rear single-storey extension.
Cunningham

DO NOT SUPPORT The proposed development would result in loss of light which would affect the amenity of neighbours contrary to Policy 6 of the Sid Vally Neighbourhood Plan.

- 131** 24/1365/FUL Ron Peppin United Reformed Church, Primley Road, Sidmouth, EX10 9LB.
Primley Ward Installation of an Asgard bike locker in the grounds of Primley UR Church.

NO OBJECTIONS: Members suggested a temporary permission for 3 years and requested that a condition be included requiring the height of the hedge to be maintained for screening purposes.

- 132** 24/1599/HRN Miss Lucy Combe Wood Farm, Salcombe Regis, Devon, EX10 0JN.
Salcombe Regis Buckingham Removal of 15m of hedgerow between 2 grazing parcels.
Ward (National Trust)

DO NOT SUPPORT: Members were concerned at the possible loss of hedgerow and no valid justification appeared to have been given.

- 133** 24/1640/AGR MR M Banks Land SW Of Seaton Road, Off Roncombe Hill, Sidmouth.
Sidbury Ward Upgrading vehicular access for farm machinery.

DO NOT SUPPORT: The existing access appears to be satisfactory with good visibility. The proposed vehicular access would constitute unnecessary development in a National Landscape Area and could risk damaging archaeological artefacts.

- 134** 24/0880/FUL Miss Laura 1 Orchard Terrace, Church Street, Sidford, Devon, EX10 9RW.
Sidford Ward Bermingham Replace windows on front elevation, (like for like), replace front door and frame, (like for like) and re render front, side and rear elevations with lime render.

NO OBJECTIONS: Subject to the views of the Conservation Officer.

- 135** 24/0881/LBC Miss Laura 1 Orchard Terrace, Church Street, Sidford, Devon, EX10 9RW.
Sidford Ward Bermingham Replace windows on front elevation, (like for like), replace front door and frame, (like for like) and re render front, side and rear elevations with lime render.

NO OBJECTIONS: Subject to the views of the Conservation Officer.

136 Trees in Conservation Areas

- a) 24/1605/TCA Mr Butler Littlebrook, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
South Ward 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.

WORKS NOTED

137 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

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

DEFERRED: Awaiting Officer's report.

- b) 24/1533/TRE Day 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.

DEFERRED: Awaiting Officer's report.

138 Exemption to a Tree Preservation Order

None received.

139 Appeals.

- a) APP/U1105/X/23/
3330294 Salcombe Regis Camping & Caravan Park, New Barn, Salcombe Regis, Sidmouth, EX10 0JH.
The use for which a certificate of lawful use or development is sought is Use of land for the siting of 100 static caravans.

The appeal is dismissed.

140 Unsupported decisions

None received.

141 Enforcement Letters

None received.

142 New Draft East Devon Local Plan Update:

The Local Planning Authority are endeavouring to progress quickly and the Strategic Planning Committee will be looking at officers' final proposals for Sidmouth on 11th September. The officers' report has not yet been published but might include proposals which Sidmouth Town Council have not previously considered and a special meeting might need to be convened in order to respond.

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CHAIR OF THE PLANNING WORKING GROUP