



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

22 August 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 28 August 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 14 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 | 24/1397/ADV
East Ward | Manager
Nicola
Dawkins | Kennaway House, Coburg Road, Sidmouth, Devon, EX10 8NG.
1no illuminated freestanding sign. |
| 10 | 24/1482/FUL
North Ward | Mrs Kim
Clinch | The Bungalow, The Barn and Pinn Cottage, Bowd, Sidmouth,
EX10 0ND.
Change of use of guest house to residential and owners/managers
accommodation to residential. |

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|-----------|---------------------------------------|--|---|
| 11 | 24/1581/FUL
North Ward | Mr & Mrs
Peter and Jo
Cunningham | 4 Sid Park Road, Sidmouth, EX10 9BW.
Rear single-storey extension. |
| 12 | 24/1365/FUL
Primley Ward | Ron Peppin | United Reformed Church, Primley Road, Sidmouth, EX10 9LB.
Installation of an Asgard bike locker in the grounds of Primley UR Church. |
| 13 | 24/1599/HRN
Salcombe Regis
Ward | Miss Lucy
Buckingham
(National
Trust) | Combe Wood Farm, Salcombe Regis, Devon, EX10 0JN.
Removal of 15m of hedgerow between 2 grazing parcels. |
| 14 | 24/1640/AGR
Sidbury Ward | MR M Banks | Land SW Of Seaton Road, Off Roncombe Hill, Sidmouth.
Upgrading vehicular access for farm machinery. |
| 15 | 24/0880/FUL
Sidford Ward | Miss Laura
Birmingham | 1 Orchard Terrace, Church Street, Sidford, Devon, EX10 9RW.
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. |
| 16 | 24/0881/LBC
Sidford Ward | Miss Laura
Birmingham | 1 Orchard Terrace, Church Street, Sidford, Devon, EX10 9RW.
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. |

17 Trees in Conservation Areas

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

18 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|---------------------------------------|-------------|---|
| a) | 24/1596/TRE
Salcombe Regis
Ward | Jacqui Moss | Pinecrest, Southway, Sidmouth, EX10 8JL.
T2, Monterey Pine: thin crown by approximately 30% to include an overall crown spread and height reduction of 1-2 m, maximum diameter of cuts 125mm. |
| b) | 24/1533/TRE
South Ward | Day | 4 Cedar Shade, All Saints Road, Sidmouth, Devon, EX10 8EU.
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. |

19 Notification of a new Tree Preservation order.

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

21 Unsupported decisions

None received at the time of the publication of agenda.

22 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.

23 Enforcement Letters

None received at the time of the publication of agenda.

24 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

2 September Council

11 September Planning Working Group

18 September Tourism and Economy Meeting

Sidmouth Town Council's Planning Working Group
held on Wednesday 14 August 2024
(The Working Group met virtually)

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

Also Present: Cllr Ian Barlow

Apologies: Cllr Bernie Davis

The meeting started at 10.00am and finished at 12pm

105 Declarations of Interest

None received

106 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.

107 Minutes

Members did not agree 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 31 July 2024, subject to the following amendments:

Minute 090 – Declarations of Interest:

The inclusion of Councillor Chris Lockyear's personal interest in application 24/0928/TCA. Councillor Lockyear is acquainted with the owner of the trees concerned. He remained in the meeting during the discussion but did not vote.

Minute 098 Trees in Conservation Areas item d)

To amend the minute to read as follows: A site meeting had been held on 24th July. There was considerable discussion at the Planning Working Group. Prior to the meeting the Arboricultural Officer had informed the Applicant that there was no objection to the proposed work to the trees and he did not consider it expedient to make a Tree Preservation Order.

POSITION NOTED

108 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.

109 24/1071/FUL East Ward Mr Michael Belcher Sunnynook, 9 Newtown, Sidmouth, EX10 8PZ.
Conversion of the ground floor of Sunnynook to a two bedroom dwelling including the change of use from light industrial to a private dwelling.

NO OBJECTIONS: Members would like the Local Planning Authority to restrict this proposed dwelling to use as a primary residence.

110 24/1548/LBC East Ward Mr Michael Belcher Sunnynook, 9 Newtown, Sidmouth, EX10 8PZ.
Alterations and extensions involving the removal of part of the rear flat roof and the construction of a single storey two-bedroom dwelling within the existing footprint and creation of outdoor amenity space.

NO OBJECTIONS

111 24/1295/LBC Salcombe Regis Ward Mr Simon Keeler 4 The Hills, Sid Road, Sidmouth, Devon, EX10 9AQ.
Replace cedar shingle tiles and new lead flashing above D1; replace concave roof above W3; gravel French drain on side west and side south elevations, and remove fireplace in living room.
Ground floor: replace 1no. door on side south elevation; replace/refurbish 6no. windows.; damp proofing. First floor: replace 5no. windows on side west and south and rear north elevations.

NO OBJECTIONS

112 24/1398/FUL Salcombe Regis Ward Mr & Mrs Ashbulby Kingfishers, Fortescue Road, Sidmouth, Devon, EX10 9QB.
Removal of rear conservatory to be replaced with single storey rear extension, extension of rear terrace and garage conversion.

NO OBJECTIONS

113 24/1457/FUL Sidbury Ward Dr Ian Conway Lower Mincombe Farm, Sidbury, Sidmouth, EX10 0QN.
Installation of two air source heat pumps

NO OBJECTIONS: However, Members would like the Environmental Health Officer to check in advance for possible noise nuisance.

114 24/1174/FUL South Ward Melanye Luscombe (Richmond Estates Sidmouth 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.

SUPPORTED

- 115** 24/1175/LBC Melanye Luscombe (Richmond Estates Sidmouth Ltd) South Ward 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.

SUPPORTED: Subject to the views of the Conservation Officer.

- 116** DPX/DCC/4404/2024 Town and Country Planning General Regulations 1992 – Regulation Creation of a new cycle and pedestrian multi-use path, plus associated works at Land to the west of the A375, between Sidford and Sidbury.

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 passage onto Hillside and dangerous exit onto the A375 in Sidbury

117 Trees in Conservation Areas

- a)** 24/1607/TCA Mrs Betts Gaunts, Sid Road, Sidmouth, EX10 9AF. Salcombe Regis Ward T1, Beech: reduce by 1-3m via thinning second and third order branches to leave a natural form with a height of approximately 14m and a spread of 5m.

WITHDRAWN

- b)** 24/1440/TCA Village End, Church Street, Sidford, Devon, EX10 9QP. Sidford Ward x2 Monterey Pines: fell. (Replant with two English Yews and two Hawthorns along the southern boundary.) (DR).

WORKS NOTED

- c) 24/1488/TCA Mrs Fiona Chambers Silverdale, Bickwell Valley, Sidmouth, Devon, EX10 8SG
South Ward
TP1, Cherry : remove. TP2, Magnolia : reduce by 1.5m to make 3m height x 4m spread. TP3, Crab Apple : reduce to make 5m in height x 5m spread. TP4, Cherry : remove. (DR)

WORKS NOTED

- d) 24/1473/TCA Mr Bruce Smith Longbridge, Boughmore Road, Sidmouth, Devon, EX10 8SH.
South Ward
T3, Red Maple : remove lowest 4 lateral branches to raise crown to facilitate maintenance of grass underneath. T5, Blue Atlas Cedar : reduce back to historic pruning points carried out 2 years ago by up to 1.2m maximum pruning cuts of no more than 50mm. (DR)

WORKS NOTED

- e) 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.

DEFERRED: Awaiting Officers report.

118 Trees with preservation order

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1563/TRE Land South Of Sidlaw House, Coreway, Sidford, EX10 9SE.
Sidford Ward
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.

DEFERRED: Awaiting Officers report.

- b) 24/1381/TRE Alexandria Industrial Estate, Station Road, Sidmouth, Devon, EX10 9HL.
South Ward
T2, Ash: clear branches fouling communications cable - 1 no. of limb removed back to source, maximum diameter of cut (MDC) 75mm, prune adjacent limb back to growth point 2m distal from stem, MDC 50mm & tip prune others to clear cables, MDC 25mm. T3, Ash: fell. T5, Ash: crown lift to 2.5m above ground level, MDC 25mm. (DR)

AGREED: subject to conditions recommended by the Arboricultural Officer.

- c) 24/1319/TRE Land South Of Bulverton Barn, Station Road, Sidmouth.
South ward T16, Oak : Reduce lowest northern lateral branch by 2m. (DR)

AGREED: subject to conditions recommended by the Arboricultural Officer.

- d) 24/1258/TRE Sidmouth Victoria Hospital, Sidmouth, EX10 8EW.
South Ward T002. Copper Beech. Crown lift for a ground clearance of 3m to enable vehicles to park in allocated bays. T003. Cherry. Fell to a 1.3m stump as tree is in decline. (DR)

AGREED: subject to conditions recommended by the Arboricultural Officer.

119 Exemption to a Tree Preservation Order

None received.

120 Appeals.

None received.

121 Unsupported decisions

None received.

122 Enforcement Letters

None received.

123 New Draft East Devon Local Plan Update:

It was noted that the Government's new housing target for East Devon had risen from 893 to 1,146 + 5% per year. However, because the new Local Plan was well advanced, it was understood that a figure within 200 of the new target would be acceptable. The Local Planning Authority were therefore planning to allocate 946 plus a buffer per year.

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CHAIR OF THE PLANNING WORKING GROUP

