



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

23 January 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 29 January 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 8 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 24/2434/MOUT – Land Adjacent Furzehill

At the meeting of the Planning Committee held on Wednesday 18th December 2024, Members objected to the application for a number of reasons set out in the minutes. Members also wished to propose a number of mitigation measures, however, in the event that the Local Planning Authority were minded to approve the application. The Town Clerk, in consultation with the Chair and Vice-Chair of the Planning Committee has been authorised to formulate suggested mitigation measures taking into account the views of local residents for consideration by the Committee. A list of the suggested measures is attached.

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|-----------|---------------------------------------|------------------------|--|
| 10 | 24/2618/FUL
Salcombe Regis
Ward | Mr R Eley | Land Adjacent To River Sid, Fortescue Road, Sidmouth.
Bridge over the river on private land. |
| 11 | 24/2444/LBC
Salcome Regis | Mr and Mrs
Bartlett | Mead, Fortescue Road, Sidmouth, EX10 9QG.
Removal of existing sun room and replacement with new sun room,
2 x new roof lights, relocation of WC, widening of door opening and
widening of arch opening. |
| 12 | 24/2706/FUL
Sidbury Ward | M P Coles | Harcombe Farm, Harcombe, Sidmouth, EX10 OPR.
Earth lined slurry lagoon with perimeter fencing. |

13 Trees in Conservation Areas

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|-----------|---------------------------|--|---|
| a) | 24/2702/TCA
South Ward | | Pen Coombe, Bickwell Valley, Sidmouth, Devon, EX10 8SG.
T1, Western Red Cedar: shorten back overhanging branches above
driveway by approximately 2m, leaving green screen. T2, Beech
arch: reduce to six feet. (DR) |
| b) | 24/2703/TCA
South Ward | | Ashprington , 5 Sidmount Gardens, Sidmouth, Devon, EX10 8XQT1,
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) |

14 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|---------------------------|--|--|
| a) | 24/2596/TRE
South Ward | | 5 Deans Mead, Sidmouth, Devon, EX10 8XP.
T1: Oak - remove upper rubbing limb to leave lower larger limb,
reducing weight via thinning. |
| b) | 24/2704/TRE
South Ward | | 101 Peaslands Road, Sidmouth, Devon, EX10 8XE.
1, Sweet Chestnut : reduce height by approximately 1m and
reshape to a natural form. No cuts greater than 50mm. |

15 Notification of a new Tree Preservation order

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

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

None received at the time of the publication of agenda.

17 Unsupported decisions

None received at the time of the publication of agenda.

18 Appeals

None received at the time of the publication of agenda.

19 Enforcement Letters

- a) None received at the time of the publication of the agenda.
- b) Items to report/discuss

20 Housing Needs Survey

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

21 New East Devon Local Plan;

To receive an update on the new local plan.

Forthcoming Council and Working Group meetings:

3 February: Council

19 February: Planning Committee Meeting

**Sidmouth Town Council's Planning Committee
held on Wednesday 8 January 2025**

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

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

The meeting started at 10.00am and finished at 10.50 am

277 Declarations of Interest

Cllr Bernie Davis	24/2263/LBC Salcome Regis	Personal	Remained in the meeting and did vote	Acquainted with the Applicant
Cllr Chris Lockyear	24/2263/LBC Salcome Regis	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

278 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.

279 Minutes

The minutes of the meeting of the Planning Working Group held on Wednesday 18 December 2024 were signed as a true and accurate record.

280 Matter arising on the minutes:

- a) 24/2570/TCA
Salcombe Regis
Ward
- The Dairy House, Salcombe Regis, Devon, EX10 0JH.
PROPOSAL: T1, Leylandii : halve in size in line with the top of low roof level; boughs overhanging the low roof of the Dairy House will be pruned back to 1m; any boughs overhanging the neighbouring property will be removed. T2, Leylandii : halve the height, bringing it down to the level of the low roofs of both properties.

NOTED

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.

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|------------|------------------------------|--------------------|---|
| 281 | 24/2434/MOUT
Sidbury Ward | Sidbury LVA
LLP | Land Adjacent Furzehill, Burnt Oak, Sidbury.
Outline planning application for the erection of up to 43 residential dwellings, with associated access, landscaping and open space, as well as the provision of the second phase of the Sidford to Sidbury multi-use path (all matters reserved save for access) |
|------------|------------------------------|--------------------|---|

(Previously objected to at the meeting held on 18 December 2024- Members also agreed to formulate a list of measures aimed to mitigate should the application be approved by the local planning authority. A number of suggestions by Local Residents had been forwarded by the Ward Member.)

RESOLVED: That delegated authority be given to the Town Clerk in consultation with the Chair and Vice Chair of the Committee to review the suggestions by Local Residents and to submit a list of mitigation measures for consideration by the Planning Committee at its next meeting on 29th January with a view thereafter to submitting the Town Council's formal response as consultee.

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| 282 | 24/2572/FUL
North Ward | Mr T Ford | Core Hill Cottage, Core Hill Road, Sidmouth, EX10 0JR.
Rebuilding of existing garage and store building as Gym and store for use in conjunction with main house. |
|------------|---------------------------|-----------|---|

NO OBJECTIONS: Members recommend the inclusion of a condition to ensure that the use of the gym and store remains ancillary to the use of the house.

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| 283 | 24/2582/FUL
Primley Ward | Bill Watkins | 10 Primley Paddock, Sidmouth, EX10 9LA.
Proposed single storey side extension |
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NO OBJECTIONS

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|------------|-----------------------------|--------------|---|
| 284 | 24/2536/FUL
Primley Ward | Carole Clark | 21 Fleming Avenue, Sidmouth, EX10 9NZ.
Proposed garage conversion and boundary treatments. |
|------------|-----------------------------|--------------|---|

SPLIT DECISION:

NO OBJECTIONS: To the proposed garage conversion.

OBJECT: To the boundary fencing. Members considered that any fencing would be out of character with the open plan nature of the of the immediate area and contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

285 24/2263/LBC Dr Brian Golding Egypt, Millford Road, Sidmouth, EX10 8DP
Salcome Regis
Replace deteriorating windows with slimline heritage double glazing as follows (letters refer to labels on elevation sketches, photos and plans): replace 1no. French window on ground floor (K), 2no. sash windows at first floor on front elevation (I,J); replace 1no. French window (L) and 1no. window (M) on ground floor rear elevation; replace 2no. dormer windows on second floor front elevation (C,D,E,F,G,H); replace 1no. window on second floor side (north) elevation (B) and 1no. window on second floor side (south) elevation (A).

NO OBJECTIONS

286 24/2521/FUL Abby Bartram 15 Hillside, Sidbury, Sidmouth, EX10 0QZ.
Sidbury Ward
Proposed two storey rear extension.

NO OBJECTIONS

287 24/2417/FUL Mr Phillip Wallace Myrtle Farm, Fore Street, Sidbury, Sidmouth, EX10 0RS.
Sidbury Ward
Erection of 2 no. sheds

NO OBJECTIONS

288 24/2531/FUL Mr & Mrs Robert & Alison Jenkins 10 Convent Fields, Sidmouth, EX10 8QR.
South Ward
Erection of two storey front extension, single storey side extension, and first floor side extension above existing garage.

NO OBJECTIONS

289 Trees in Conservation Areas

a) 24/2644/TCA Mrs Bruce Smith 11 Cranford, Sidmouth, Devon, EX10 8UT.
South Ward
T1: Juniper - fell

DEFERRED awaiting Officer's report

290 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
Ward
T5, Gean Cherry : fell to ground level.

AGREED: as recommended by the Arboricultural Officer.

b) 24/2296/TRE Beatlands House, Beatlands Road, Sidmouth, EX10 8JH.
Salcombe Regis
T1 - Lime: crown reduce by 4-5m in height and 3m in lateral spread. Maximum Diameter of Cuts (MDC) 100mm. Remove

Ward major hazardous deadwood. T2 - Lime: crown reduce by 3m all over, MDC 75mm. Remove major hazardous deadwood.

AGREED: as recommended by the Arboricultural Officer.

- c) 24/2317/TRE Sidford Ward 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.

SPLIT DECISION: as recommended by the Arboricultural Officer.

- d) 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.

DEFERRED: Awaiting Officers report.

291 Notification of any works which constitute an exemption to a Tree Preservation Order
None received.

292 Notification of a new Tree Preservation Order
None received.

293 Appeals
None received

294 Unsupported decisions
None received.

295 Enforcement Letters
None received.

296 New Draft East Devon Local Plan Update:
No further update was available as meetings of the Strategic Planning Committee on 13th December and 7th January had been cancelled.

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CHAIR OF THE PLANNING WORKING GROUP

