

SIDMOUTH TOWN COUNCIL



WOOLCOMBE HOUSE
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DEVON
EX10 9BB

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To: All Members of the Town Council
Town Clerk

25 February 2025

For information:

District Councillor for Sidmouth not on the Town Council

Dear Sir/Madam,

Meeting of Sidmouth Town Council Monday 3 March 2025 at 6.30pm

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.

All Members are requested to read agenda papers in advance of the meeting. If any Member has a query about an agenda item, they should contact the Town Clerk, Chair or Vice Chair prior to the date of the meeting.

Members of the public are very welcome to attend and speak at this meeting during item 6 of the agenda. The Chair of the Council has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland', written over a horizontal line.

Christopher E Holland
Town Clerk

A G E N D A

		<u>Page/s</u>
	<u>PART 'A'</u>	
1	Apologies To receive any apologies for absence.	
2	Minutes To confirm the minutes of the Town Council meeting held on Monday 3 February 2025.	4 – 6
3	Declarations of Interest To receive any Members' declarations of interest in respect of items on the agenda. Note: You must also declare the nature of any personal or disclosable pecuniary interests in an item whenever it becomes apparent that you have an interest in the business being considered.	

4 **Matters of Urgency or Report from the Chair**

To consider any items that in the opinion of the Chair should be dealt with as matters of urgency because of special circumstances. (Note: such circumstances need to be recorded in the minutes).

5 **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 Clerk recommends should be dealt with in this way.

6 **Public Open Question Time**

In accordance with Sidmouth Town Council Standing Orders Item 3 (d) – (i) Members of the Public are invited to put a question (one per person), to the Council through the Chair (taking no more than 3 minutes each and for a total of 15 minutes). Please note that in accordance with standing order 3(h), a question shall not give rise to a debate or require an immediate response.

Councillors also have the opportunity to ask questions of the County and District Members during this item whilst giving priority to Members of the public.

(Members and members of the public are reminded to notify the Town Clerk and Councillor concerned of questions to be raised. This arrangement is in place to enable a considered response at the meeting. The Chair of the Council has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time.)

7 **Police and Police Advocate Report**

To receive the Police report (when available) and a report from the Police Advocate, Councillor Nelson.

(Members are asked to notify the Town Clerk of questions to be raised in advance of the meeting where possible.)

8 **Committees and Working Group Reports**

8.1 Planning Committee

To receive the reports of the Planning Committee meetings held on Wednesdays 29 January and 19 February 2025.

8.2 Tourism & Economy Committee

To receive an update, if appropriate, from the Chair of the Tourism & Economy Committee.

8.3 Environment Committee

To receive an update, if appropriate, from the Chair of the Environment Committee.

8.4 Council Resources Working Group

To receive an update, if appropriate, from the Chair of the Council Resources Working Group.

8.5 Youth Provision Working Group

To receive an update, if appropriate, from the Chair of the Youth Provision Working Group.

9 **Reports from Members with Special Responsibilities**

9.1 Finance Report

To receive the Finance Report for January 2025.

9.2 Other Reports from Members with Special Responsibilities

To receive other notified reports from other Members.

10 Sidmouth Fair Trade Town

Members will be aware that Sidmouth first achieved Fairtrade Town status in 2016 and that Sidmouth Town Council passed a motion of support as part of the original, successful bid. There is an annual renewal requirement and the Town Council's ongoing support for Fairtrade is vital in the committee's endeavours to retain Fairtrade Town status.

The next renewal bid is due shortly and it would be helpful if the Town Council would formally renew its commitment to supporting the principle of Fairtrade.

11 Baker Close Play Area – park upgrade

Melissa Wall, EDDC Section 106 Officer, has written to request the Town Council's support for a proposed upgrade to the Baker Close play area which is owned by East Devon District Council.

The upgrade of the park is currently out for tender and will be awarded in March 2025 with work due to commence in summer/autumn 2025. There is £43,025 of S106 funding that the District Council would like to use to ensure an enhanced scheme can be provided above and beyond like for like replacement. This S106 receipt, earmarked for play came from 12/2452/MFUL, Land west of Combe Hayes which is near this play park.

As part of the S106 process, the Town Council's formal approval is required to support this S106 spend.

12 East Devon Local Plan 2020 – 2042 Consultation

To receive and consider the attached report and recommendations from Cllr Dent, Chair of the Planning Committee.

20 – 21

13 General Risk Register

To adopt the General Risk Register document as attached to the agenda email and discussed at the previous meeting of the Council.

Document attached to the agenda email

Forthcoming meetings:

MAR	Wed	12 PLANNING COMMITTEE
	Wed	19 TOURISM & ECONOMY COMMITTEE
APR	Wed	02 PLANNING COMMITTEE
	Mon	07 COUNCIL & TOWN ASSEMBLY (Venue – Sidmouth Guide HQ, Lawn Vista, EX10 9BY)
	Mon	14 ENVIRONMENT COMMITTEE
MAY	Wed	23 PLANNING COMMITTEE
	Mon	12 ANNUAL COUNCIL
	Wed	14 PLANNING COMMITTEE

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of Sidmouth Town Council
held at the Council Chamber, Woolcombe House, Sidmouth,
on Monday 3 February 2025
on the rising of the Trustee Meeting

Ward	Councillors Present:
Sidmouth North	Stephen Blakeway Bernie Davis Stuart Hughes
Sidmouth South	Kelvin Dent Paul Dodds Chris Lockyear (Chair) John Nicholson Rachel Perram
Sidmouth East	Lorraine Brown
Primley	Francetta Bridle Hilary Nelson (Vice Chair) Kevin Walker
Sidbury	John Loudoun
Sidford	Mike Goodman
Salcombe Regis	Ian Barlow
Apologies:	Edward Willis Fleming

The meeting started at 6.55pm and finished at 8.20pm.

PART 'A'

105 Minutes

The minutes of the meetings of the Town Council held on Mondays 6 and 20 January 2025 were signed as a true and accurate record.

106 Declarations of Interest

No Declarations of Interest were received at this meeting.

107 Matters of Urgency or Report from the Chair

- The Chair reported that there had been a positive response from the District Council regarding the Town Council's concerns over the lack of toilet provision in Sidmouth, particularly during the summer season. A meeting had been arranged between the Town Clerk and District Council officers.

108 Public Open Question Time

- Shan Merritt, Sidmouth resident asked if the Town Council had any plans to celebrate the 80th VE Day and VJ Day Commemorations during 2025.
The Chair replied that there were ongoing discussions between the Town Council, Chamber of Commerce, Royal British Legion and Church in order to organise coordinated events.
- Cllr Dodds asked County Cllr Hughes for an update on the 6 areas that had been identified by Members as requiring road improvements. County Cllr Hughes gave a

detailed verbal report and presented Cllr Dodds with written information regarding the County Council's Road Improvement plans.

- Cllr Loudoun reported an issue that had been raised to him regarding the footpath at Sidbury running from the Millenium Green along to Sidbury Mill; the path had become very boggy with mud and difficult to use.

Cllr Walker reported that the P3 Committee had experienced many difficulties including abuse from neighbouring residents, many of whom were dumping garden rubbish onto the path. The previous owner of the mill had refused access to the path to enable refurbishment and there had been difficulties obtaining road planings and getting local contractors to take on the work.

County Cllr Hughes reported that the PROW Team were very supportive of local P3 initiatives and would, as usual, assist in any way possible if a request was made to them. It was understood that the current owner of the mill was happy to enable access to the path. Occasionally road planings were not available, these were entirely dependant on what work had been carried out locally and the suitability of the materials available.

Cllr Barlow offered assistance with finding a local contractor to assist with the refurbishment work required.

109 Police Advocate Report

Cllr Nelson reported that a meeting had been held with the Police Team and other Police Advocates.

Members were advised that rather than reporting issues via the Police Advocate it was preferable that the formal online system to report crimes and anti-social behaviour should be used where the incident would be logged and followed up by the Neighbourhood Community Police Team.

The issue of anti-social behaviour at the Manstone site had been raised with senior officers who had worked up a plan to alleviate this problem.

It was anticipated that CCTV would be installed in the Long Park and Manstone areas as part of the forthcoming project.

RESOLVED: That the Police Advocate report be noted.

110 Committee/Working Group Reports

110.1 Planning Committee Report

Councillor Dent presented the report of the Planning Committee meeting held on Wednesday 8 January 2025.

RESOLVED: That the Planning Committee report be noted and agreed.

110.2 Tourism and Economy Committee Report

There was nothing to report from the Tourism & Economy Committee

110.3 Environment Committee Report

Councillor Barlow presented the report of the Environment Committee meeting held on Monday 13 January 2025.

RESOLVED that:

- 1) the Environment Committee report be noted and agreed.
- 2) the Council fully support and endorse the River Sid Catchment Group Plan
- 3) the Council endorses the concept of a Civic Food Forest
- 4) that up to £200 be allocated from the Environment Committee budget for the purchase and production of an ECO HUB banner.

110.4 Council Resources Working Group

The Chair reported that there would be a meeting of the Council Resources Working Group, to be held on Thursday 6 February 2025.

110.5 Youth Provision Working Group

a) Members were asked to consider the allocation of up to £5,000 from the 2025/6 Youth Provision budget for 'Give It a Go' grants. A report outlining the project had been distributed for Members information.

RESOLVED: That £5,000 from the 2025/26 Youth Provision budget be allocated to the provision of 'Give It a Go' grants.

b) Members were asked to consider the recommendation from the Youth Provision Working Group that it becomes the Youth Provision Committee and that it have spending powers to allocate from within the Youth Provision budget.

A draft terms of reference for the Committee had been attached to the agenda.

RESOLVED: That:

- 1) the Youth Provision Working Group becomes the Youth Provision Committee with immediate effect.
- 2) Membership would consist of the current Working Group and this to be amended/confirmed, as necessary, at the Town Council's Annual Meeting.
- 3) The Committee to have spending powers to allocate from within the Youth Provision budget.

111 Reports from Members with Special Responsibilities

111.1 Finance Report

a) Councillor Lockyear presented the Finance Report for December 2024.

RESOLVED: That the Finance Report for December 2024 be noted.

b) In accordance with section 2.2 of the Town Council's Financial Regulations Members were asked to note that the Member with Special Responsibility for Finance has verified the bank reconciliations, for all accounts, as at the end of December 2024.

RESOLVED: That in accordance with section 2.2 of the Town Council's Financial Regulations, Members noted that the Member with Special Responsibility for Finance had verified the bank reconciliations, for all accounts, as at the end of December 2024.

111.2 CAPS Eco Hub

Cllr Davis presented a report printed in the Sidmouth Herald following the successful inaugural meeting of the CAPS Eco Hub held at Sidmouth Library on 25 January. Notes were also distributed informing Members of the forthcoming Eco Hub film to be shown at the Radway Cinema on Sunday 2 March, entitled 'Six Inches of Soil'.

RESOLVED: That the CAPS Eco Hub report be noted.

112 Draft Revised Risk Assessment/Risk Register

Members were asked to consider the initial draft Revised Risk Assessment/Risk Register document as attached to the agenda email. Members suggested a small number of additions to be made to the document which would be considered by the Council for adoption at a future meeting.

RESOLVED: That the draft Revised Risk Assessment/Risk Register document continue to be worked on including additions made by Members and brought before Council at a future meeting for adoption.

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CHAIR OF THE COUNCIL

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth
on Wednesday 29 January 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
 Rachel Perram (Vice Chair)
 John Loudoun
 Hilary Nelson
 John Nicholson
 Edward Willis-Flemming

Apologies: Cllr Bernie Davis
 Cllr Chris Lockyear
 Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.15 am

297 Declarations of Interest

Cllr Edward Willis-Flemming	24/2444/LBC Salcombe Regis	Personal	Left the meeting and did not vote.	The Applicant's Agent
Cllr Edward Willis-Flemming	24/2618/FUL Salcombe Regis Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant
Cllr Edward Willis-Flemming & Cllr John Loudoun	24/2706/FUL Sidbury Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

298 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.

299 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 8 January 2024 were signed as a true and accurate record.

300 Urgent items - None

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) 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)

NOTED

306 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 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.

AGREED: as recommended by the Arboricultural Officer.

- b) 24/2704/TRE 101 Peaslands Road, Sidmouth, Devon, EX10 8XE.
South Ward
- 1, Sweet Chestnut : reduce height by approximately 1m and reshape to a natural form. No cuts greater than 50mm.

AGREED: as recommended by the Arboricultural Officer.

307 Notification of a new Tree Preservation Order

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

308 Appeals

None received

309 Unsupported decisions

None received.

310 Enforcement Letters

None received.

311 New Draft East Devon Local Plan Update:

The Chair reported that the formal Regulation 19 Local Plan would be considered by EDDC's Strategic Planning Committee on 4th February. It was noted that the Plan included proposed housing allocations at Woolbrook Road (127), Two Bridges Road (30), Burscombe Lane/ Windsor Mead (15) and Furzehill in Sidbury (43). The Plan would shortly be placed on deposit for the public to make representations and eventually proceed to an Examination in Public before a Planning Inspector.

312 Housing Needs Survey

The Committee considered the final Housing Needs Survey undertaken by CNB Housing Insights together with a synopsis and recommendations. The survey concluded that Sidmouth was not a balanced community and provided pertinent data which should be relevant for the new Local Plan, any planning applications within Sidmouth.

RESOLVED:

- 1) To forward the report to the Local Planning Authority, the District Councillors for the Sidmouth area and the local MP.
- 2) To recommend the Town Council to invite the author of the report, Chris Broughton, to address a future meeting of the Council on his findings
- 3) To prepare an article for the Sidmouth Herald on why the report had been commissioned and the conclusions.

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CHAIR OF THE PLANNING COMMITTEE

**Sidmouth Town Council's Planning Committee
held on Wednesday 19 February 2025**

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Hilary Nelson
John Nicholson

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr John Loudoun
Cllr Edward Willis-Flemming

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.30 am

300 Declarations of Interest

Cllr Ian Barlow	All applications	Personal	Remained in the meeting and did not vote.	Member of EDDC
Cllr Kelvin Dent	25/0236/FUL South Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

301 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.

302 Minutes

The minutes of the meeting of the Planning Working Group held on Wednesday 29 January 2024 were signed as a true and accurate record.

303 Urgent items

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.

- 304** 25/0159/ADV Mr Ian Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
East Ward Thomas 8LP.
Proposal for 1no non-illuminated fascia signage and 1no illuminated projecting sign.

AGREED

305 25/0227/LBC Mr Ian Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
East Ward Thomas 8LP.
Proposal for 1no non-illuminated fascia signage and 1no
illuminated projecting sign.

NO OBJECTIONS

306 25/0312/FUL Mrs Deirdre 3 Brookside, Sidmouth, Devon, EX10 9UN.
North Ward Edey Proposed single storey rear extension.

NO OBJECTIONS

307 25/0295/FUL Mr Nigel 3 Hides Road, Sidmouth, Devon, EX10 9NE.
Primley Ward Richards Proposed single storey rear extension.

NO OBJECTIONS

308 24/1754/FUL Chris Shrubb Strathallan, Sid Lane, Sidmouth, EX10 9AW.
Salcombe Regis Two storey extensions to the North and South elevations and, the
Ward addition of a porch. (These amendments relate to: Amended
scheme-284-284).

NO OBJECTIONS:

Members wanted it noted that the flint wall should be restored as part of the development. They would like the new roof to be in slate and the details at the front to match the existing house. Members had also been informed about a grotto in the rear garden which might be of historic interest.

309 25/0247/FUL Mr Viv Evans Southdown, Salcombe Hill, Sidmouth, Devon, EX10 ONY.
Salcombe Regis Single Storey Rear Extension.

NO OBJECTIONS

310 24/2586/LBC Mr William Sid Cottage, Sid Road, Sidmouth, EX10 9AL.
Salcombe Regis Robert Replace 1no. window at first floor on east elevation.
Ward Speers

NO OBJECTIONS

311 25/0169/PDR Mr Jon Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Sidbury Ward Simpson Change of use of an existing agricultural building to a hotel/guest
house (Use Class C1)

DO NOT SUPPORT. The proposal does not constitute sustainable development in that the property is remote with substandard transport links. The main road has no pedestrian footpaths and would constitute a danger for pedestrians and cyclists.

312 25/0165/CPE Mr Mark 24 Harcombe Lane, Sidford, Sidmouth, EX10 9QN.
Sidford Ward Eggleton Certificate of existing lawful use for a single storey rear extension
(retrospective).

NO OBSERVATIONS. The Committee had no evidence to confirm or disprove the claimed lawful use

313 25/0236/FUL Mr Peter Bramley Cottage, Seafield Road, Sidmouth, EX10 8HE.
South Ward Daniel Removal of existing conservatory and erection of an attached garden room.

NO OBJECTIONS

314 Trees in Conservation Areas

a) 25/0214/TCA Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
Salcombe Regis T1, Juniper: fell to near ground level.

DEFERRED: Awaiting Officers Report

b) 25/0281/TCA 12 Belvedere Court Hillside Road Sidmouth EX10 8FD.
Sidbury Ward G1: x4 to prune - 3 Sycamore to prune and shape. Sweet chestnut - cut to ground level. T1: English Oak - remove major deadwood throughout whole crown area (deadwood > 25mm in diameter). Reduce current canopy by 20%.

DEFERRED: Awaiting Officers Report

c) 25/0029/TCA Longwood, Bickwell Valley, Sidmouth, EX10 8SG.
South Ward T1, Indian Bean Tree: crown lift to 4.5m above ground level and reduce branch lengths (from neighbouring trees) of approximately 1.5m, maximum diameter cuts of 20mm. (DR)

NOTED

d) 25/0149/TCA Uplands, Boughmore Road, Sidmouth, EX10 8SJ.
South Ward T1: Oak - shorten stem, with dead bark at the base, back by 2m to reduce weight. T2: Lime - shorten back overhanging side growth (from neighbour's) by 1-2m to allow light onto the terrace. Row 1: Sycamore, Oak and Ash - remove dead wood over 75mm diameter. Ash - shorten back third order branches by approximately 0.5m to a suitable pruning position. (DR)

NOTED

e) 25/0286/TCA 11 Cranford, Sidmouth, EX10 8UT.
South Ward T1: Plum - fell. (DR)

NOTED

f) 25/0034/TCA Camden, Elysian Fields, Sidmouth, Devon, EX10 8UH.
South Ward T1, Sycamore: remove major hazardous deadwood. G2, x2 Sycamore: remove major hazardous deadwood. AT1, Ash: dismantle in stages to near ground level. AT2, Ash: dismantle in stages to near ground level. AT3, Ash: reduce southern and eastern aspects by 2m, maximum diameter of cuts (MDC) 50mm; ensure clearance is created for BT wires. T7, Judas: prune western aspect by 1.5m, MDC 40mm; tip prune northern stem lightly to reduce height, MDC 25mm. (DR)

NOTED

315 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/0167/TRE Sid Valley Runnymede, Orchard Close, Manor Road, Sidmouth, Devon, EX10
North Ward Tree Surgery 8RS.
Ltd T1: Lime - cut back by up to 1.5m to the height of 4m only,
Bruce Smith lowest, small diameter branches overhanging property of
Runnymede on southerly aspect, maximum 50mm pruning cuts
only.

DEFERRED: Awaiting the Tree Officers report

- b) 4/2646/TRE Pipers Chantry, Convent Road, Sidmouth, EX10 8RE.
South Ward T1, Silver Birch : crown lift lower limbs to give no more than 5m
clearance from ground level on the south side via removal of
lower limbs as indicated by the lowest arrow in the attached
annotated picture; reduce the upper limb arising at
approximately 6m as indicated by the top arrow by no more than
1.5m. (DR)

AGREED: as recommended by the Arboricultural Officer.

- c) 24/2626/TRE Woodrising, Bickwell Valley, Sidmouth, EX10 8RF.
South Ward T1, Beech: first low stem on north-west side of the tree with
included fork. Reduce by 2-3m via thinning in order to maintain
natural form.(DR)

AGREED: as recommended by the Arboricultural Officer.

316 Notification of a new Tree Preservation Order

None received

317 Appeals

- a) APP/U1105/W/24 Northcombe Farm, Salcombe Regis, Devon, EX10 0JQ.
/3347765 The development proposed is an annexe (conversion of
23/2523/FUL redundant rural building).
APPEAL DISMISSED
- b) APP/U1105/W/24 Lower Sweetcombe Farm , Road Past Hatway Cottage Farm,
/3350271 Sidbury, Devon, EX10 0QR.
23/2604/FUL The development proposed is change of use of land from
agricultural to holiday/tourism accommodation including the
retention of a shepherd's hut, shed (housing a kitchen/store and
shower) and toilet.
APPEAL DISMISSED

318 Unsupported decisions

- a) 24/1174/MFUL Melanye The Richmond Hotel, Elysian Fields, Sidmouth, EX10 8UJ.
South Ward Luscombe Change of use of Cumberland Cottage and its adjoining
(Richmond extensions Including 1987 front extension and guest house
Estates extension, from C1 Hotel to C3 Residential use; change of use of
Sidmouth annexe apartments, currently classed as C1 Hotel rooms to C3
Ltd) Holiday use; remove managers use restriction on residential
bungalow; Permission to split and sell all the above properties,
plus residential staff cottage leasehold/commonhold.
- STC: PARTLY SUPPORT EDDC: REFUSED**

319 Enforcement Letters

None received.

320 New Draft East Devon Local Plan Update:

Members considered a report on a recent webinar hosted by EDDC, the Local Planning Authority, on the new East Devon Local Plan which was now subject to formal consultation which expires on 31st March.

RESOLVED: To recommend the Town Council at its next meeting:

1. That the Council supports the new East Devon Local Plan 2020 – 2042
2. That the particular housing needs identified in STC’s Housing Needs Survey be strongly communicated to the Local Planning Authority
3. To congratulate EDDC Planners and Strategic Planning Committee on their work in preparing the Plan.

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CHAIR OF THE PLANNING WORKING GROUP

Sidmouth Town Council - Detailed Income and Expenditure Report

Month 10 - January 2025

	Actual	Actual	Current	Budget	Cummulative
<u>Council Services</u>	Current Month	Year to Date	Annual Budget	Balance	To + / From - EMReserves
Public Conveniences	0	0	16,000	16,000	0
Youth Service Support	12,519	50,767	49,000	-1,767	0
Flower Beds, Planters & Watering	0	15,933	18,500	2,567	0
Christmas Lighting & Events	7,750	16,489	16,500	11	0
Donation to Christmas Lighting (Income)	0	-1,750	-1,750	0	0
Tourism Promotion	6,090	26,376	50,000	23,624	0
Tourism Promotion Income	-3,286	-13,468	-24,000	-10,532	0
Verge Cutting, Town Maintenance & Weeding	1,986	19,854	24,500	4,646	0
Verge Cutting DCC Grant (Income)	0	-5,132	-5,100	32	0
Street Furniture	0	7,070	16,800	9,730	0
Sidmouth Information Centre	6,800	31,800	32,800	1,000	0
Water Fountains & Defib Mtce	337	1,839	2,500	661	0
Dog Hygiene Bins	0	1,909	2,000	91	0
War Memorials	0	0	500	500	0
Parish Paths Partnership Payments	0	745	0	-745	-745
Parish Paths Partnership (Income)	0	-2,000	0	2,000	2,000
	£32,196	£150,432	£198,250	£47,818	£1,255

Discretionary Expenditure

Festival and Events Grant	0	50,000	50,000	0	0
Special Funding Support	0	29,500	29,500	0	0
Community Small Grants	0	15,250	18,000	2,750	0
Sidmouth Regatta	0	467	20,000	19,533	0
Donation to Sidmouth Regatta (Income)	0	-307	0	307	0
Environment Committee	0	8,851	8,000	-851	-851
Community Infrastructure Levy Payments	1,436	1,816	0	-1,816	-1,816
Community Infrastructure Levy (Income)	0	-7,866	0	7,866	7,866
Rayson Bequest - Fireworks/Light Displays	0	6,263	0	-6,263	-6,263
Rayson Bequest - Natural/Sidmouth History	0	0	0	0	0
Rayson Bequest - Party/Celebrations	0	0	0	0	0
Woolley Bequest Payments	0	0	0	0	0
	£1,436	£103,974	£125,500	£21,526	-£1,064

Woolcombe House

Services Gas/Water/Elec	234	3,378	8,000	4,622	0
Woolcombe House Business Rate	0	8,489	9,600	1,111	0
Woolcombe House (Loan Interest&Repayment)	0	14,889	14,890	1	0
Woolcombe House-General Maintenance	952	12,218	10,000	-2,218	-2,218
	£1,186	£38,974	£42,490	£3,516	-£2,218

Sidmouth Town Council - Detailed Income and Expenditure Report

Month 10 - January 2025

	Actual	Actual	Current	Budget	Cummulative
	Current Month	Year to Date	Annual Budget	Balance	To + / From - EMReserves
<u>Other Property</u>					
Alma Lane Field	0	0	500	500	0
Youth Premises Provision	694	79,393	85,000	5,607	0
Manstone Sports and Play Areas	1,241	7,281	2,000	-5,281	-5,281
Long Park & Play Area	93	3,305	1,500	-1,805	-1,805
The Arches	2,335	14,976	45,000	30,024	0
The Arches East (Income)	0	-20,564	-27,000	-6,436	0
Conservatory Maintenance	120	1,005	2,000	995	0
Knowle Parkland & Amphitheatre	3,154	20,487	15,000	-5,487	-5,487
Fire Beacon Nature Reserve	0	0	0	0	0
Sidmouth Golf Club (Income)	0	-5	-5	0	0
Elec Pole Rent (Income)	0	-40	-40	0	0
	£7,637	£105,838	£123,955	£18,117	-£12,573
<u>Trust Property</u>					
<u>The Ham</u>					
The Ham Ground Mtce	121	1,210	2,000	790	0
The Ham Other Mtce	586	1,945	10,000	8,055	0
The Ham Play Equipment	0	532	2,000	1,468	0
The Ham Utility Building	0	0	1,000	1,000	0
The Ham 3Phase Power	297	3,935	4,500	565	0
The Ham Rent (Income)	0	-12,287	-12,800	-513	0
<u>Manstone</u>					
Manstone Land Ground Mtce	66	660	900	240	0
Manstone Other Maintenance	0	750	1,600	850	0
Manstone Rent (Income)	0	-1,035	-1,480	-445	0
<u>Salcombe Regis</u>					
S.R. Allotment Field	0	0	0	0	0
S.R. Recreation Field	0	0	0	0	0
S.R. Recreation Field Rent (Income)	0	-2,530	-670	1,860	0
	£1,070	-£6,820	£7,050	£13,870	£0
<u>Members</u>					
Members/Chair's Allowances	0	5,681	7,200	1,519	0
Chair's Expenses	1,020	1,370	2,000	630	0
Members Expenses/Training	15	178	800	622	0
Elections	0	1,208	1,000	-208	-208
Civic & Hospitality	0	0	1,000	1,000	0
Civic Regalia	0	0	1,000	1,000	0
	£1,035	£8,437	£13,000	£4,563	-£208

Sidmouth Town Council - Detailed Income and Expenditure Report

Month 10 - January 2025

	Actual	Actual	Current	Budget	Cummulative
	Current Month	Year to Date	Annual Budget	Balance	To + / From - EMReserves
Staff					
Salaries	9,806	97,334	115,000	17,666	0
Pensions	2,007	19,923	24,000	4,077	0
Project Support	4,946	31,052	40,000	8,948	0
Staff Eye Tests	0	30	100	70	0
Training & Conferences	0	0	500	500	0
Officers Expenses	0	120	500	380	0
	£16,759	£148,459	£180,100	£31,641	£0
Office Expenses					
Postage	0	323	500	177	0
Stationery	20	972	1,500	528	0
Telephone	916	4,685	4,700	15	0
Subscriptions	60	2,883	3,000	117	0
Photocopier	0	500	800	300	0
Internet, website and webcams	200	4,264	4,000	-264	0
I.T. Software Contracts	74	3,246	4,000	754	0
I.T. Maintenance Support	0	2,748	6,000	3,252	0
Advertisements	0	0	500	500	0
Audit	0	2,080	2,500	420	0
Insurance	0	6,758	6,800	42	0
Sundry	166	759	1,000	241	0
Bank Charges	9	115	300	185	0
Bank Interest Received (Income)	0	-17,490	-12,000	5,490	0
	£1,445	£11,843	£23,600	£11,757	£0

Sidmouth Town Council - Detailed Income and Expenditure Report Month 10 - January 2025

	Actual	Actual	Current	Budget	Cummulative
Expense Group Totals	Current Month	Year to Date	Annual Budget	Balance	To + / From - EMReserves
Council Services	32,196	150,432	198,250	47,818	1,255
Discretionary Expenditure	1,436	103,974	125,500	21,526	-1,064
Woolcombe House	1,186	38,974	42,490	3,516	-2,218
Other Freehold Property	7,637	105,838	123,955	18,117	-12,573
Trust Property	1,070	-6,820	7,050	13,870	0
Members	1,035	8,437	13,000	4,563	-208
Staff	16,759	148,459	180,100	31,641	0
Office Expenses	1,445	11,843	23,600	11,757	0
Precept Received	0	-713,945	-713,945	0	
Net Income over Expenditure	£62,764	-£152,808	£0	£152,808	-£14,808

Current/Deposit Bank Accounts

£1,272,114

of which:

Woolley Bequest	£2,963
Rayson Bequest Fireworks/Light Displays	£59,409
Rayson Bequest Natural/Sidmouth History	£65,709
Rayson Bequest Party/Celebrations	£64,208
Earmarked Reserves	£703,384
General Reserve at 1Apr24	£213,432
Balance of Precept held	£167,616
Control accounts	-£4,607

New East Devon Local Plan 2020 – 2042

The preparation of the new East Devon Local Plan has now entered the formal consultation stage which finishes on 31st March.

You can see the new plan here :

<https://eastdevon.gov.uk/media/gtimzhle/regulation-19-plan.pdf>

and a proposals map for Sidmouth here:

<https://eastdevon.gov.uk/media/xoifxwjp/sidmouth.pdf>

and Sidbury here:

<https://eastdevon.gov.uk/media/4ljpoygj/sidbury.pdf>

The plan includes a wide range of policies including: Adapting to Climate Change, Supporting Town Centres, Design, Sustainable Transport, Biodiversity, Open Spaces, Historic Environment, Community Facilities etc. Inevitably, however, the proposals which attract the most publicity, relate to housing.

The number of new dwellings which any Local Plan is required to allocate is specified by the Government in its National Planning Policy Framework (NPPF). Until the end of 2024, EDDC planners had been preparing to allocate 950 new dwellings a year in the new Local Plan. Just before Christmas though, a new NPPF was issued which upped the figure to 1,188 new dwellings a year. However, under transitional arrangements, EDDC are able to continue to use the old figure provided they begin the consultation period before mid-March which they have done.

There are 3 new proposed housing sites in Sidmouth and one in Sidbury. The sites, which can be seen on the proposals maps, comprise Woolbrook Road (127 dwellings), Two Bridges Road, Sidford (30), Burscombe Lane / Windsor Mead (15) and Furzehill, Sidbury (43). The fact that the numbers are not higher is largely due to the constraints of the sea and National Landscape (formerly AONB) which surround Sidmouth and helped by Sidmouth Town Council having kept a close eye on the process, supporting suitable proposals as they developed.

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One factor which has concerned the Town Council has been the type of housing provided by any development. A recent survey commissioned by the Council confirmed that Sidmouth is not a 'balanced community' and that what is required is not only genuinely affordable houses but of equal importance, it should include social housing with one bedroomed dwellings being a particular priority.

The proposal in the new Local Plan for Sidmouth is for new housing developments to include 35% affordable housing, of which 65% should be for social rent and 35% other forms of affordable housing. A "local connection" requirement is proposed but only for exception sites on the edge of smaller settlements.

Any representations which are submitted to EDDC as a result of the current consultation exercise will be forwarded to the Planning Inspectorate who will arrange for a Planning Inspector to hold an Examination in Public possibly in early/mid 2026. The role of the Inspector will not be to look at individual housing allocations. (That was EDDC's job and the time has now passed). Rather, the Inspector will be considering whether the proposed Local Plan is 'sound' i.e. conformity with and consistency with National Planning Policy, is it informed by evidence, have EDDC met their duty to co-operate with neighbouring Local Authorities and conforms to legal requirements.

The Town Council's Planning Committee considered the new Local Plan at its last meeting. It was recognised that, at this point, there was little merit in objecting. Members also recognised the herculean effort by EDDC's Planners and Strategic Planning Committee who, by moving swiftly, have managed to produce a Local Plan which meets the Government's original housing target. The Committee are aware, however, that Sidmouth has its particular housing needs for the town which our own Housing Needs Survey have identified. This is something which the Council will need to incorporate in a review of its Sid Valley Neighbourhood Plan in due course.

The recommendation from the Planning Committee is set out below.

RECOMMENDED:

- 1. That the Council supports the new East Devon Local Plan 2020 – 2042.**
- 2. That the particular housing needs identified in STC's Housing Needs Survey be stressed to the Local Planning Authority, Sidmouth District Councillors and Member of Parliament.**
- 3. To congratulate EDDC Planners and Strategic Planning Committee on their work in preparing the Plan.**

Cllr Kelvin Dent, Chair of Planning, March 2025