

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 4 April 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Chris Lockyear
John Loudoun
Hilary Nelson
Edward Willis-Fleming

Apologies: Cllr Bernie Davis
Cllr John Nicholson

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 12.30 pm

344 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	All applications	Personal	Remained in the meeting but did not vote.	Member of EDDC Planning Committee
Cllr Chris Lockyear All Members	25/0449/TCA South Ward	Personal	Remained in the meeting and did vote. Applicant did not vote.	Member of STC Planning Committee
Cllr Rachel Perram All Members	25/0570/TCA South Ward	Personal	Remained in the meeting and did vote. Applicant did not vote.	Member of STC Planning Committee
Cllr John Loudon	25/0381/TRE. Sidbury Ward	Personal	Remained in the meeting and did not vote.	Neighbour
Cllr Willis-Fleming	25/0476/MRES West Ward & 25/0552/FUL Salcombe Regis & 25/0442/FUL East Ward	Personal	Remained in the meeting and did not vote.	Acquainted with applicants.

345 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.

346 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 12 March 2025 were signed as a true and accurate record.

347 Urgent items

RESOLVED: 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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| 348 | 25/0356/MOUT
Sidford Ward | Mr P Aubery
(Tavistock
Green Ltd) | Land East Of Burscombe Lane, Sidford, Sidmouth, EX10 9SG.
Residential development for up to 15 dwellings (outline
application seeking approval of details of access only). |
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OBJECT:

Members objected to the proposed application, as it raised significant concerns regarding access, landscape impact, and ecological harm.

1. Access Issues

Burscombe Lane was a narrow and constrained rural lane, unsuitable for increased traffic from a development of this scale. The expected additional vehicle movements would exacerbate congestion and pose safety risks to pedestrians, cyclists, and existing road users. The proposed access did not comply with local transport policies and failed to provide adequate infrastructure for safe and sustainable access.

2. Landscape Impact

The site lies within a designated National Landscape, where development should be strictly controlled to protect its natural beauty. The proposal did not adhere to the Sid Valley Local Plan, the Neighbourhood Plan, or national planning policies (NPPF), which emphasised the protection of valued landscapes. The introduction of housing in this location would cause irreversible harm to the rural character and scenic quality of the area. The proposed development appeared to conflict with several policies outlined in the Sid Valley Neighbourhood Plan Specifically:

Policy 9: Residential Development within Built-Up Area Boundaries (BUAB)

This policy supports residential development within the BUAB. Development outside these boundaries was generally restricted to specific exceptions. If the proposed site lies outside the BUAB, it would not conform to this policy.

Policy 10: Exception Sites

This policy allows for small-scale residential developments of up to 15 homes on land immediately adjacent to the BUAB, provided certain criteria are met:

Local Connection: Homes should be occupied by individuals with a local connection.

Affordable Housing: At least 66% of the development should consist of affordable housing.

Design and Character: The development must be in keeping with the area's character.

If the proposed development did not meet these criteria, it would not align with Policy 10.

Policy 7: Local Distinctiveness

This policy emphasised that new developments should respect and enhance the local landscape character. Given that the site was within a designated National Landscape, any development that adversely affected the landscape's natural beauty would be inconsistent with this policy.

3. Ecological Concerns

The site supported a rich variety of hedgrow and wildlife, including protected species and important habitats. Increased development pressure would lead to habitat loss, disturbance, and fragmentation, contrary to biodiversity objectives set out in both local and national policies. No sufficient mitigation measures had been demonstrated to offset these ecological impacts.

This application was inappropriate due to its failure to provide safe access, its detrimental impact on the protected landscape, and its disregard for ecological preservation.

349	25/0474/OUT Sidford Ward	Mr & Mrs Spicer	Hillington, Frys Lane, Sidford, Devon, EX10 9SR. Outline application for the construction of a single dwelling house on land to the rear of the host dwelling. Approval sought for access, layout and scale: matters reserved for appearance and landscaping.
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NO OBJECTIONS

350	25/0526/FUL Sidford Ward	Mr Jack Silk	12 Higher Brook Meadow, Sidford, Devon, EX10 9SS. Single storey rear extension to replace existing conservatory.
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NO OBJECTIONS

351	25/0442/FUL East Ward	Mr Tiku Patidar	Yrgolf Ltd, Dove Lane, Sidmouth, EX10 8AN. Proposed roof mounted air-conditioning condenser units and photovoltaic panels. Proposed reuse of existing openings for mechanical ventilation.
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DEFERRED:

Members were pleased that this building was being developed and saw it as an asset to Sidmouth. However, they found the application inconsistent and insufficient, Therefore the decision is deferred pending amended plans and the receipt of the Environmental Health Assessment.

352	25/0205/LBC East Ward	Mrs Millie Drennan	Seasalt, 1 Royal London House, Fore Street, Sidmouth, EX10 8AQ. Proposal for external re-decoration and repairs, updated logos, replacement of a door with a window. Internal layout changes.
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NO OBJECTIONS subject the views of the Conservation Officer

353	25/0242/ADV East Ward	Mrs Millie Drennan	Seasalt, 1 Royal London House, Fore Street, Sidmouth, EX10 8AQ. Updated painted logos including 2no Facia signs, 1no painted graphic, 1no. tap work art and 1 no window graphic
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GRANTED

- 354** 25/0394/LBC Mr Adam Tudor Cottage, Chapel Street, Sidmouth, EX10 8ND.
East Ward Marston- Replace ceilings and walls in dining room and lounge with lime
Price plaster and where necessary replace lathe and plaster with
plaster board.

NO OBJECTIONS subject the views of the Conservation Officer

- 355** 25/0466/COU Laura Sharpe Burrow Farm Cottage, Bowd, Devon, EX10 ONF.
North Ward Proposed change of use of agricultural land to garden (extension
of residential curtilage) at Burrow Farm Cottage, Bowd, EX10 ONF.

NO OBJECTIONS

- 356** 25/0479/FUL Mr Malcolm 6 Lower Wheathill, Sidmouth, EX10 9UA.
Primley Ward Pratt Proposed two storey extension on the south east elevation, two
storey extension on the north east elevation and construction of
a double garage on the north east elevation.

NO OBJECTIONS

- 357** 25/0396/FUL Dr Lucy 11 Sid Lane, Sidmouth, Devon, EX10 9AN.
Salcombe Regis Woodall Retrospective permission to retain front porch.
Ward

DO NOT SUPPORT:

Members considered the architects' plans to be inaccurate, they also had concerns regarding the down pipes proximity to the neighbouring property.

- 358** 25/0397/LBC Dr Lucy 11 Sid Lane, Sidmouth, Devon, EX10 9AN.
Salcombe Regis Woodall Retrospective permission to retain front porch.
Ward

DO NOT SUPPORT:

Members considered the architects plans to be inaccurate, they also had concerns regarding the down pipes proximity to the neighbouring property.

- 359** 25/0552/FUL Ashlynn and Sid Abbey Coach House Sid Road, Sidmouth EX10 9HN.
Salcombe Regis David Lee 22 solar panels to be mounted on modern garage roof.

NO OBJECTIONS

- 360** 25/0485/FUL Mr and Mrs 1 Regency Gate, Sidmouth, EX10 9NQ.
Salcombe Regis Maxwell Infilling area under existing first floor projection to extend kitchen
Ward and enlarging north elevation window.

NO OBJECTIONS

- 361** 24/2279/VAR Mr Gary Salcombe Regis Camping And Caravan Park, Salcombe Regis,
Salcombe Regis Burns Sidmouth, EX10 OJH.
Ward Application to vary condition no.2 (approved plans) of permission
11/0123/COU to amend the layout of the approved development.

NO OBJECTIONS

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| 364 | 25/0490/FUL
South Ward | Mrs Ruth Ray | Broombarn Corner, 19 Roselands, Sidmouth, EX10 8PB.
Proposed conversion of single dwelling into 2no dwellings.
Changes in fenestration, south facing first floor balcony and
construction of single storey garage on west elevation. |
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DO NOT SUPPORT:

Members felt that the application conflicted with the Sid Valley Neighbourhood Plan: The proposal was seen to contradict key principles of the plan, Policy 7 local distinctiveness, particularly in terms of maintaining local character and managing scale.

They felt it to be overdevelopment of the Site: The subdivision and associated additions were considered excessive for the plot size and context.

Members considered the proposed conversion would have impact on the Street Scene: The proposed alterations, including the balcony and garage, were not considered to be in keeping with the surrounding properties and would negatively impact the character and appearance of the street.

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| 365 | 25/0476/MRES
West Ward | Messrs Ford
(OG Holdings
Retirement
Benefit
Scheme) | Unit 2 Alexandria Industrial Estate, Station Road, Sidmouth.
Landscaping Reserved Matter for Phase 1 as detailed in Condition
10. |
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NO OBJECTIONS

366 Trees in Conservation Areas

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| a) | 25/0281/TCA
Salcombe Regis | 12 Belvedere Court, Hillside Road, Sidmouth, EX10 8FD.
T1: English Oak - remove major deadwood throughout whole
crown area, maximum diameter of cuts 25mm in diameter. Thin
current canopy by 20%. T2: Tulip Tree - crown thin, removing
selected branches in the upper canopy to reduce current density
by up to 20%, maximum diameter of cuts 25mm diameter.
Remove deadwood. |
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NOTED

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| b) | 25/0424/TCA
South Ward | Skelgill, Broadway, Sidmouth, EX10 8RQ.
Acer: fell. |
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NOTED

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| c) | 25/0630/TCA
South
Ward | Brooklands, Convent Road, Sidmouth, EX10 8RE.
T1, Leyland cypress : fell. |
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DEFERRED: Awaiting the Tree Officers report

- d) 25/0499/TCA South Ward Sherwood, Boughmore Road, Sidmouth, Devon, EX10 8SH.
Leylandii - fell and remove.(DR)

NOTED

- e) 25/0449/TCA South Ward Mr Chris Lockyear Bickwell House, Stadway Meadow, Sidmouth, Devon, EX10 8TB. Poplar: reduce primary lower limb by 6-8m, making one pruning cut of about 100mm.

NOTED

- f) 25/0570/TCA South Ward Mrs Rachel Perram Southcote, Convent Road, Sidmouth, Devon, EX10 8RL.
Pittosporum - fell.

NOTED

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

NOTED

367 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/0559/TRE Salcombe Regis Ward 5 Brownlands Road, Sidmouth, EX10 9AR.
T1, Silver Birch : Crown lift the lower branches by approximately 1.5-2m; diameter cut size of 30-60mm; cuts made of no more one third diameter of parent branch; 2nd and 3rd order branches to be pruned; natural target pruning throughout.

DEFERRED: Awaiting the Tree Officers report

- b) 25/0381/TRE. Sidbury Ward Rose Hill, Cotford Road, Sidbury, Devon, EX10 0SQ.
T1: Eucalyptus - remove in sections to ground level and replaced with a Liquidambar Styraciflua.

AGREED: as recommended by the Arboricultural Officer.

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

AGREED: as recommended by the Arboricultural Officer.

368 Appeals

None received

369 Unsupported decisions

None received

370 Enforcement Letters

None received.

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CHAIR OF THE PLANNING WORKING GROUP