

**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-Fleming

The meeting started at 10.00am and finished at 10.50 am

277 Declarations of Interest

Cllr Bernie Davis	24/2263/LBC Salcombe Regis	Personal	Remained in the meeting and did vote	Acquainted with the Applicant
Cllr Chris Lockyear	24/2263/LBC Salcombe 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). |
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(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. |
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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. |
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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 Egypt, Millford Road, Sidmouth, EX10 8DP Replace deteriorating
Salcombe Regis Golding 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 15 Hillside, Sidbury, Sidmouth, EX10 0QZ.
Sidbury Ward Bartram Proposed two storey rear extension.

NO OBJECTIONS

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

NO OBJECTIONS

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

NO OBJECTIONS

289 Trees in Conservation Areas

- a) 24/2644/TCA Mrs Bruce 11 Cranford, Sidmouth, Devon, EX10 8UT.
South Ward Smith 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 T5, Gean Cherry : fell to ground level.
Ward

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
Ward spread. Maximum Diameter of Cuts (MDC) 100mm. Remove 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