

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 12 March 2025 at 10.00am**

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

Apologies: Cllr Bernie Davis  
 Cllr Chris Lockyear

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 10.28 am

**321 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 Kelvin Dent	23/057/MFUL Former Council Offices, Knowle	Personal	Remained in the meeting but did not vote.	Lives near the development site

**322 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.

**323 Minutes**

The minutes of the meeting of the Planning Working Group held on Wednesday 19 February 2024 were signed as a true and accurate record.

**324 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.

- 325** 25/0246/FUL Kim Clinch The Barn And Pinn Cottage, Bowd, Sidmouth, EX10 OND.  
North Ward Change of use of guest house to a residential dwelling.

**UNABLE TO SUPPORT**

Members considered that the application which would result in the loss of visitor accommodation in a community which relied on visitor income was contrary to the emerging East Devon Local Plan (Policy 54, Resisting the loss of Employment sites) and the Sid Valley Neighbourhood Plan (Policy 18, Employment Land)

- 326** 25/0020/LBC Mr Liam The Old Post Office, 101 Fore Street, Sidbury, Sidmouth, EX10  
Sidbury Ward Slattery OSD.  
Remedial works to damaged roof members.

**NO OBJECTIONS** subject the views of the Conservation Officer

**327 Trees in Conservation Areas**

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

**NOTED**

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

**DEFERRED:** Awaiting Officers Report

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

**NOTED**

**328 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.

**AGREED:** as recommended by the Arboricultural Officer.

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

**DEFERRED:** Awaiting the Tree Officers report

- 329 Notification of a new Tree Preservation Order**  
None received

**330 Appeals**

- a) 23/0571/MFUL Council Offices, Lane To The Knowle, Knowle, Sidmouth, Devon  
APP/U1105/W/24 EX10 8HL.  
/3341996  
The development proposed is Redevelopment of site to provide:  
a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works, b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, and 3 townhouses (Class C3). Along with accesses, internal car parking, roads, paths, retaining walls, refuse and landscaping associated with development. Retention/refurbishment of building B, erection of habitat building and sub-stations. (Demolition of buildings other than building B).

**APPEAL ALLOWED**

- 331 Unsupported decisions**  
None received

- 332 Enforcement Letters**  
None received.

- 333 New Draft East Devon Local Plan Update:**  
Consultation on the new East Devon Local Plan continues to run until 31<sup>st</sup> March.