

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 14 May 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Jo Dodds
Chris Lockyear
John Loudoun
Hilary Nelson
John Nicholson

Apologies: Cllr Edward Willis Fleming

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.15 am

1 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 John Loudon	24/2706/FUL Sidbury Ward	Personal	Remained in the meeting and did vote.	Acquainted with applicant
Cllr Kelvin Dent	25/0823/FUL South Ward	Personal	Remained in the meeting and did not vote.	Acquainted with applicant.
Cllr Chris Lockyear	25/0823/FUL South Ward	Personal	Remained in the meeting and did not vote.	Friend/neighbour with applicant.
Cllr Dent	25/0841/FUL Sidbury Ward	Personal	Remained in the meeting and did not vote.	Acquainted with applicant.

2 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.

3 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 23 April 2025 were signed as a true and accurate record.

4 Urgent items
None received

5 Applications for consideration

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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| 6 | 25/0925/FUL
East Ward | Mr Paul
Collier | 6 Coburg Road, Sidmouth, Devon, EX10 8NG.
External alterations including replacement windows and doors, removal and replacement of canopy, small rear extension and new door within alleyway. |
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DO NOT SUPPORT:

Members felt that the development proposed for No 6 would compound what they considered to be an error in granting permission for a similar scheme in the adjoining property. They considered that the application contravened policy 7 Local Distinctiveness of the Sid Valley Neighbourhood Plan. Members were very disappointed that permission had been granted for the adjoining property which was out of keeping with the remainder of the terrace and the area in general.

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| 7 | 25/0842/FUL
East Ward | Sonja
Critchley | Cash Access UK LTD, Market Place, Sidmouth, EX10 8LS.
Installation of new ATM to front/west elevation. |
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NO OBJECTIONS

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| 8 | 25/0843/ADV
East Ward | Sonja
Critchley | Cash Access UK LTD, Market Place, Sidmouth, EX10 8LS.
Installation of new ATM to front/west elevation. |
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AGREED

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| 9 | 25/0872/VAR
East Ward | Mrs Katie
Harley | Flat, The Hair Studio, 61 High Street, Sidmouth, EX10 8LE.
Variation of condition number 2 (approved plans) on planning permission 23/1413/FUL (Installation of roof lights to rear elevation, increase in height of roof to rear wing, installation of integrated solar tiles, replacement of existing balustrade, rear access steps and porch and conversion of existing rear kitchen windows to doors) minor amendments to include: additional roof lights in the rear (lower/south facing) roof, replacement balustrade on the front/east elevation, and replacement front door & installation of door canopy. |
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NO OBJECTIONS:

Members would prefer to see conservation roof lights throughout.

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| 10 | 25/0832/FUL
Salcombe Regis
Ward | Mr Duncan
Watt | Southcombe House, Salcombe Regis, Sidmouth, EX10 0JN.
Proposed ground-mounted Solar Array of 12 panels for domestic use. |
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DO NOT SUPPORT:

Members felt that the proposed development would have a detrimental effect on the surrounding designated National Landscape and Conservation area. The ground-mounted panels would be visible from public footpaths, impacting on the rural and scenic character of the area.

A roof-mounted solar array would be a far less obtrusive and more appropriate solution. Such an option would reduce the visual impact and better preserve the character of the surrounding environment.

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| 11 | 25/0841/FUL
Sidbury Ward | James
Hortop | Moorlands Farm, Mincombe Post, Sidbury, EX10 0QW.
Construction of two storey extension with first floor balcony, single storey attached garage and single storey garden room link. |
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NO OBJECTIONS

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| 12 | 24/2706/FUL
Sidbury Ward | M P Coles | Harcombe Farm, Harcombe, Sidmouth, EX10 0PR.
Earth lined slurry lagoon with perimeter fencing. (Amendment). |
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NO OBJECTIONS

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| 13 | 25/0823/FUL
South Ward | Ms Sian Case | Westerly, Muttersmoor Road, Sidmouth, EX10 8RH.
Installation of 14 solar panels across the 3 SW facing roof elevations and 4 ground mounted panels under the edge of SE facing terrace- 18 panels in total. |
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NO OBJECTIONS

14 Trees in Conservation Areas

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| a) | 25/0935/TCA
South
Ward | Mr Grizzelle | Sharpsmead, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
T1- Dying Leyland cypress - fell to as near ground level as possible. T2- Lawson cypress on boundary - fell to as near ground level as possible. T3- Lawson cypress next to drive - crown lift to approximately 3m. Lightly trim sides. |
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DEFERRED: Awaiting the Tree Officers report

15 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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| a) | 25/0890/TRE
Salcombe Regis
Ward | Denise Potter | Belvedere Court, Hillside Road, Sidmouth, EX10 8FD.
G1: x3 sycamore - fell; Sweet chestnut stump - cut to ground level. |
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DEFERRED: Awaiting the Tree Officers report

- b)** 25/0906/TRE Mr Allen 8 Sidmount Gardens, Sidmouth, EX10 8XQ.
South Ward
T1, Cupressus Arizonica : fell. Reason poor asymmetric form due to shading by other trees. T2, Mimosa : fell. Reason thin dying crown.
G1, Douglas Firs : fell small, dead and suppressed trees amongst the larger trees. Reason small suppressed or dead trees due to shading out.

DEFERRED: Awaiting the Tree Officers report

16 Appeals

None received

17 Unsupported decisions

- a)** 24/2174/VAR Mr Gary Salcombe Regis Salcombe Regis Ward Burns
Salcombe Regis Camping And Caravan Park, Salcombe Regis, Sidmouth, EX10 0JH
Application to vary condition no.2 of permission 88/P1063 to allow all year round holiday use.
STC DO NOT SUPPORT EDDC APPROVED
- b)** 24/1214/FUL Mrs Victoria East Ward Muse-Jones
104 & 106 High Street, Sidmouth, EX10 8EF.
Renovation of existing first floor dormers including replacement of windows (retrospective).
STC NO OBJECTIONS EDDC REFUSED
- c)** 24/1754/FUL Chris Shrubbs Salcombe Regis Ward
Strathallan, Sid Lane, Sidmouth, EX10 9AW.
Proposed two storey extension on the North elevation, removal of conservatory and adjustments to roof.
STC NO OBJECTIONS EDDC APPROVED

18 Enforcement Letters

None received

19 New East Devon Local Plan

A second Regulation 19 consultation is proposed to be held in the Autumn which will include matters omitted from the first consultation and include issues arising from it.

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CHAIR OF THE PLANNING COMMITTEE