

**Sidmouth Town Council's Planning Committee  
held on Wednesday 18 December 2024**

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

Also present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear  
Cllr John Nicholson

The meeting started at 10.00am and finished at 11.40am

**262 Declarations of Interest**

Lucy Whittaker Planning Clerk	24/2034/FUL Primley Ward	Personal	Remained in the meeting	Acquainted with the Applicant
Cllr Willis-Flemming	24/2434/MOUT Sidbury Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

**263 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.

**264 Minutes**

The minutes of the meeting of the Planning Working Group held on Wednesday 4 December 2024 were signed as a true and accurate record, subject to minute 246 being amended to show that Cllr Perram was a Consultee on the application 24/2358/TCA, rather than acquainted to the applicant.

**265 Urgent items**

None received.

**266 Applications for consideration**

**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>267</b>	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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The Committee were made aware of a number of representations on EDDC's planning portal and several members of the public addressed the Committee.

**OBJECT:** Members objected to the planning application for the following reasons:

**Impact on National Landscape:**

The proposed development would have a detrimental effect on the character and visual amenity of the designated National Landscape.

**Inadequate Infrastructure:**

The existing infrastructure in Sidbury is not adequate to support an influx of residents and vehicles associated with 43 new residential dwellings, causing a strain on local amenities such as the school, parking facilities, and healthcare,

**Drainage and Flooding Issues:**

The proposed development could exacerbate existing drainage issues in the area, increasing the current risk of flooding. The applicants have not demonstrated how this will be addressed.

**Safety Concerns Due to Road Access:**

The proposed new access to the development would connect to a narrow road with poor visibility, creating significant safety risks for drivers, pedestrians, and cyclists. The road is already challenging for larger vehicles such as tractors and buses, and the increased traffic at the access point would worsen congestion and disruption and increase the risk of accidents.

**Construction Disruption:**

The construction phase would likely cause significant upheaval, including noise, dust, and traffic disruption. Prolonged construction activities would negatively impact on the daily lives of existing residents and businesses in the area.

**Environmental Considerations:**

The development could harm local natural habitats and biodiversity to the detriment of the National Landscape area.

**Community Impact:**

The development would constitute overdevelopment of the village and disrupt the character and cohesion of the existing community

**Listed Buildings.**

The development would have an adverse impact on nearby listed buildings and the views from Sidbury Castle Iron Age Hillfort.

**NOTE:**

Whilst the Planning Committee strongly objected to the application, they wished to propose a number of mitigation measures in the event that the Local Planning Authority were minded to approve the application. Such points would be considered at the next meeting of the Planning Committee on 8<sup>th</sup> January 2025 and communicated to the Local Planning Authority thereafter.

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| <b>268</b> | 24/2034/FUL<br>Primley Ward | Helen<br>Johnson | 58 Fleming Avenue, Sidmouth, EX10 9NH.<br>Two storey side extension with extension to existing dormer and a single storey rear extension. |
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**NO OBJECTIONS**

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| <b>269</b> | 24/2367/FUL<br>Salcombe Regis | Mr & Mrs<br>Butcher | Sheridan House, Redwood Road, Sidmouth, EX10 9AD.<br>Proposed garage conversion, alterations, roof extensions and new detached garage structure. |
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**NO OBJECTIONS:**

Note: Members suggested that the Local Planning Authority could suggest that the applicant might wish to replace part of the large existing driveway with a more environmentally friendly surface in order to mitigate the loss of garden.

**270 Trees in Conservation Areas**

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| <b>a)</b> | 24/2570/TCA<br>Salcombe Regis<br>Ward |  | The Dairy House, Salcombe Regis, Devon, EX10 0JH.<br>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. |
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**DEFERRED:** Awaiting the Officers report

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| <b>b)</b> | 24/2490/TCA<br>Salcombe Regis<br>Ward | Mr Bruce<br>Smith | 1 Regency Gate, Sidmouth, EX10 9NQT1.<br>Maple - dbh 400mm reduce by up to 1.5m in height and 1m in width with up to 50mm targeted pruning cuts, remove crossing and rubbing branches under 50mm in diameter. T2: Lawson Cypress - dbh 200mm fell. T3: Acacia - the lowest first order branch pointing in a southerly to south easterly direction, reduce end loads by up to 2m, maximum pruning cuts of no more than 60mm. |
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**NOTED**

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| <b>c)</b> | 24/2524/TCA<br>South Ward | Monica Read | Winthwaite, Gorseway, Convent Road, Sidmouth, EX10 8RJ..1,2 & 4: Laurel - prune back to allow upright growth. 3, 6, 7,10,11,12 &13: Holly - coppice and re-coppice to allow upright growth. 5: Sycamore - trim back limb overhanging the stream. 8: Hazel - prune back to allow upright growth. |
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**NOTED**

**271 Applications relating to Trees with protected by a Preservation Order**

None received at the time of the publication of agenda.

**272 Notification of a new Tree Preservation Order**

- a) 24/0053/TPO Land at and adjacent to Springfield Farm, Sidbury, Sidmouth.  
Sidbury Ward

**273 Appeals.**

None received.

**274 Unsupported decisions**

None received.

**275 Enforcement Letters**

None received.

**276 New Draft East Devon Local Plan Update:**

Councillor Barlow reported that EDDC were moving towards Regulation 19 stage whereby the proposed new Local Plan would be placed on deposit for public representations before going to the Planning Inspectorate for consideration. However, if the proposed new Local Plan is to be deemed to be compliant with National Requirements, EDDC would need to allocate additional housing in order to achieve a 5 year rolling supply of housing land.

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**CHAIR OF THE PLANNING COMMITTEE**