

**Sidmouth Town Council's Planning Committee
held on Wednesday 19 February 2025**

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

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr John Loudoun
Cllr Edward Willis-Flemming

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.30 am

300 Declarations of Interest

Cllr Ian Barlow	All applications	Personal	Remained in the meeting and did not vote.	Member of EDDC
Cllr Kelvin Dent	25/0236/FUL South Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

301 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.

302 Minutes

The minutes of the meeting of the Planning Working Group held on Wednesday 29 January 2024 were signed as a true and accurate record.

303 Urgent items

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.

304 25/0159/ADV Mr Ian Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
East Ward Thomas 8LP.
Proposal for 1no non-illuminated fascia signage and 1no illuminated projecting sign.

AGREED

305 25/0227/LBC Mr Ian Vision Express, Fitzalan House, Old Fore Street, Sidmouth, EX10
East Ward Thomas 8LP.
Proposal for 1no non-illuminated fascia signage and 1no
illuminated projecting sign.

NO OBJECTIONS

306 25/0312/FUL Mrs Deirdre 3 Brookside, Sidmouth, Devon, EX10 9UN.
North Ward Edey Proposed single storey rear extension.

NO OBJECTIONS

307 25/0295/FUL Mr Nigel 3 Hides Road, Sidmouth, Devon, EX10 9NE.
Primley Ward Richards Proposed single storey rear extension.

NO OBJECTIONS

308 24/1754/FUL Chris Shrubbs Strathallan, Sid Lane, Sidmouth, EX10 9AW.
Salcombe Regis Ward Two storey extensions to the North and South elevations and, the
addition of a porch. (These amendments relate to: Amended
scheme-284-284).

NO OBJECTIONS:

Members wanted it noted that the flint wall should be restored as part of the development. They would like the new roof to be in slate and the details at the front to match the existing house. Members had also been informed about a grotto in the rear garden which might be of historic interest.

309 25/0247/FUL Mr Viv Evans Southdown, Salcombe Hill, Sidmouth, Devon, EX10 0NY.
Salcombe Regis Single Storey Rear Extension.

NO OBJECTIONS

310 24/2586/LBC Mr William Sid Cottage, Sid Road, Sidmouth, EX10 9AL.
Salcombe Regis Robert Replace 1no. window at first floor on east elevation.
Ward Speers

NO OBJECTIONS

311 25/0169/PDR Mr Jon Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Sidbury Ward Simpson Change of use of an existing agricultural building to a hotel/guest
house (Use Class C1)

DO NOT SUPPORT. The proposal does not constitute sustainable development in that the property is remote with substandard transport links. The main road has no pedestrian footpaths and would constitute a danger for pedestrians and cyclists.

- 312** 25/0165/CPE Mr Mark 24 Harcombe Lane, Sidford, Sidmouth, EX10 9QN.
Sidford Ward Eggleton Certificate of existing lawful use for a single storey rear extension (retrospective).

NO OBSERVATIONS. The Committee had no evidence to confirm or disprove the claimed lawful use

- 313** 25/0236/FUL Mr Peter Bramley Cottage, Seafield Road, Sidmouth, EX10 8HE.
South Ward Daniel Removal of existing conservatory and erection of an attached garden room.

NO OBJECTIONS

314 Trees in Conservation Areas

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

DEFERRED: Awaiting Officers Report

- b)** 25/0281/TCA 12 Belvedere Court Hillside Road Sidmouth EX10 8FD.
Sidbury Ward G1: x4 to prune - 3 Sycamore to prune and shape. Sweet chestnut - cut to ground level. T1: English Oak - remove major deadwood throughout whole crown area (deadwood > 25mm in diameter). Reduce current canopy by 20%.

DEFERRED: Awaiting Officers Report

- c)** 25/0029/TCA Longwood, Bickwell Valley, Sidmouth, EX10 8SG.
South Ward T1, Indian Bean Tree: crown lift to 4.5m above ground level and reduce branch lengths (from neighbouring trees) of approximately 1.5m, maximum diameter cuts of 20mm. (DR)

NOTED

- d)** 25/0149/TCA Uplands, Boughmore Road, Sidmouth, EX10 8SJ.
South Ward T1: Oak - shorten stem, with dead bark at the base, back by 2m to reduce weight. T2: Lime - shorten back overhanging side growth (from neighbour's) by 1-2m to allow light onto the terrace. Row 1: Sycamore, Oak and Ash - remove dead wood over 75mm diameter. Ash - shorten back third order branches by approximately 0.5m to a suitable pruning position. (DR)

NOTED

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

NOTED

- f) 25/0034/TCA
South Ward
Camden, Elysian Fields, Sidmouth, Devon, EX10 8UH.
T1, Sycamore: remove major hazardous deadwood. G2, x2
Sycamore: remove major hazardous deadwood. AT1, Ash:
dismantle in stages to near ground level. AT2, Ash: dismantle in
stages to near ground level. AT3, Ash: reduce southern and
eastern aspects by 2m, maximum diameter of cuts (MDC) 50mm;
ensure clearance is created for BT wires. T7, Judas: prune western
aspect by 1.5m, MDC 40mm; tip prune northern stem lightly to
reduce height, MDC 25mm. (DR)

NOTED

315 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
Bruce Smith 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.

DEFERRED: Awaiting the Tree Officers report

- b) 4/2646/TRE Pipers Chantry, Convent Road, Sidmouth, EX10 8RE.
South Ward T1, Silver Birch : crown lift lower limbs to give no more than 5m
clearance from ground level on the south side via removal of
lower limbs as indicated by the lowest arrow in the attached
annotated picture; reduce the upper limb arising at
approximately 6m as indicated by the top arrow by no more than
1.5m. (DR)

AGREED: as recommended by the Arboricultural Officer.

- c) 24/2626/TRE Woodrising, Bickwell Valley, Sidmouth, EX10 8RF.
South Ward T1, Beech: first low stem on north-west side of the tree with
included fork. Reduce by 2-3m via thinning in order to maintain
natural form.(DR)

AGREED: as recommended by the Arboricultural Officer.

316 Notification of a new Tree Preservation Order

None received

317 Appeals

- a) APP/U1105/W/24 Northcombe Farm, Salcombe Regis, Devon, EX10 0JQ.
/3347765 The development proposed is an annexe (conversion of
23/2523/FUL redundant rural building).

APPEAL DISMISSED

- b) APP/U1105/W/24
/3350271
23/2604/FUL
- Lower Sweetcombe Farm , Road Past Hatway Cottage Farm,
Sidbury, Devon, EX10 0QR.
- The development proposed is change of use of land from
agricultural to holiday/tourism accommodation including the
retention of a shepherd’s hut, shed (housing a kitchen/store and
shower) and toilet.
- APPEAL DISMISSED**

318 Unsupported decisions

- a) 24/1174/MFUL Melanye South Ward Luscombe (Richmond Estates Sidmouth Ltd)
- The Richmond Hotel, Elysian Fields, Sidmouth, EX10 8UJ.
Change of use of Cumberland Cottage and its adjoining
extensions Including 1987 front extension and guest house
extension, from C1 Hotel to C3 Residential use; change of use of
annexe apartments, currently classed as C1 Hotel rooms to C3
Holiday use; remove managers use restriction on residential
bungalow; Permission to split and sell all the above properties,
plus residential staff cottage leasehold/commonhold.
- STC: PARTLY SUPPORT EDDC: REFUSED**

319 Enforcement Letters

None received.

320 New Draft East Devon Local Plan Update:

Members considered a report on a recent webinar hosted by EDDC, the Local Planning Authority, on the new East Devon Local Plan which was now subject to formal consultation which expires on 31st March.

RESOLVED: To recommend the Town Council at its next meeting:

1. That the Council supports the new East Devon Local Plan 2020 – 2042
2. That the particular housing needs identified in STC’s Housing Needs Survey be strongly communicated to the Local Planning Authority
3. To congratulate EDDC Planners and Strategic Planning Committee on their work in preparing the Plan.

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CHAIR OF THE PLANNING WORKING GROUP