

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 23 April 2025 at 10.00am

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

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr Edward Willis Fleming

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 12.15 pm

372 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	All applications 25/0505/FUL Salcome Regis Ward	Personal Personal	Remained in the meeting but did not vote.	Member of EDDC Planning Committee Acquainted with applicant
All Members	25/0440/FUL North Ward	Personal	Remained in the meeting and did vote.	Members of STC who are Trustees of the land
All Members	25/0724/LBC South Ward	Personal	Remained in the meeting and did vote.	Member of Sidmouth Town Council
Cllr John Loudon	25/0517/LBC Sidbury Ward 25/0516/FUL Sidbury Ward 25/0830/AGR Sidbury Ward	Personal Personal Personal	Remained in the meeting and did not vote.	Acquainted with applicants
Cllr Kelvin Dent	25/0675/FUL South Ward	Personal	Remained in the meeting and did vote.	Acquainted with applicants.
Cllr Rachel Perram	25/0554/FUL North Ward 25/0774/FUL North Ward	Personal Personal	Remained in the meeting and did vote.	Acquainted with applicants.

373 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.

374 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 2 April 2025 were signed as a true and accurate record, subject to the amendment of minute 344 to record Cllr Nelson's personal interest in application 25/0552/FUL.

375 Urgent items

None

376 Planning Applications

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.

377	25/0575/VAR East Ward	White Space Estates Ltd	Abbeyfield Court, Station Road, Sidmouth, EX10 8NW. Variation of condition number 2 (approved plans) on planning permission 24/2023/FUL (Change of use from sheltered housing (Class C2) to form 9 No. apartments (Class C3) with associated operational development comprising: new fenestration; addition of 2 No. external balconies to 2nd and 3rd floor levels; re-application of external render; and external landscaping works) Proposed provision of external balconies to the rear and side (N/E & N/W) elevations with associated changes in fenestration.
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NO OBJECTIONS

378	25/0765/LBC East Ward	Mr J Pendlebury	Flat 2 Devonian, 1 Coburg Terrace, Sidmouth, EX10 8NH. Modern stud wall re-positioned in ground floor bedroom; enlarge opening between kitchen and dining room and replace patio doors in bedroom on rear north west elevation with single door and fixed panel with 2no. windows with top hung opening lights.
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NO OBJECTIONS subject to the views of the Conservation officer.

379	25/0678/FUL North Ward	Mr Marton Pugsley	6 Woolbrook Mead, Sidmouth, EX10 9XF. Single storey side extension, replacement of garage with carport, rendering of property and replacement windows.
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NO OBJECTIONS

- 380** 25/0512/LBC North Ward Prof. and Ms Berry and Hartley 48 Temple Street, Sidmouth, Devon, EX10 9BQ.
Removal of two existing single storey rear extensions and replacement with a larger single storey rear extension, and replacement of existing garage with new garage and carport

NO OBJECTIONS: subject the views of the Conservation Officer

- 381** 25/0511/FUL North Ward Prof. and Ms Berry and Hartley 48 Temple Street, Sidmouth, Devon, EX10 9BQ.
Removal of two existing single storey rear extensions and replacement with a larger single storey rear extension, and replacement of existing garage with new garage and carport

NO OBJECTIONS

- 382** 25/0440/FUL North Ward Mr J Thorne Sidmouth Town Football Club, Manstone Lane, Sidmouth, EX10 9TS.
Extension of Grandstand, relocating and extending viewing shelter, erection of fences and paths.

NO OBJECTIONS:

Members requested that STC as Trustees of the land check that the proposed gate will not unnecessarily restrict access

- 383** 25/0554/FUL North Ward Mr Bryn Small (DBD Construction) Bedgales Nursery, Sidmouth, EX10 9XA.
Demolition of existing outbuildings and construction of 4 chalet bungalows.

DO NOT SUPPORT: Members considered the application to be an over development of the site and had considerable concerns about flood risk.

- 384** 25/0735/FUL North Ward Mr Adrian Thomas 1 Moor View Close, Sidmouth, EX10 9UP.
Removal of conservatory to front and porch to side. New front door to side and altered fenestration to front. Removal of rear conservatory and replacement with new pitched roof extension with 2x rooflights. Lowering of one rear window cill.

NO OBJECTIONS

- 385** 25/0774/FUL North Ward Kate Cooke Ravenslea, 5 Meadway, Sidmouth, Devon, EX10 9JA.
Construction of rear and side, wraparound, single storey extension.

NO OBJECTIONS

- 386** 25/0739/FUL Primley Ward Mr Harding Land And Garages North Of West Park Road, Sidmouth, EX10 9DH.
Construction of new two storey dwelling including proposed first floor window on east elevation (currently under construction under approval 21/3188/FUL).

NO OBJECTIONS

- 387** 25/0505/FUL Mr Chris Agricultural Buildings On Salcombe Hill, Salcombe Hill Road, Sidmouth, Devon, EX10 0NY.
Salcome Regis Turner
Ward Proposed new General Purpose Agricultural Building and a new FYM Storage Building.

SPLIT DECISION:

Members supported the need for a new FYM storage building. However, they felt that it would be beneficial to site the proposed Agricultural Building further away from the nearby dwelling, due to the potential noise and odour.

- 388** 25/0694/LBC Mr & Mrs N Springcombe House, Salcombe Regis, Sidmouth, EX10 0JN.
Salcombe Regis & L Dalton
Ward Demolition and realignment of c. 8 metres of wall to widen the narrow driveway.

NO OBJECTIONS: subject the views of the Conservation Officer.

- 389** 25/0693/FUL Mr & Mrs N Springcombe House, Salcombe Regis, Sidmouth, EX10 0JN.
Salcombe Regis & L Dalton
Ward Demolition and realignment of c. 8 metres of wall to widen the narrow driveway.

NO OBJECTIONS

- 390** 25/0663/FUL Mr & Mrs Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
Salcombe Regis Webb
Removal of two existing single storey garages and replacement with a larger single storey garage and store, and replacement of existing small rear extension and replacement with a single storey side extension.

DO NOT SUPPORT:

Members felt that the application conflicted with the Sid Valley Neighbourhood Plan: The massing of the proposal was seen to contradict Policy 7 local distinctiveness being excessive for the plot size.

- 391** 25/0574/LBC Mr Peter Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ.
Sidbury Ward Legowski
Re-render all external walls; replace French doors on and 1no. ground floor window on north elevation and replace 1no. windows at ground floor south elevation.

NO OBJECTIONS: subject the views of the Conservation Officer.

- 392** 25/0516/FUL Mr & Ms M Sand, Sidbury, EX10 0QN.
Sidbury Ward Coman
Extension and conversion to residential use as an annexe to Sand.

NO OBJECTIONS

- 393** 25/0517/LBC Mr & Ms M Sand, Sidbury, EX10 0QN.
Sidbury Ward Coman
Extension and conversion to residential use as an annexe to Sand.

NO OBJECTIONS: subject to the views of the Conservation Officer

- 394** 25/0830/AGR M G Bull Land North Of Sand Farm, Sidbury Hill, Sidbury.
Sidbury Ward A portal framed agricultural building.

DEFERRED: Members considered the application detail to be insufficient and requested details of the proposed building and an agricultural justification.

- 395** 25/0465/FUL Mrs Annette The Salty Monk, Church Street, Sidford, Sidmouth, EX10 9QP.
Sidford Ward Witheridge Change of use from commercial to residential.

DO NOT 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 and the Sid Valley Neighbourhood Plan (Policy 18, Employment Land).

- 396** 25/0704/FUL Mr Phill Rising Sun Inn, School Street, Sidford, Devon, EX10 9PF.
Sidford Ward Tookey The construction of a steel fire escape staircase to the rear west elevation of the property.

NO OBJECTIONS

- 397** 25/0585/LBC Mr Phill Rising Sun Inn, School Street, Sidford, Devon, EX10 9PF.
Sidford Ward Tookey The construction of a steel fire escape staircase to the rear west elevation of the property.

NO OBJECTIONS

- 398** 25/0724/LBC Cllr Mike Church Cottage, Church Lane, Sidmouth, EX10 8LG.
South Ward Goodman Retention of various works to include: lathe and plaster ceilings re-plastered; insulate ceilings; strip back partition walls to stud work and re-instate; install new partition walls; replace fireplace surround with lintel and fire in living room; re-plaster walls and ceilings; new vent in bathroom and install new cowl.

NO OBJECTIONS

- 399** 25/0675/FUL Mr N Hillier Sidmouth Garage, Connaught Road, Sidmouth, EX10 8TT.
South Ward Conversion of existing building to ground floor flat. Demolition of workshops to be replaced with new dwelling and staircase to existing first floor flat.

DO NOT SUPPORT:

Members were pleased that this building was being re-developed and supported the principle. However, they considered it to be under development of the land and that there was an opportunity to build 2-3 houses which would be more in keeping with Connaught Road.

400 Trees in Conservation Areas

- a)** 25/0630/TCA Brooklands, Convent Road, Sidmouth, EX10 8RE.
South T1, Leyland cypress : fell.
Ward

NOTED

401 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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| a) | 25/0559/TRE
Salcombe Regis
Ward | 5 Brownlands Road, Sidmouth, EX10 9AR.
T1, Silver Birch : Crown lift the lower branches by approximately 1.5-2m; diameter cut size of 30-60mm; cuts made of no more one third diameter of parent branch; 2nd and 3rd order branches to be pruned; natural target pruning throughout. |
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AGREED: as recommended by the Arboricultural Officer.

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| b) | 25/0518/TRE
South Ward | Peak Lodge Peak House, Cotmaton Road, Sidmouth, EX10 8SY.
T1, Turkey Oak: fell to ground level (replacement planting: English Oak). (DR) |
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AGREED: as recommended by the Arboricultural Officer.

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| c) | 25/0877/TRE
South Ward | Wingletang, 7 Sidmount Gardens, Sidmouth, EX10 8XQ.
PROPOSAL: T1, Birch: remove. Reason rootplate lifting. T2, Birch: remove. Reason dead. G1: x10 Douglas fir: fell. Reason unsuitable species for site, poor form, blocking light from house and garden. Replant with a mix of birch, field maple and Scots pine. |
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DEFERRED: awaiting the Tree Officers report

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| d) | 25/0525/TRE
South Ward | Alexandria Industrial Estate Station Road, Sidmouth, Devon, EX10 9HL.
1 - Reduce primary limb on south eastern aspect by 2m, maximum diameter of cut (MDC) 50mm.
2 - Reduce western aspect by 2m, MDC 50mm.
5 - Reduce height by 2.5m, MDC 75mm and reduce lowest westerly limb by 3m, MDC 50mm.
6 - Reduce eastern limb arising at 7m above ground level by 2.5m, MDC 50mm.
9 - Reduce height by 1.5m, MDC 40mm and reduce lowest eastern limbs by 2m, MDC 50mm. (DR) |
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SPLIT DECISION: as recommended by the Arboricultural Officer.

402 Appeals

None received

403 Unsupported decisions

None received

404 Enforcement Letters

None received.

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CHAIR OF THE PLANNING COMMITTEE