

**Sidmouth Town Council's Planning Working Group**  
**held on Wednesday 25 September 2024**  
(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Rachel Perram (Vice Chair)

Also Present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear  
Cllr Bernie Davis  
Cllr John Loudoun  
Cllr John Nicholson

The meeting started at 10.00am and finished at 11.45

**143 Declarations of Interest**

Cllr Ian Barlow	24/1452/FUL North Ward Westwoods	Personal	Remained in the meeting and did not vote.	Acquainted with the applicant
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**144 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.

**145 Minutes**

Members agreed that delegated authority be given to the Chair of the Planning Working Group to sign as a true and accurate record the Minutes of the Planning Working Group meeting of 28 August 2024 and the Extraordinary Planning Committee meeting of 5 September 2024.

**146 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.

**147** 24/1695/FUL Mr Jack 187 Manstone Avenue, Sidmouth, Devon, EX10 9TJ.  
North Ward Rogers Proposed rear extension; part two storey with a larger ground floor element.

**NO OBJECTIONS**

- 148** 24/1452/FUL Mr Ethan Westwoods, Fire Beacon Lane, Sidmouth, EX10 0NE.  
North Ward King Proposed two storey extension on east elevation to main dwellinghouse, addition of external cladding, covering structure over existing outdoor swimming pool, and detached garage.

**NO OBJECTIONS**

- 149** 24/1829/FUL Mr Andrew 6 Woolbrook Rise, Sidmouth, EX10 9UB.  
North Ward Gardiner To fit a new obscure glazed fire escape window at first floor level on the westerly elevation.

**NO OBJECTIONS:**

Note: Members sympathised with the views of the neighbour and would like the window to have obscured glass and opened only in emergencies.

- 150** 24/1838/FUL Graham and 1 Yarde Hill Orchard, Sidmouth, EX10 9JZ.  
Primley Ward Vicki Marshall Demolition and construction of garage and single storey side extension.

**NO OBJECTIONS**

- 151** 24/1506/FUL Mr & Mrs Magnolia Lodge, Southway, Sidmouth, EX10 8JL.  
Salcombe Regis Priestley Construction of garden annex.  
Ward

**DO NOT SUPPORT:** Members do not support the planning application due to the following concerns:

The potential for overlooking and loss of privacy for neighbouring properties is contrary to Policy 6 of the Neighbourhood Plan.

The proposal constitutes overdevelopment of the site.

Members were concerned at the possibility that the annex may become a separate dwelling or used as holiday accommodation, leading to increased parking and noise disturbances.

Members noted that the proposed gable with a glass Juliet balcony would afford a sea view, but highlighted that other extensions or loft conversions in the area have only been permitted with dormer windows featuring opaque glass or Velux rooflights in order to preserve the privacy of adjoining properties, in line with Policy 6.

- 152** 24/0766/FUL Mr Peter Sunnylands, Salcombe Regis, EX10 0PA.  
Salcombe Regis Marshman Demolish existing garage and wood store, construct new wooden  
Ward single story two bay garage.

**NO OBJECTIONS**

- 153** 24/1754/FUL Chris Shrubbs Strathallan, Sid Lane, Sidmouth, EX10 9AW.  
Salcombe Regis Proposed two storey extension on the North elevation, removal  
Ward of conservatory and adjustments to roof.

**DO NOT SUPPORT:**

The proposal does not enhance or preserve the Conservation Area. Members suggested that the extension be situated at the rear in accordance with the wishes of neighbours. They would also like to see the flint wall restored as part of the development.

- 154** 24/1804/FUL Mr & Mrs 5 Sidgard Road, Sidmouth, Devon, EX10 9DA.  
Salcombe Regis Tom Single storey rear extension, and single storey side extension.  
Hardman

**NO OBJECTIONS**

- 155** 24/1559/LBC Mr & Mrs Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ.  
Sidbury ward Legowski Single storey extension on both north and east elevation.  
Extension of rear patio.

**DO NOT SUPPORT:**

The proposed extension does not enhance or preserve the Conservation Area or reflect the distinctiveness of the property contrary to Policy 7 of the Neighbourhood Plan.

- 156** 24/1558/FUL Mr & Mrs Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ.  
Sidbury Ward Legowski Single storey extension on both north and east elevation.  
Extension of rear patio.

**DO NOT SUPPORT:**

The proposed extension does not enhance or preserve the Conservation Area or reflect the distinctiveness of the property contrary to Policy 7 of the Neighbourhood Plan.

- 157** 24/1886/AGR Mr A Hall Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.  
Sidbury Ward Erection of an agricultural building, to be used for growing  
mushrooms and general storage associated with the agricultural  
enterprise.

**DO NOT SUPPORT:**

Members noted that there had been several, previous applications for this property, one of which recently involved the sale of land and agricultural buildings due to a lack of need for farming by the applicant. Members considered that the proposal was overbearing and overdevelopment, which would have an adverse impact upon the National Landscape.

Note: Members also could not understand from the plans how mushrooms could be grown in a clear poly tunnel when darkness was required.

- 158** 24/1012/LBC  
Sidbury Ward
- Mr & Mrs  
Damon  
Pearce
- Myrtle Farm, Fore Street, Sidbury, EX10 0RS.  
Retention of the following work: Ground floor work: External door blocked up internally on south elevation; Creation of WC in new snug; Open up fireplace in new snug; Open up fireplace in new dining room and remove partitions in new kitchen. First floor work: Re-configure staircase at top of flight; Bedroom 1: remove existing ensuite and create new ensuite and built in wardrobe area; Bedroom 3: Remove bathroom wall and incorporate space to create a larger bedroom with ensuite; Bedroom 4: to create new bedroom 4 remove partition walls to bathroom; create new ensuite and block up opening to landing; Create new corridor leading to bedroom 3 and 4 and also create new door opening into bedroom 3 and 4 and open up fireplaces in Bedroom 3 and 4. External works: 2no . cast iron SVP on both north elevations and rainwater goods.

**NO OBJECTIONS:**

- 159** 24/1650/FUL  
South Ward
- Mr and Mrs  
Higgins
- Park Chase, Cotlands, Sidmouth, Devon, EX10 8SP.  
Replacement of rooflights with dormer on front (east) elevation and alterations to change existing side flat dormer roofs to tiled pitched roofs, removal of chimney.

**NOTED** (that the application had already been approved)

- 160** 24/1725/FUL  
West Ward
- Hillier
- Jasmine Cottage, Greenway Lane, Sidmouth, Devon, EX10 0LZ.  
Construction of proposed annex.

**NO OBJECTIONS:** Members recommend the inclusion of a condition that the use of the annex should be ancillary to the main dwelling.

- 161** 24/1869/FUL  
West Ward
- Mr & Mrs  
Gundry
- 23 Alexandria Road, Sidmouth, EX10 9HD.  
Replacement single storey infill extension to the rear of the property.

**NO OBJECTIONS**

- 162** 24/1882/FUL  
West Ward
- Paul Carter
- 19 Bennetts Hill, Sidmouth, EX10 9XH.  
Construction of single storey rear extension and raised patio

**NO OBJECTIONS**

**163 Trees in Conservation Areas**

None received at the time of the publication of agenda.

**164 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1460/TRE 58 Sidford High Street, Sidford, Devon, EX10 9SQ.  
Sidford Ward T1: Ash - dismantle the tree to ground level. T2: Oak - tip reduction of this side-loaded tree to reduce loadings on limbs that may be exposed to the change in wind dynamic due to the removal of the diseased ash tree.

**SPLIT DECISION** as recommended by the Arboricultural Officer.

- b) 24/1563/TRE Land South Of Sidlaw House, Coreway, Sidford, Sidmouth, EX10  
Sidford Ward 9SE.  
T1, Oak: removal of 1 lowest , previously fractured limb, at approximately 175mm diameter at trunk; removal of 1 lowest secondary branch at approximately 125mm diameter at trunk; removal of small epicormic low growth, overhanging garage roof; tip weight reduction to 2 above branches to raise crown over garage roof, reducing limbs by up to approximately 2m back to suitable growth points, with cut diameters up to 75mm.

**DEFERRED:** Awaiting Officers report.

- c) 24/1796/TRE Mr Barry Culver House, Vicarage Road, Sidmouth, EX10 8UF.  
South Ward Cunliffe T1: Sycamore - Fell. T3: Sycamore - Fell.  
Replant with native small-leaved Limes, to be planted on either side of the Common Lime currently growing between the two Sycamores.

**APPROVED:** subject to the conditions recommended by the Arboricultural Officer.

**165 Exemption to a Tree Preservation Order**

None received.

**166 Appeals.**

None received.

**167 Unsupported decisions**

None received.

**168 Enforcement Letters**

None received.

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

On 11<sup>th</sup> September 2024, EDDC's Strategic Planning Committee considered the sites which the Town Council's Planning Committee had considered in advance at the extraordinary meeting on 5<sup>th</sup> September. It is understood that the Strategic Planning Committee had decided to include the following residential sites in the new draft Local Plan:

\*Sidm\_06a Land West of Two Bridges Road, Sidford

\*Sidm\_31 Land West of Corefields, Sidford

\*Sidm\_32a Land West of Woolbrook Road, Sidmouth

\*Sidm\_34a Land between Furzehill and Hillside, Sidbury

But not to include the following employment site:

\*Sidm\_29 (aka24) Land at Two Bridges, Sidford, adjacent to the Sewage Treatment Works.

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**CHAIR OF THE PLANNING WORKING GROUP**