

**Sidmouth Town Council's Planning Working Group**  
**held on Wednesday 28 August 2024**  
(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Rachel Perram (Vice Chair)  
Bernie Davis  
John Loudoun

Also Present: Cllr Ian Barlow

Apologies: Cllr Chris Lockyear

The meeting started at 10.00am and finished at 11.30am

**124 Declarations of Interest**

None received

**125 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.

**126 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 14 August 2024, subject to the following amendment:

**Minute 116 DPX/DCC/4404/2024**

To amend the minute to read as follows:

Members strongly support the creation of a safe cycle and pedestrian multi-use path between Sidbury and Sidford.

However, the current proposal by Devon County Council is unacceptable because:

The proposal is piece-meal without the inclusion and certainty of Phase II

The Ottery Lane crossing is potentially dangerous

The problem of flooding at the southern end of the proposed route

The difficult and potentially dangerous passage onto and through Hillside and dangerous exit from Hillside onto the A375.

**127 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>128</b>	24/1397/ADV East Ward	Manager Nicola Dawkins	Kennaway House, Coburg Road, Sidmouth, Devon, EX10 8NG. 1no illuminated freestanding sign.
------------	--------------------------	------------------------------	---

**GRANTED**

- 129** 24/1482/FUL Mrs Kim The Bungalow, The Barn and Pinn Cottage, Bowd, Sidmouth, North Ward Clinch EX10 0ND.  
Change of use of guest house to residential and owners/managers accommodation to residential.

**DO NOT SUPPORT:** The proposal would result in the loss of visitor accommodation contrary to Policy E18 of the East Devon Local Plan. The Sid Valley relies heavily on the tourism and hospitality industry.

- 130** 24/1581/FUL Mr & Mrs 4 Sid Park Road, Sidmouth, EX10 9BW. North Ward Peter and Jo Rear single-storey extension. Cunningham

**DO NOT SUPPORT** The proposed development would result in loss of light which would affect the amenity of neighbours contrary to Policy 6 of the Sid Vally Neighbourhood Plan.

- 131** 24/1365/FUL Ron Peppin United Reformed Church, Primley Road, Sidmouth, EX10 9LB. Primley Ward Installation of an Asgard bike locker in the grounds of Primley UR Church.

**NO OBJECTIONS:** Members suggested a temporary permission for 3 years and requested that a condition be included requiring the height of the hedge to be maintained for screening purposes.

- 132** 24/1599/HRN Miss Lucy Combe Wood Farm, Salcombe Regis, Devon, EX10 0JN. Salcombe Regis Buckingham Removal of 15m of hedgerow between 2 grazing parcels. Ward (National Trust)

**DO NOT SUPPORT:** Members were concerned at the possible loss of hedgerow and no valid justification appeared to have been given.

- 133** 24/1640/AGR MR M Banks Land SW Of Seaton Road, Off Roncombe Hill, Sidmouth. Sidbury Ward Upgrading vehicular access for farm machinery.

**DO NOT SUPPORT:** The existing access appears to be satisfactory with good visibility. The proposed vehicular access would constitute unnecessary development in a National Landscape Area and could risk damaging archaeological artefacts.

- 134** 24/0880/FUL Miss Laura 1 Orchard Terrace, Church Street, Sidford, Devon, EX10 9RW. Sidford Ward Bermingham Replace windows on front elevation, (like for like), replace front door and frame, (like for like) and re render front, side and rear elevations with lime render.

**NO OBJECTIONS:** Subject to the views of the Conservation Officer.

- 135** 24/0881/LBC Miss Laura 1 Orchard Terrace, Church Street, Sidford, Devon, EX10 9RW. Sidford Ward Bermingham Replace windows on front elevation, (like for like), replace front door and frame, (like for like) and re render front, side and rear elevations with lime render.

**NO OBJECTIONS:** Subject to the views of the Conservation Officer.

**136 Trees in Conservation Areas**

- a) 24/1605/TCA Mr Butler Littlebrook, Bickwell Valley, Sidmouth, Devon, EX10 8RF.  
South Ward T1, Eucalyptus: reduce height by approximately 3m and shorten side growth by a similar amount to a suitable pruning position with cuts no larger than 75mm. T2, Eucalyptus: fell.

**WORKS NOTED**

**137 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/1596/TRE Jacqui Moss Pinecrest, Southway, Sidmouth, EX10 8JL.  
Salcombe Regis T2, Monterey Pine: thin crown by approximately 30% to include  
Ward an overall crown spread and height reduction of 1-2 m, maximum diameter of cuts 125mm.

**DEFERRED:** Awaiting Officer's report.

- b) 24/1533/TRE Day 4 Cedar Shade, All Saints Road, Sidmouth, Devon, EX10 8EU.  
South Ward T1, Holm Oak : Cut back lateral extension of branches over roof by 2.5m. Lift secondary branches over roof to give 2.5m clearance where possible.

**DEFERRED:** Awaiting Officer's report.

**138 Exemption to a Tree Preservation Order**

None received.

**139 Appeals.**

- a) APP/U1105/X/23/ Salcombe Regis Camping & Caravan Park, New Barn, Salcombe  
3330294 Regis, Sidmouth, EX10 0JH.  
The use for which a certificate of lawful use or development is sought is Use of land for the siting of 100 static caravans.

**The appeal is dismissed.**

**140 Unsupported decisions**

None received.

**141 Enforcement Letters**

None received.

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

The Local Planning Authority are endeavouring to progress quickly and the Strategic Planning Committee will be looking at officers' final proposals for Sidmouth on 11<sup>th</sup> September. The officers' report has not yet been published but might include proposals which Sidmouth Town Council have not previously considered and a special meeting might need to be convened in order to respond.

.....  
**CHAIR OF THE PLANNING WORKING GROUP**