

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth
on Wednesday 29 January 2025 at 10.00am

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

Apologies: Cllr Bernie Davis
Cllr Chris Lockyear
Cllr Ian Barlow

The meeting started at 10.00am and finished at 11.15 am

297 Declarations of Interest

Cllr Edward Willis-Flemming	24/2444/LBC Salcombe Regis	Personal	Left the meeting and did not vote.	The Applicant's Agent
Cllr Edward Willis-Flemming	24/2618/FUL Salcombe Regis Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant
Cllr Edward Willis-Flemming & Cllr John Loudoun	24/2706/FUL Sidbury Ward	Personal	Remained in the meeting and did vote.	Acquainted with the Applicant

298 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.

299 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 8 January 2024 were signed as a true and accurate record.

300 Urgent items - None

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.

301 24/2434/MOUT – Land Adjacent Furzehill

The Committee considered a note of possible mitigation measures in the event that the Local Planning Authority approve the application despite the Town Council’s objection. A number of additional measures were considered and supported during the meeting relating to:

Traffic calming on the A375 road

Extending the 20mph speed limit

Providing traffic lights at the junction with the access to the development

Piping run-off from the development directly to the River Sid

The design of the houses which should be in keeping with the grade 2 listed farmhouse

The provision of two pedestrian crossings to link the bus stops near the site entrance

Providing a footway from the site to join the existing footway.

RESOLVED: To approve the note of possible mitigation measures as submitted to the Committee but with the inclusion of the additional items referred to above and to send the amended note to the Local Planning Authority as the Town Council’s further response as consultee.

302 24/2618/FUL Mr R Eley Land Adjacent To River Sid, Fortescue Road, Sidmouth.
Salcombe Regis Bridge over the river on private land.
Ward
NO OBJECTIONS

303 24/2444/LBC Mr and Mrs Mead, Fortescue Road, Sidmouth, EX10 9QG.
Salcombe Regis Bartlett Removal of existing sun room and replacement with new sun
room, 2 x new roof lights, relocation of WC, widening of door
opening and widening of arch opening.
NO OBJECTIONS

304 24/2706/FUL M P Coles Harcombe Farm, Harcombe, Sidmouth, EX10 0PR.
Sidbury Ward Earth lined slurry lagoon with perimeter fencing.
NO OBJECTIONS
NOTE: Members recommended the inclusion of a hedge as additional landscaping. The Committee understood that Sidmouth Arboretum would be willing to provide trees for the hedge and to undertake the planting.

305 **Trees in Conservation Areas**

a) 24/2702/TCA Pen Coombe, Bickwell Valley, Sidmouth, Devon, EX10 8SG.
South Ward T1, Western Red Cedar: shorten back overhanging branches
above driveway by approximately 2m, leaving green screen. T2,
Beech arch: reduce to six feet. (DR)

NOTED

- b) 24/2703/TCA
South Ward
- Ashprington , 5 Sidmount Gardens, Sidmouth, Devon, EX10 8XQT1, Lawson Cypress: reduce by approximately 3m to leave a height of approximately 10m. T2, Holly: reduce to a similar level. T3, Myrtle: reduce by approximately 1m and re-shape to leave a natural form leaving a height of approximately 7m. T4, Lawson Cypress: reduce by approximately 3m to leave a height of approximately 10m. Row of Lawson Cypress: reduce by 1- 2m to leave a screen. (DR)

NOTED

306 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 24/2596/TRE Mr Endean 5 Deans Mead, Sidmouth, Devon, EX10 8XP.
South Ward T1: Oak - remove upper rubbing limb to leave lower larger limb, reducing weight via thinning.

AGREED: as recommended by the Arboricultural Officer.

- b) 24/2704/TRE 101 Peaslands Road, Sidmouth, Devon, EX10 8XE.
South Ward 1, Sweet Chestnut : reduce height by approximately 1m and reshape to a natural form. No cuts greater than 50mm.

AGREED: as recommended by the Arboricultural Officer.

307 Notification of a new Tree Preservation Order

- a) 25/0002/TPO Land at Lower Wheathill, Sidmouth.

308 Appeals

None received

309 Unsupported decisions

None received.

310 Enforcement Letters

None received.

311 New Draft East Devon Local Plan Update:

The Chair reported that the formal Regulation 19 Local Plan would be considered by EDDC's Strategic Planning Committee on 4th February. It was noted that the Plan included proposed housing allocations at Woolbrook Road (127), Two Bridges Road (30), Burscombe Lane/ Windsor Mead (15) and Furzehill in Sidbury (43). The Plan would shortly be placed on deposit for the public to make representations and eventually proceed to an Examination in Public before a Planning Inspector.

312 Housing Needs Survey

The Committee considered the final Housing Needs Survey undertaken by CNB Housing Insights together with a synopsis and recommendations. The survey concluded that Sidmouth was not a balanced community and provided pertinent data which should be relevant for the new Local Plan, any planning applications within Sidmouth.

RESOLVED:

- 1) To forward the report to the Local Planning Authority, the District Councillors for the Sidmouth area and the local MP.
- 2) To recommend the Town Council to invite the author of the report, Chris Broughton, to address a future meeting of the Council on his findings
- 3) To prepare an article for the Sidmouth Herald on why the report had been commissioned and the conclusions.

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CHAIR OF THE PLANNING COMMITTEE